

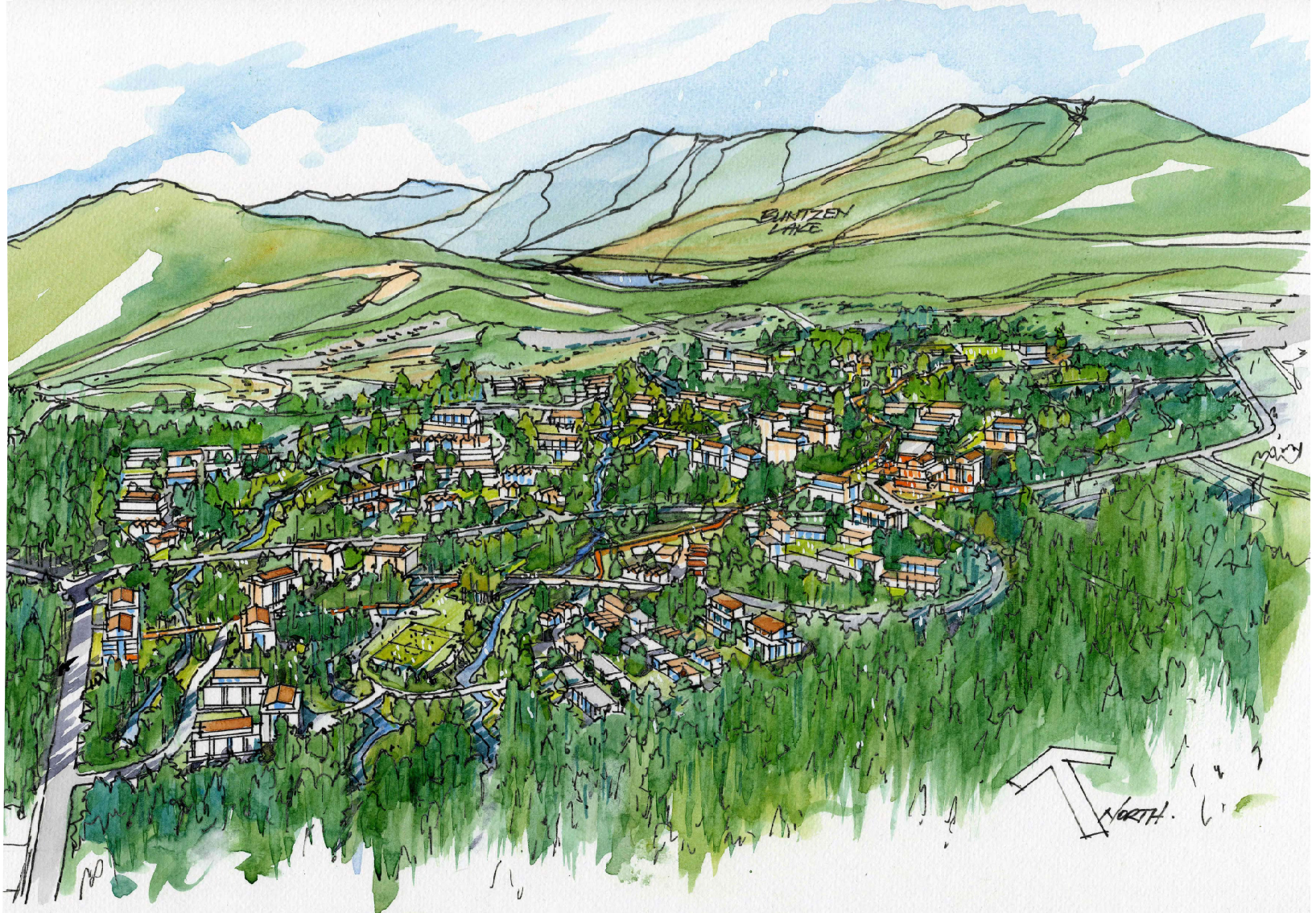
Anmore South Phase 3

The Preferred Plan

The Anmore South Neighbourhood Plan is being prepared as part of a Village - led public **planning process structured in 4 phases** according to the 2024 Council-approved Terms of Reference.

Building upon the public feedback gained during Phase 1 and reflecting Council direction received during Phase 2, **Phase 3** of the Neighbourhood Planning process has involved preparation of the **Preferred Plan, Engineering Studies** and **Technical Assessments**.

The following boards present the **Phase 3 Preferred Plan** and share the **findings of the technical assessments**.



The Preferred Plan

Implementing the Direction

Preferred Plan : Illustrative

The Preferred Plan includes the following key features based on Phase 2 Design Options and Council direction from the October 2024 Committee of the Whole:



Housing

- A diversity of 2,202 new homes including a mix of Single Family + Duplexes, Townhomes and Apartments.
- A projected population of ~4,500 residents over the 20-year phased build-out.



Transportation

- New safe 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 + Trails for conservation and recreation.
- Accessible Neighbourhood Parks within a 5-minute walk of every home.
- Recreation facility improvements at Anmore Elementary with new field + facilities.



Shops, Services + Civic Facilities

- Public Community Centre that serves all of Anmore.
- Mixed-Use designation to provide new retail stores, services, office space and local employment.
- Civic Reserve designation to provide Anmore with future Civic lands.

LEGEND

	Site Boundary 61.14 ha 151.08 ac		Multi-Family Apartment
	Municipality Boundary		Mixed Use Commercial + Residential
	Property Line		Civic Community Centre
	Streams		Civic Development Reserve
	Ground Oriented		Retained Natural Area
	Multi-Family Townhome		Active Park



Directing Land Use

Neighbourhood Plan Land Use Designations

Preferred Plan : Land Use

The Neighbourhood Plan will establish new Official Community Plan Land Use Designations specific to the Anmore South Neighbourhood.

In contrast to the current OCP, the Preferred Plan structures Anmore South into nine distinct Land Use Designations that specify requirements for future rezoning and development of the neighbourhood.

Each Land Use Designation defines the envisioned uses and residential densities within specific geographic extents. The Designations will be further defined through policy within the Neighbourhood Plan document.

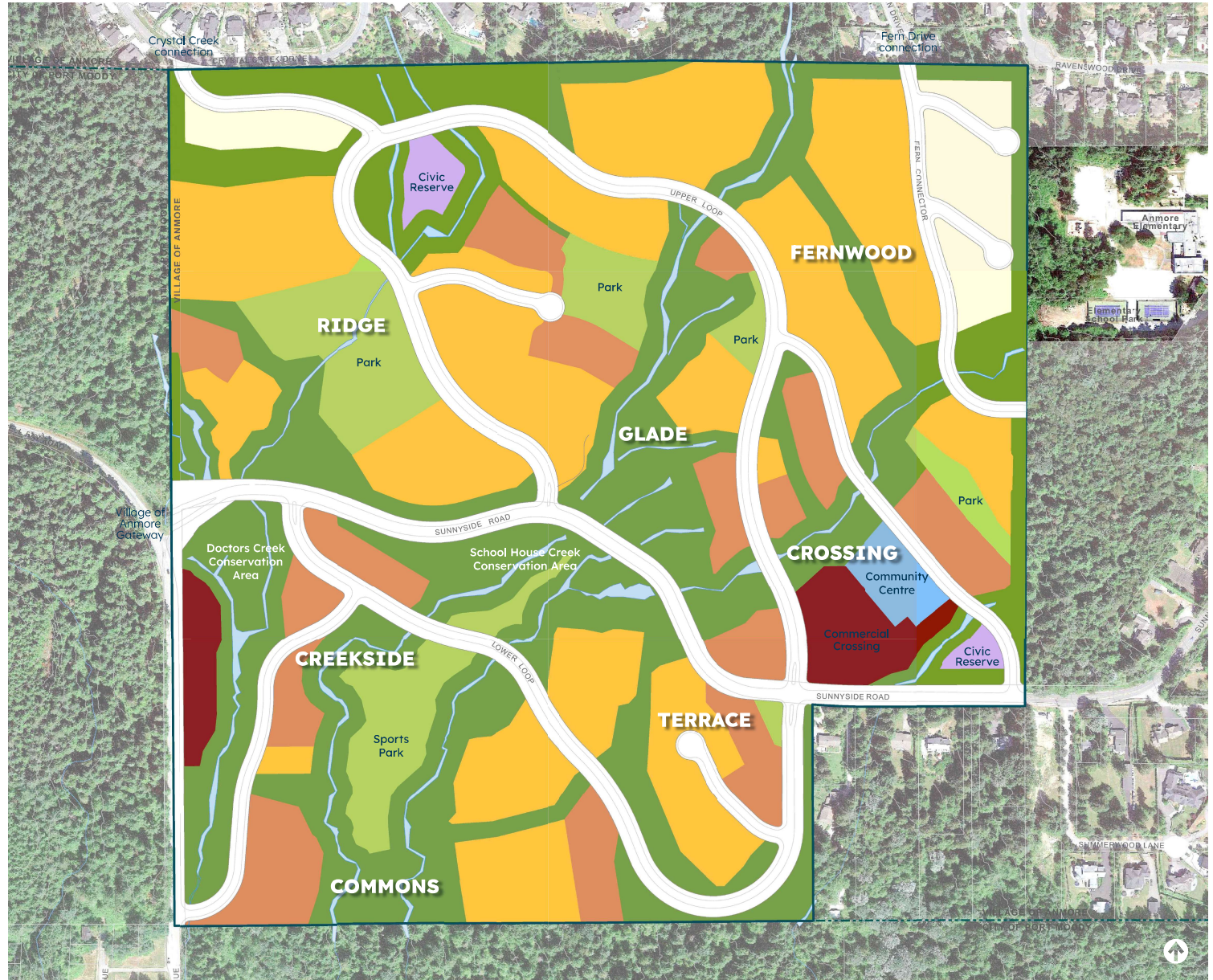
The Neighbourhood Plan will be considered by Council for adoption within the Village's OCP.

LAND USE

3%	Ground Oriented 1.84 ha 4.55 ac
26%	Multi-Family Townhome 15.79 ha 39.02 ac
10%	Multi-Family Apartment 5.99 ha 14.80 ac
2%	Mixed Use 1.39 ha 3.43 ac
1%	Civic Community Centre 0.44 ha 1.09 ac
1%	Civic Development Reserve 0.48 ha 1.19 ac
7%	Neighbourhood Park 4.34 ha 10.72 ac
35%	Protected Natural Area + Greenways 21.52 ha 53.18 ac
15%	Road ROW 9.35 ha 23.10 ac
100%	61.14 ha 151.08 ac

LEGEND

- Site Boundary
61.14 ha | 151.08 ac
- Municipality Boundary
- Property Line
- Streams



Land Use Designations










Natural Areas and Neighbourhood Parks

Celebrating the forested character of the neighbourhood, the Preferred Plan dedicates 42% of the land (25.8 ha | 36.9 ac) for public benefit as Protected Natural Areas + Neighbourhood Parks.

These designations feature an integrated park + trail network that serves to balance environmental conservation with active recreation, creating opportunities to experience nature, socialize with neighbours, and reach community destinations without the need for a car.

Preferred Plan : Parks + Trails

LEGEND

	Retained Natural Area		4m Multi-Use Greenway		Pavilion
	Active Park		3m Multi-Use Trail		Underpass Crossing
			Trailhead		Potential Stream Crossing
					Public Parking



Protected Natural Area + Greenways

The Protected Natural Area + Greenways is the largest Land Use Designation at 21.5 ha or 35% of Anmore South, ensuring the following:

- protection of the functional integrity of the natural systems;
- enhancement of recreational opportunities for outdoor activities; and
- preservation of natural features that define the neighbourhood's landscape character.

A hierarchy of greenways and trails are structured to create a recreational network, providing connectivity to neighbourhood destinations as well as Anmore Elementary.

The Preferred Plan proposes:

- 21.5 ha | 53.2 ac (35% of site) as publicly dedicated natural and riparian areas.
- Streamside setbacks that exceed the Provincial Riparian Areas Protection requirements.
- In addition to new public sidewalks, 5km of multi-use greenways + forest trails provide safe pedestrian linkages throughout the neighbourhood, along with opportunities for interpretive and educational signage.



Neighbourhood Park

Neighbourhood Parks provide for a diverse range of community needs, from quiet contemplative spaces to imaginative playgrounds and sports fields for active play.

Serving as the focus for community gathering and events, Neighbourhood Parks offer opportunities for both active and passive recreation, as well as community gardens, public art and outdoor classrooms.

The Preferred Plan proposes:

- 4.3 ha | 10.7 ac (7% of site) of Neighbourhood Parks.
- 5 distinct neighbourhood parks featuring facilities from playgrounds to sports courts, picnic tables to pavilions, as well as a destination sports field.
- Access to neighbourhood parks within a 5-minute walk (400m) of every home.
- Recreation facility improvements at Anmore Elementary, with new turf sports field + facilities.



Land Use Designations

Diverse Range of Housing

Residential Land Use Designations for 2,202 homes are provided on 23.6ha of Anmore South (39% of the site), providing the following community benefits:

- Diversity of forms to support a range of life-stages and incomes, including ground-oriented, family-friendly homes.
- Walkable neighbourhood pattern with homes within a 5-minute walk of civic facilities, shops + services and employment.
- Sufficient density to support local shops, services, employment and community facilities.
- Opportunities for aging-in-place with single-level living.
- Forms and tenures that are more affordable, including market and non-market affordable rental.
- Homes dedicated for Sasamat Volunteer Fire Department firefighters.

Preferred Plan : Housing Mix

LEGEND

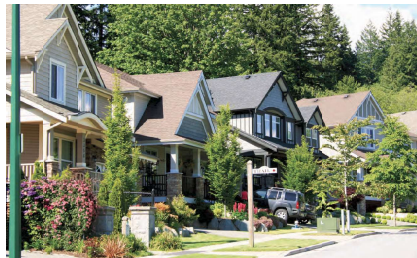
- Ground Oriented
- Multi-Family | Apartment
- Multi-Family | Townhome
- Mixed Use Commercial + Residential



Single Family | Duplexes

128 homes | ~6% of total unit mix

- Located to provide gentle transition of residential density from existing adjacent neighbourhoods.
- Ground-oriented street fronting homes with private yards, supporting a safe public realm with eyes-on-the-street.
- Smaller single family homes on compact lots within a 5-minute walk of community destinations.



Townhomes

740 homes | ~34% of total unit mix

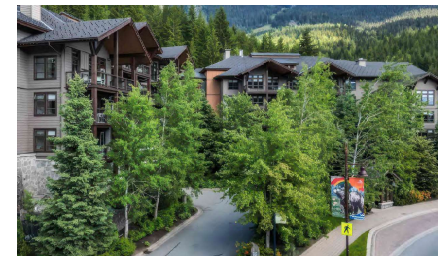
- Distributed throughout the neighbourhood responding to hillside terrain while providing ground-oriented living.
- 2-3 storey buildings served by strata lanes, with small private yards and common gathering and recreation spaces.
- Mix of family-oriented townhome forms providing choice in size, location and affordability.



Apartments

1,334 homes | ~60% of total unit mix

- Concentrated near community destinations and mixed-use shops + services, with access to transit.
- Range of apartment sizes to support single-level living and aging-in-place in buildings up to 6 storeys.
- Sufficient density to support shops, services and local employment - with options for ownership and rental, including non-market.



Land Use Designations

Local Shops, Services + Integrated Housing

The Mixed Use Designation is provided to create attractive, pedestrian-oriented neighbourhood centres with the following community benefits:

- Local shops and services to retain Anmore's retail spending within the community as well as serve Belcarra and regional park visitors.
- Opportunities for local employment, including professional office space.
- Establish a stable, diversified commercial tax base.
- Destination for social gathering, arts and culture, with potential for restaurants and cafes.
- Anchor grocery store to drive retail demand for co-located neighbourhood shops and services
- Apartment single-level living in proximity to services to support aging-in-place and transit services.

Preferred Plan : Mixed - Use

LEGEND



Mixed Use | Commercial + Residential



Mixed Use

The Preferred Plan proposes:

- 1.4 ha | 3.4 ac (2% of site) of Mixed Use development area.
- Mixed Use buildings with a ground level of commercial retail uses, underground parking, with the opportunity for integrated townhouse and apartment living above.
- 55,000 sq. ft. of commercial space supportable, including a mid-size grocery store.
- Opportunity for 10,000 sq. ft. of professional office space.

Strategically Located

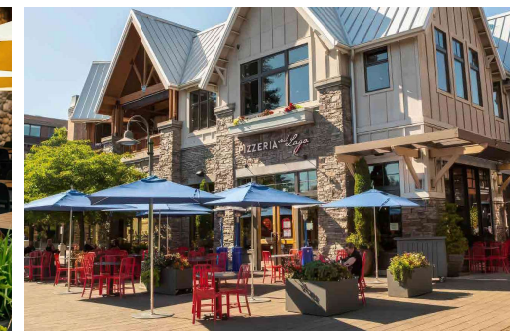
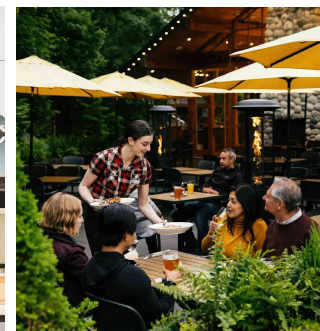
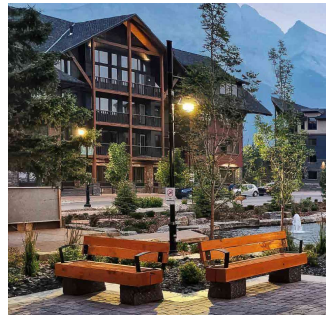
This designation is distributed in two strategic locations in Anmore South:

Commercial Crossing

The primary commercial node positioned at the main intersection on Sunnyside Road complements the public community centre and active park, creating a neighbourhood heart for Anmore South.

First Avenue Commercial

Secondary commercial node positioned in the southwest adjacent the Major Road Network on First Avenue, helping to capture retail spending of Belcarra residents and regional park visitors.



Land Use Designations

Community + Civic Reserve

The Preferred Plan provides 0.92 ha (2.28 ac) of Civic Land Use Designations to enable a new public Community Centre and flexible Development Reserve lands within Anmore South.

Preferred Plan : Civic

LEGEND

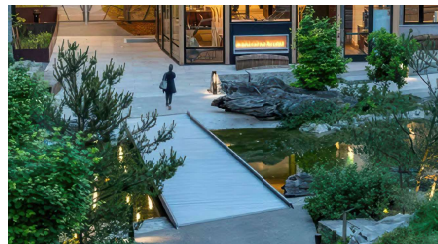
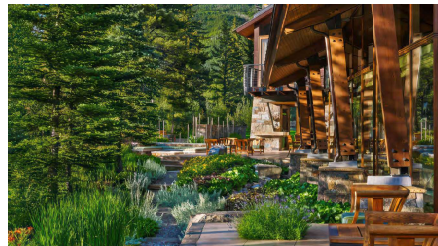
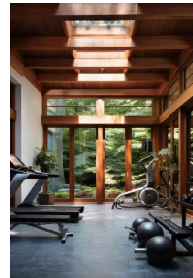
-  Civic | Community Centre
-  Civic | Development Reserve



Civic | Community Centre

0.49 ha | 1.21 ac (1% of site) of Civic | Community Centre

- Anmore South proposes a new **20,000 sq. ft. public Community Centre**.
- Serving the recreational needs of the neighbourhood, the Community Centre has the potential to serve a variety of uses from fitness centre to performing arts, daycare, to craft studios, with specific programming to be finalized as part of zoning.
- Within a 5-minute walk of Anmore Elementary, the Community Centre would feature active recreation spaces, supported with safe accessible pathways, seating areas, and public washrooms.
- Positioned adjacent the mixed-use Commercial Crossing on Sunnyside Road, the community centre provides a flexible space that could include a library, seniors + youth activity programs.



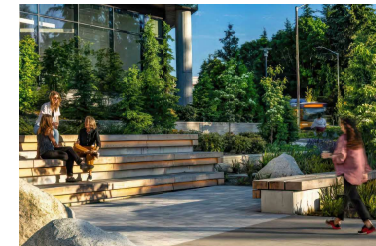
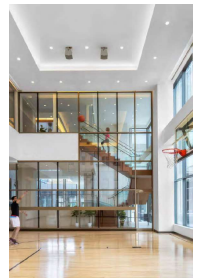
Civic | Development Reserve

0.48 ha | 1.19 ac (1% of site) of Civic | Development Reserve

A flexible land area for future civic needs, that may include non-market housing, additional neighbourhood park, community facilities, or a public works yard.

The Southern Reserve is located to support community functions with the adjacent Mixed Use and Community Centre, from additional event parking to public open space.

The Northern Reserve is surrounded by forest, suitable for future non-market residential use or more functional civic programs such as public works.



A Strategic Choice for the Future

Evaluating Neighbourhood Sustainability



Anmore South is currently zoned Residential 1 (RS-1), for large lot single family home, with an Approved in Principle Subdivision Plan.

- 85 large lot Single Family homes
- Served by private septic fields and municipal water from Port Moody
- Subdivision layout focused on minimum lot and frontage requirements
- 20% of lands designated as Parks + Green Space
- Three disconnected Neighbourhood Parks totaling 2.4 acres
- Minimum streamside riparian setbacks privatized within one-acre lots
- New residential tax revenue insufficient to offset infrastructure cost
- Insufficient population to support shops, services or community facilities
- No local employment or commercial tax base
- No greenways or trails
- Rural roads with limited public sidewalks
- Low residential density does not support transit service



The Preferred Plan envisions a future for Anmore South with clearly improved environmental outcomes and community benefits.

- Comprehensive Conservation + Recreation Framework addressing forest buffers, wildlife corridors, and public trail network
- 42% of lands designated as Parks + Green Space
- Five integrated Neighbourhood Parks with sports fields, playgrounds and pavilions, totaling 10.7 acres
- Enhanced streamside riparian setbacks publicly dedicated to the Village, allowing public trail access and environmental management
- 2,202 homes with a diversity of Single Family, Townhomes and Apartments to support a range of life-stages and incomes
- Served by new regional trunk sanitary and water service
- Net tax revenue benefit from residential and commercial uses
- Sufficient population to support 55,000 sq. ft of retail shops + services, along with new 20,000 sq. ft. public Community Centre
- Significant local employment and commercial tax base to stabilize municipal finances
- 5km network of multi-use greenways + trails connecting neighbourhood homes to parks, shopping, the new Community Centre, and Anmore Elementary
- Safe streets for pedestrians with sidewalks, multi-use paths, tree-lined boulevards and Dark Sky lighting
- Transit-supportive densities for increased bus frequency

Anmore South

Strategic Growth + Change Over 20 Years

