



Fiscal Impact Analysis

Anmore South Neighbourhood Plan

April 2025



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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 Anmore, BC. The proposed neighbourhood comprises a mix of residential types with 2,202 units, as well as commercial and community-based land uses, over a 20-year phased build out.

Deloitte was retained as part of the technical expert team for the Anmore South Neighbourhood Plan to provide a detailed analysis of the Neighbourhood's net financial impact on the Village, including property tax and other revenues, and Village operating and long-term infrastructure costs, according to the Council approved Terms of Reference. The analysis is an update of the approach used in the Village's 2013 Financial Sustainability Plan.

The analysis compares two alternative scenarios: (1) **Anmore's current financial situation**, based on the 2024 budget as outlined in the Village's Five-Year Financial Plan, 2024-2028; and (2) an alternative scenario that imagines that **Anmore South is fully built** today. This approach allows for a simple and straightforward comparison of Village of Anmore finances with and without Anmore South. It eliminates the uncertainty of the timing of development, cost inflation over time, changing Village priorities, planned new initiatives that are unrelated to Anmore South, and the impact of other developments in Anmore.

Net Fiscal Impact of Anmore South

The net impact on Village finances from Anmore South is positive (see Table 1). Projected revenues in relevant categories are anticipated to rise by \$3.9 million, representing a more than 70% increase. Concurrently, Village expenditures in impacted categories are expected to rise by \$2.6 million. **The result is a net annual fiscal improvement of \$1.3 million for the Village.**

Table 1. Summary of Anmore South Net Fiscal Impact

Financial Categories	2024 Financial Plan	With Anmore South	Net Impact of Anmore South
TOTAL OF RELEVANT REVENUE	\$5,461,302	\$9,392,440	\$3,931,138
TOTAL OF RELEVANT COSTS (including Police with Anmore South)	\$2,933,997	\$5,568,016	\$2,634,019
Net Impact (Village Budget)			\$1,297,119
Less Police Service Tax (Paid directly by Anmore taxpayers, is eliminated with Anmore South)	\$313,255	\$0	-\$313,255
Less Fire Service Costs (Paid directly by Anmore taxpayers, including operating costs + new capital amortization)	\$341,160	\$1,255,425	\$914,265
Net (Including Police + Fire Service Costs)			\$696,109

While not currently part of the Village budget, police and fire services must also be factored into the analysis. As a municipality with less than 5,000 people, Anmore does not currently pay for policing, although Anmore residents pay a Police Service Tax to the Province of BC (amounting to \$313,000 in 2024). This tax will be eliminated as the community's population surpasses 5,000, at which point policing costs will shift to municipal responsibility.

Also not a direct Village responsibility, costs for the regional Sasamat Volunteer Fire Department (SVFD) are projected to increase substantially. Anmore's share of these costs is projected to increase by more than \$900,000 per year.

The combined impact of police and fire service cost increases reduces the estimated net impact to a still positive \$696,000 per year. These funds expand the financial options open to the Village, which may include creating new or improved services, accelerating the renewal of Village infrastructure, or reducing taxes.

Introduction

This report summarizes the net fiscal impacts of the Anmore South Neighbourhood Plan on the Village of Anmore.

The analysis is designed to test the financial feasibility of the project from the Village perspective and is an updated version of the previous 2021 Anmore South Development Fiscal Impact Analysis and builds on the same analytical approach used in the Village's 2013 Financial Sustainability Plan.

Approach

The analysis compares two alternative scenarios:

- First is **Anmore's current financial situation**, based on the 2024 budget as outlined in the Village's 2024 Five-Year Financial Plan.¹
- Second is an alternative scenario that imagines that **Anmore South is fully built** today,² with no change in service levels. This means that all current tax and fee rates, grant funding formulas, and other revenue and cost ratios are in effect, unless otherwise noted.

This approach allows for a simple and straightforward comparison of Village of Anmore finances with and without Anmore South. It eliminates the uncertainty of the timing of development, cost inflation over time, changing Village priorities, planned new initiatives that are unrelated to Anmore South, and the impact of other development elsewhere in the community.

Only the specific revenues and costs that will be impacted by the addition of Anmore South are included in the analysis.

Due to this report being an update of an already established methodology, the same approach and calculations are used as much as possible, unless data limitations required an alternate approach. The analysis was prepared based on project information provided by the landowners (Icona Properties) and their team of consultants. Additional information was provided by the Village of Anmore and supplementary research sources include the Province of BC, Metro Vancouver, Statistics Canada, and the City of Port Moody (as the closest municipality with comparable developments).

Anmore South Parameters

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. This includes:

- 1,334 apartment units (average 850 square feet)
- 740 townhouse units (average 1,800 SF)
- 120 duplex units (average 2,500 SF)
- 8 single family units (average 3,000 SF)

In addition, the plan proposes 55,000 SF of commercial floorspace, which may include retail shops and services, and a 20,000 SF public recreation centre.

¹ An initial version of the 2025 Budget was available at the time of this report's preparation but was expected to undergo some revisions prior to being finalized. The 2024 Five-Year Financial Plan, adopted by Bylaw No. 693-2024, provides a different and less detailed itemization of expenditures compared to the 2021 Financial Plan used for the last model update. Categories were matched as closely as possible, but some inferences were made on rates of change for detailed spending categories.

² The details of the Anmore South development are from the "Preferred Plan" option.

Revenue Impacts

The project's revenue impacts were calculated using the same methodology as the 2019 and 2021 versions of the analysis, updated with 2024 data from the Village of Anmore's 2024 Financial Plan. This is to ensure consistency with the previous fiscal impact modelling. The revenue categories that are impacted by the Anmore South development are highlighted in Table 2.

The estimated value of a fully built Anmore South is based on market comparisons, for each type of unit, to 2024 sales data in Port Moody. The value of apartment units in Anmore is discounted slightly (5%) compared to Port Moody to reflect the additional distance from Skytrain. No adjustment is made to the value of townhouse and duplex units.

Estimated property tax revenue would increase from \$2.9 million to \$6.6 million, an increase of more than \$3.6 million. Counting the additional, smaller impacts in other revenue categories creates a total revenue increase of \$3.9 million, or 72%.

Detailed assumptions underlying the calculation of each revenue category are provided beneath the table.

Table 2. Summary of Net Revenue Impacts from Anmore South

Revenue Item	2024 Financial Plan	With Anmore South	Net Impact of Anmore South
PROPERTY TAX	\$2,945,439	\$6,583,504	\$3,638,065
PERMITS, FEES AND CHARGES	\$335,975	\$390,199	\$54,224
GRANTS (including GRANTS-IN-LIEU)	\$1,957,406	\$2,115,977	\$158,571
INTEREST AND OTHER	\$222,482	\$302,761	\$80,279
TOTAL OF RELEVANT REVENUE	\$5,461,302	\$9,392,440	\$3,931,138

Property Taxes (Including Fixed Asset Levy)

Based on the estimated value of new residential and commercial properties once Anmore South is fully built³, applied to current tax rates, the estimated increase in municipal property tax revenue is \$3.6 million per year.

Anmore's 2024 municipal tax rate for both residential and business properties, including the Fixed Asset Levy, is \$1.46 per \$1,000 of assessed value. With new commercial development at Anmore South, the Village may consider increasing its business tax rate in the future to align with the standard municipal practice of levying higher rates on business properties.⁴ To be conservative in this analysis, the business tax rate is maintained at the same level as the residential rate.

If Anmore charged a business tax rate equivalent to the average multiple in the Tri-Cities (where the average business tax rate is 2.60 times higher than the residential rate), Anmore South would generate **an additional \$80,000 per year in property tax revenue** for the Village.

Permits, Fees and Charges

This category encompasses all revenues from permits, fees, and charges. It is estimated that Anmore South will generate a net benefit of \$54,000 in this category, based on the following assumptions:

³ Estimated assessed values are based on assumptions provided by the project team from Port Moody sales comparisons.

⁴ In 2024, the only other municipality in Metro Vancouver that levied the same tax rate on business and residential properties was Bowen Island. Belcarra's rate was 2.45 times higher and Port Moody's was 1.87 times higher.

Business Licenses

The calculation of business license revenue requires assumptions about population and new businesses. It is estimated that nearly 4,500 people will live in Anmore South and there will be an estimated 209 businesses, most of which will be home-based. This is based on an average unit size of 5,000 SF for ground floor commercial units (supporting 11 businesses) and estimated 198 home-based businesses.

The estimate of home-based businesses is based on the rate of home-based employment in Port Moody from the 2016 Census (which is the best comparable to Anmore given its high share of apartment development). Half of home-based employment is assumed to be a licensed independent business (the other half are home-based workers for a business located elsewhere). Work from home rates were elevated in the 2021 Census due to ongoing COVID restrictions so this calculation uses the 2016 rate, with an increase of 25% to account for permanent higher rates from home-based employment in the post-COVID environment.

The current default business license fee in Anmore is \$165, with several identified categories ranging up to \$400. Most retail and service businesses that would locate at Anmore South are not contemplated in the current Business License schedule, but some are likely to generate a charge greater than the default.

For purposes of this analysis, the average business license cost is set at \$165. This yields an estimated increase in business license revenue of \$34,000 per year.

Dog License Fees

Historic Vancouver data (from 2006) suggests that the number of licensed dogs is equal to 11% of households.

For Anmore, it is assumed that 10% of new households will have licensed dogs and the average license fee is \$30. This creates a net revenue impact of about \$6,600 per year.

Miscellaneous Income

This is a catch-all category that includes various administrative fees. It is assumed to generate \$5 per capita for each new household in Anmore South, generating \$11,000 per year.

Grants

The total grants calculation presented in Table 2 includes grants in lieu, provincial grants, the community works fund, and other government grants, as categorized in the 2021 Financial Plan. It is assumed that Anmore South will only impact the grants in lieu and provincial grants sub-categories. Some grants, like the Major Road Network (MRN) Maintenance Grant from TransLink, are an exact match for the corresponding maintenance costs for those roads.

Grants in Lieu

Grants in lieu are paid to the Village by utility and telecom companies based on 1% of their gross revenue from Anmore accounts, which is estimated (by the Village) at \$16,000 per year. Per-unit revenue for Anmore South is assumed to be 90% of current per-unit revenue due to smaller unit sizes. Future grants in lieu are calculated based on this smaller per-unit value and the revenue increase is \$41,000 per year.

Provincial Small Community Grant

The BC government provides a Small Community Grant to smaller municipalities based on a formula that includes population and average assessed values. The formula includes the following elements:

- Base amount of \$200,000
- \$50 per resident (based on a three-year rolling average from BC Stats annual estimates), up to a population of 5,000
- Reduction of \$25 per resident for population higher than 5,000

- Additional \$50,000 that is adjusted higher or lower based on the municipality's average property assessment per capita (also calculated based on a three-year rolling average). Municipalities with per capita assessment higher than the Provincial average, such as Anmore, have this portion of their grant reduced

The population part of Anmore's grant will increase as the community's population grows to 5,000 and then decline gradually after 5,000. The assessment-based portion of the grant increases because Anmore's average assessment per person will decline with the influx of new, lower-value units. The net effect of these changes is an estimated Small Community Grant increase of \$77,000. The calculations are illustrated below.

Table 3. Calculation Steps for Estimating Provincial Small Community Grant

	2024 Financial Plan	With Anmore South	Net Impact of Anmore South
+ Base grant amount	\$200,000	\$200,000	
+ \$50 per resident up to a maximum of 5,000 population	+\$128,400	+\$250,000	
Based on population estimate of:*	2,568	7,057	
- \$25 per resident reduction for population above 5,000	-\$0	-\$51,425	
+ \$50,000 Adjusted based on municipality's per capita assessment relative to BC per capita assessment	+\$29,000 (0.58 x \$50,000)	+\$36,000 (0.72 x \$50,000)	
Anmore per capita assessment*	\$794,000 (in 2024)	\$632,000 (Estimate with Anmore South)	
2024 BC per capita assessment	\$458,000	\$458,000	
BC average / Anmore average (used to adjust the \$50,000 amount above)	0.58	0.72	
TOTAL (Rounded to nearest thousand)	\$357,000**	\$434,000	\$77,000

* The Provincial formula uses three-year rolling averages for population estimates and per capita assessment. For estimation purposes in this report, only the latest (2024) data was used. Upon review, using only one year's data was verified to almost exactly match the grant amount and was judged an acceptable proxy for estimating the future grant amount.

**The exact amount that Anmore expected for the Small Community Grant in 2024 was not reported as it was included in the \$1.96 million in total grants. The 2021 Financial Plan showed an expected grant value of \$350,000. The calculated estimate of \$357,000 shown here appears to be a reasonable estimate.

Interest and Other

Interest and other revenue sources include penalties and interest, revenue from community events, income on other investments, and miscellaneous income. There is assumed to be no impact on community events revenue and income on investments.

Penalties and interest revenue is received by the Village from delinquent taxes and fees. This is assumed to grow in proportion to households, but at only half the rate (because taxes owing on lower-value units with smaller floorspace will generate lower penalty and interest charges). The projected impact is an additional \$80,000 per year.

Other Comments

All other revenue items are assumed to be unaffected by Anmore South. These include:

- Solid waste services, which are assumed to be fully self-funded by on-site residents through contracting by their strata corporations. A small exception is the provision of municipal garbage pickup to the 8 single family homes in Anmore South, although the additional user fee revenue this generates is exactly offset by additional costs to provide the service (covered later in the report). The net financial impact on the Village is \$0.

- One-time revenues from development and construction. They are excluded due to the analysis focusing only on the ongoing, annual balance between Village revenues and costs once the project is fully built.
- Amortization of existing capital assets because they are unrelated to Anmore South. Note that amortization of new capital assets, such as infrastructure, is included in the Cost Impacts section that follows.

Cost Impacts

The approach to estimating Village costs with Anmore South is based on assigning each cost item to one of the following categories:

- **No impact** – Anmore South is not expected to have any impact on Village costs.
- **Indirect impact** – These items are not directly affected by Anmore South but are indirectly affected by the growth of population and households in the community. Costs are projected to increase in proportion to households or population (whichever is most appropriate to the specific cost), but at 10% of the current per-household or per-capita rate.

For example, spending on community events falls into this category and is assumed to be indirectly affected by population growth. In 2024, spending on events like Ma Murray Day and Halloween Fireworks at Spirit Park was \$13.03 per person (\$33,464 divided by an estimated population of 2,568). These events will remain basically unchanged with Anmore South, other than potentially having to accommodate more people. Additional costs are calculated based on a cost per new person of \$1.30, which is 10% of the current per-person cost.

- **Proportional impact** – Certain other costs are assumed to increase in proportion to the number of households or population, but usually at a lower per-household or per capita rate. For example, a current cost that is \$100 per household might be assumed to apply to Anmore South at 50% the per-household rate, or \$50 for each new household. The lower cost for new households can be justified by several factors, including the fact that many costs have a fixed component that is unaffected by growth, but also because apartment and townhouse units are smaller, lower-value, and typically with lower demands for supporting infrastructure and services compared to Anmore's current development, which is characterized by large single-family homes on large lots.
- **Specialized impact** – Some costs require a special analysis, the details of which are explained in the corresponding section throughout the report.

Table 4. Summary of Net Cost Impacts from Anmore South

Cost Item	2024 Financial Plan	With Anmore South	Net Impact of Anmore South
TOTAL GENERAL GOVERNMENT	\$1,863,113	\$2,262,601	\$399,488
PUBLIC WORKS (including for new on-site infrastructure)	\$902,491	\$1,197,719	\$295,228
PLANNING & DEVELOPMENT	\$168,393	\$215,364	\$46,971
AMORTIZATION OF NEW ASSETS	\$0	\$813,148	\$813,148
POLICE SERVICE COSTS*	\$313,255	\$1,079,183	\$765,928
TOTAL RELEVANT COSTS (including current police costs not part of municipal budget)	\$3,247,252	\$5,568,016	\$2,320,764
Fire Service (Estimated annual operating paid by Anmore residents, including part of current capital budget)	\$341,160	\$1,192,925	\$851,765
Annual Lifecycle Costs of New Fire Service Assets (Anmore share)	\$0	\$62,500	\$62,500
TOTAL RELEVANT COSTS (with Fire Service)	\$3,588,412	\$6,823,441	\$3,235,029

*Police service costs are not currently part of the municipal budget but will be added once the village population exceeds 5,000. For ease of comparison, they are shown in this table as a 2024 cost to the municipality, even though Anmore taxpayers pay the \$313,000 amount directly to the Province of BC.

The estimated additional cost to the Village from the Anmore South development, after including policing costs, is \$2.3 million. When considering the increased costs for fire services and the annual lifecycle costs of new fire service assets (paid for by Anmore residents to Metro Vancouver), the total annual cost increase is \$3.2 million.

What follows is a description of the cost impact methodology and the results, based on the 2024 budget and the Anmore South “Preferred Plan.” A spreadsheet version showing more detailed calculations is also being provided to the Village’s hired consultant to undertake a detailed review of the methodology and results.

General Government

General Government includes the operation of the Municipal Hall and Council, as well as community events. Most of the individual cost items in this category are either unaffected by Anmore South or are only indirectly affected, such as increased operating costs at municipal Hall to service a larger population. The cumulative cost increase across all General Government categories is \$399,000.

Public Works for Existing Built Area

Public works spending includes regular maintenance and repair of municipal assets and facilities, including roads, parks, and public buildings. It is “operational” spending that occurs every year and is different from capital spending on major repairs or new infrastructure.

The impact of Anmore South on public works costs for existing infrastructure and facilities is indirect. There will be additional usage of roads, trails and public facilities and consequently a marginal increase in operating and maintenance costs, based on 10% of the current per capita rate. The estimated cost increase is \$97,000.

No additional costs are associated with extra maintenance of Anmore’s regional Major Road Network roads, which would be offset by an equivalent increase in the TransLink grant for maintenance.

Public Works for New Infrastructure

Annual public works spending will increase to cover new infrastructure constructed onsite (roads, multi-use paths and underground water and sewer pipes). Cost increases for types of infrastructure that already exist in Anmore are based on the estimated increase in the length of assets, as outlined in the table below. Weighting the increase by the current length of each type suggests an approximate 38% increase in servicing costs. This translates to a dollar value increase of an estimated \$196,000.

Table 5. Length of New Linear Assets in Anmore South Compared to Current Anmore Infrastructure

Asset Type	Current Length (km) ⁵	Expected Length at Anmore South (km) ⁶	New Length Compared to Existing Length
Road	20	4	20%
Trail / Multi-Use Path	1 (estimate – actual is not reported)	4.5	453%
Water Mains	23	6.7	29%
Storm Sewer	8	4.6	58%
Weighted Average			38%

The other type of new infrastructure in Anmore South is sanitary sewer, which does not currently exist elsewhere in the municipality. There will be new costs associated with equipment and staffing requirements for monitoring and maintaining a new type of infrastructure, but due to the physical boundary of the new assets being limited to Anmore South, it is assumed

⁵ Current asset lengths from BC Ministry of Housing and Municipal Affairs, except Trails/Multi-Use Plans, where no data currently exists (the figure of 1 km in the table is an estimate).

⁶ Anmore South asset lengths from Aplin & Martin.

these **new costs would be covered by a local area service tax that would be paid only by Anmore South properties**. It is assumed the local area tax would cover both annual operations and maintenance costs as well as lifecycle asset management charges relating to long-term replacement of the assets.

Another category of public works spending that is affected by Anmore South in a very minor way is the provision of solid waste services to single-family homes. While garbage pickup and recycling services for commercial units, apartments, and strata townhomes will be covered through private contracting by the strata corporations, municipal garbage pickup is assumed to be extended to the 8 single family homes planned for Anmore South. On a per-household basis, this creates a modest annual cost increase of \$2,100 that would be offset by solid waste user fees (creating no net impact on municipal finances). Household recycling service in Anmore is provided by Recycle BC with no cost impact on the municipality.

Costs related to off-site infrastructure (primarily water and sanitary mains) are not included in this analysis as they are assumed to be regional assets and will not affect the Village budget. This includes a **likely benefit to the Village's Water Utility budget** by mitigating the need for Anmore to purchase water from the City of Port Moody. This would occur by Anmore South connecting directly to the regional water system, thus enabling the rest of Anmore to connect through Anmore South.

A potential all-weather field at the elementary school is also not included. Its status at the present time is unclear and even if it proceeds, would represent a clear enhancement of service to Anmore residents that is not covered through this analysis.

Planning and Development

Planning and development costs are primarily associated with new construction and renovations. Once Anmore South is built, its impact will be minimal as individual households within multi-family dwellings are much less likely to undertake significant renovations that would require planning approval compared to existing single-family homeowners. The estimated cost increase is \$47,000.

Water Utility / Solid Waste

There is assumed to be no net change to the Village's Water Utility or Solid Waste services. These services are funded by user fees, either directly through a private service or through an arrangement with the Village. In either case the net financial impact on the Village is assumed to be \$0, including for the 8 single family homes in Anmore South receiving garbage pickup (as noted above).

Lifecycle Costs of New Infrastructure

Any new local government infrastructure that is built for Anmore South creates a municipal responsibility for maintaining and eventually replacing the asset. This is reflected in the current budget by estimating the "average annual lifecycle cost" of each new capital asset, which includes the estimated replacement cost of the asset, plus any significant maintenance or refurbishment costs that are anticipated over and above regular operating and maintenance costs, all divided by the expected useful life of the asset.

These calculations for each new local government capital asset at Anmore South are shown in Table 5. Note the replacement cost for some assets is set at a lower level than the initial capital cost – this reflects the fact that rebuilding a road is less expensive than building the road initially, for example.

The "significant interim maintenance" cost for roads is for a major resurfacing at some point during the road's total useful life (valued at 8% of the initial capital cost). The estimated useful life for each asset is based on Anmore's current schedule for depreciating tangible capital assets.

As noted earlier, the assumed local area service tax for sanitary sewer in Anmore South will cover asset replacement costs in addition to annual operations and maintenance costs.

Table 6. Amortization Calculations for New Capital Assets (Excluding Sanitary Sewer)

New Capital Asset	Initial Capital Cost	Replacement Cost	Significant Interim Maintenance	Average Useful Life	Average Annual Lifecycle Cost
Road	\$19,895,000	\$5,968,500	\$1,591,600	30	\$252,003
Trail/Multi-Use Paths	\$4,813,125	\$3,008,203	\$336,919	25	\$133,805
Water	\$14,102,000	\$9,664,500			\$226,540
Waterworks (Water Main)	\$7,102,000	\$7,102,000		50	\$142,040
PRV Station (4)	\$2,100,000	\$1,312,500		25	\$52,500
Booster Pump (2)	\$1,400,000	\$500,000		-	\$17,000
Booster Pump Mechanical Equipment		\$300,000		25	\$12,000
Booster Pump Electrical Equipment		\$200,000		40	\$5,000
Reservoir (1)	\$3,500,000	\$750,000		50	\$15,000
Storm	\$10,040,000	\$10,040,000			\$200,800
Gravity Mains and Culverts	\$10,040,000	\$10,040,000		50	\$200,800
TOTAL ON-SITE NEW CAPITAL ASSETS	\$48,850,125	\$28,861,203			\$813,128

The calculations in Table 5 show that the average annual lifecycle cost for new capital assets at Anmore South is an estimated \$813,000 for future Village-owned assets. An additional annual cost of \$111,000 for sanitary sewer assets would be covered by the local area service tax.

Police Service Costs

As a municipality with a population under 5,000, policing in Anmore is currently provided by the RCMP and funded by the federal and provincial governments. The Anmore South development will cause Anmore's population to exceed 5,000, which means the municipality will become responsible for paying 70% of its policing costs.⁷

The Provincial Police Services Tax for small municipalities raised \$313,000 in Anmore in 2024. This is not paid through municipal taxes but through a property tax levied on Anmore taxpayers by the Province of BC.

Projecting future policing costs is uncertain due to a variety of factors, including the fact that Anmore Council will have discretion over the level of policing service that it prefers and the cost implications of that decision. For calculation purposes, policing costs in other BC municipalities with similarities to Anmore were collected and averaged. The selected municipalities have the following characteristics:

- Population between 5,000 and 10,000, meaning they are subject to the 70% cost responsibility for policing services (the other 30% is covered by the federal government).
- At least 90% of their combined residential and commercial property assessment is in residential, suggesting they are a primarily residential community rather than a major commercial centre.
- They are NOT the primary service centre for their local area.

Note that 2023 data is used for the comparison because that is the latest data available in published annual reports.

⁷ It is noted that Anmore's population is expected to eventually exceed 5,000 even without the Anmore South project. A more accurate statement might be that Anmore South will share responsibility and will accelerate the arrival of these additional policing costs for the municipality.

Table 7. Comparison Municipalities for Per Capita Policing Costs, 2023

Municipality	Residential Share of Residential + Commercial Assessment	Population	Policing Costs	Per Capita Policing Costs
Armstrong	93%	5,727	\$768,259	\$134
Kent	94%	6,958	\$1,352,726	\$194
Metchosin	99%	5,291	\$1,030,000	\$195
Peachland	97%	6,184	\$1,163,244	\$188
Qualicum Beach	96%	9,421	\$1,238,609	\$131
Spallumcheen	95%	6,040	\$506,157	\$84
Total		39,621	\$6,058,995	\$153

Per capita policing costs in the comparison municipalities range from a low of \$84 in Spallumcheen to \$195 in Metchosin. The average across all six municipalities is \$153. This is the value used to project future policing costs in Anmore with Anmore South (total population of 7,057). The estimated policing cost is \$1,079,000, or a net increase of \$766,000 over the amount currently paid by Anmore taxpayers.

An additional factor not included in the calculation is whether any of these comparison communities have a shared detachment with one or more additional municipalities. Anmore's overhead costs will be lower because it shares a detachment with Coquitlam and Port Coquitlam, meaning it will not be responsible for paying the full cost of a police building and other fixed capital.

Fire Service Costs

Fire service in Anmore is provided by the Sasamat Volunteer Fire Department (SVFD), which is a Metro Vancouver service shared between Anmore and Belcarra and funded through the regional district property tax. Operating costs are shared between Anmore and Belcarra taxpayers based on each municipality's share of total property assessment (which is 70% Anmore/30% Belcarra in 2024). Capital costs are evenly split.

SVFD's operating budget in 2024 is about \$446,000 and Anmore taxpayers cover 70% of this cost, or \$314,000. The per capita cost across both Anmore and Belcarra is \$136.

To account for staffing and training increases that are required to provide fire service to the higher buildings at Anmore South, this per capita cost is assumed to increase by 25%, to \$171 per capita. Multiplying by the future combined population of Anmore (with Anmore South) and Belcarra if 7,761, the total operating cost is \$1,323,000. Anmore's share of future assessment is projected to increase to 84%, meaning that the Anmore share of the operating budget would be \$1,114,000 (compared to the current \$314,000).

In addition, certain capital items like equipment will also be required to increase as labour costs increase. The SVFD's capital budget for 2024 is \$455,000 of which \$348,000 is a Capital Facility Reserve (for future fire hall construction). Of the remaining \$107,000 of capital budget (split between multiple additional funds that may include the Emergency Equipment Reserve Fund, the Communications Capital Reserve Fund, and the general Capital Reserve Fund), it is assumed that half of these contributions are for equipment or supplies that will grow along with the operating budget. Anmore's 50% share of these capital contributions is \$26,800, growing to \$79,000 with Anmore South.

The combined SVFD operating and capital cost paid by Anmore taxpayers with Anmore South is estimated at \$1,193,000, which is an increase of \$852,000 over the current operating contribution. This cost is not part of Village finances but is funded through the regional property tax and represents taxing room that is not available to the Village.

In addition are new capital expenditures and the corresponding asset replacement costs. These include:

- A nominal estimate of \$1.25 million is assumed to cover a new fire truck and/or additional equipment purchases.
- Fire equipment is depreciated over a relatively short timeframe of 10 years, so the average lifecycle cost is \$125,000.
- Due to capital costs being equally shared between Anmore and Belcarra, the additional cost for Anmore taxpayers is \$62,500 per year.

Cost Factors Not Included in the Analysis

Several possible costs are not included in the analysis:

- **Public Recreation Centre.** The Anmore South Neighbourhood Plan proposes a public recreation centre that would serve the entire Anmore community. The details of the community centre will be subject to future review and direction of Anmore Council.
- **Off-site water and sewer infrastructure.** As noted earlier in the discussion, major water and sewer trunk lines that would connect to the regional system are assumed to be a regional asset and will not affect Village finances. The analysis also does not include the potential ancillary benefit of lower water costs for Anmore by eliminating the need to purchase water from the City of Port Moody.
- **Potential all-weather field.** Also noted earlier in the report, a potential all-weather field at the elementary school is not included. Its status at the present time is unclear and even if it proceeds, would represent a clear enhancement of service to Anmore residents that is not covered through this analysis.

Net Fiscal Impact

Anmore South is estimated to bring a net fiscal benefit of nearly \$1.3 million to the Village, with a revenue impact of \$3.9 million and cost impact (including policing) of \$2.6 million. Fire service costs are not part of the Village budget but represent an additional cost for local taxpayers and replace potential taxing room for the Village.

After removing the current \$313,000 police service tax paid by Anmore taxpayers, plus the increase of \$914,000 in fire service costs, reduces to the **net fiscal benefit to \$696,000 per year from Anmore South**. These funds expand the financial options open to the Village, which may include creating new or improved services, accelerating the renewal of Village infrastructure, or reducing taxes.

Table 2. Summary of Anmore South Net Fiscal Impact

Financial Categories	2024 Financial Plan	With Anmore South	Net Impact of Anmore South
TOTAL OF RELEVANT REVENUE	\$5,461,302	\$9,392,440	\$3,931,138
TOTAL OF RELEVANT COSTS (including Police with Anmore South)	\$2,933,997	\$5,568,016	\$2,634,019
Net Impact (Village Budget)			\$1,297,119
Less Police Service Tax (Paid directly by Anmore taxpayers, is eliminated with Anmore South)	\$313,255	\$0	-\$313,255
Less Fire Service Costs (Paid directly by Anmore taxpayers, including operating costs + new capital amortization)	\$341,160	\$1,255,425	\$914,265
Net (Including Police + Fire Service Costs)			\$696,109



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