

Village of Anmore Memo

Date:	May 27, 2025
Re:	Anmore South Official Community Plan (OCP) Amendment Application and Neighbourhood Plan – Community Engagement Phase 2 and 3 Summary Report
From:	Esin Gozukara, Manager of Corporate Services

Village engagement team led by Mickelson Consulting Inc. on behalf of the Village of Anmore prepared a report summarising the Phase 2 and Phase 3 community engagement process for the Anmore South OCP Amendment Application and Neighbourhood Plan development. The report includes highlights of engagement activities in Phase 1, and details of the Phase 2 and Phase 3 of the community engagement.

Recommended resolution(s)

THAT the Anmore South Official Community Plan (OCP) Amendment Application and Neighbourhood Plan – Community Engagement Phase 2 and 3 Summary Report be received for information.



Village of Anmore

Anmore South OCP Amendment Application & Neighbourhood Plan Community Engagement Phase 2 and 3 Summary Report

May 21, 2025

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1 About this report

This report summarizes the Phase 2 and Phase 3 community engagement process for the Anmore South Official Community Plan (OCP) Amendment Application and Neighbourhood Plan development led by the Village of Anmore. The process follows the Community Engagement Framework and Phase 3 Community Engagement Plan approved by Council and is aligned with the Terms of Reference approved by Council. The engagement's purpose was to inform and consult residents about the OCP Amendment Application submitted by the Anmore South property owner, icona Properties Ltd. (icona), and help to inform the development of a Neighbourhood Plan, which will become part of the OCP Amendment if approved.

Phase 2 of the community engagement process took place from July 1, 2024, to December 31, 2024, and focused primarily on inform; however, the HaveYourSayAnmore.com engagement site was available for questions and comments throughout this period. The information updates focused on the three land use scenarios submitted by Placemark, icona's planning consultants. The land use scenario options were developed in response to community input and technical studies in Phase 1. The community was also informed about the outcomes from the Committee of the Whole meeting where Council discussed the three options and provided direction for the development of the Preferred Plan as the foundation for technical studies and community engagement in Phase 3.

Phase 3 community engagement focused on both inform and consult components, and it included sharing details about the Preferred Plan land uses and related technical studies and assessments. The opportunities to provide input during this phase included a referral process as outlined in the *Local Government Act*, as well as broader public input through a technical open house, community survey, Finance Committee meeting, and Committee workshop. This third phase of engagement was held between January 1 and May 4, 2025.

This report includes highlights of engagement activities in Phase 1, and the following details of the community engagement in Phase 2 and Phase 3:

- a summary of methods used to provide information updates to the public;
- a summary of methods used to notify the public about engagement;
- an overview of opportunities for public participation; and
- a summary of participation and public input received throughout the process, including quantitative data from the community survey and key themes stemming from questions and comments at the open house, meetings, and other input methods.

This report was prepared by the Village engagement team, which is led by Mickelson Consulting Inc. on behalf of the Village of Anmore.

Note that the input received reflects the interests and opinions of people who chose to participate in this engagement process.

2 Background

2.1 About Anmore South

Anmore South, the former Imperial Oil Company (IOCO) lands, encompasses 151 acres in the southern part of Anmore. The property is currently zoned RS-1 (one-acre lots with single detached homes) with a Special Study Area overlay, which was established in Anmore's Official Community Plan (OCP) in 2005 and added as part of the 2011 update to the Metro Vancouver Regional Growth Strategy with the understanding that a future decision would be made to confirm an official land use designation.

2.2 About the OCP Amendment Application and Neighbourhood Plan

The future of the Anmore South property (formerly called the IOCO lands) owned by icona is one of the most significant development initiatives being proposed for Anmore.

Some of the key policy requirements for a development proposal of this type include:

- amendments to Anmore's OCP;
- development of a Neighbourhood Plan to align with the OCP to provide more detailed parameters that will guide future development;
- a Regional Growth Strategy update, including a change to the designation from Rural to Urban and from Rural to Conservation and Recreation for the Anmore South property, and adding this area of Anmore to the Urban Containment Boundary; and
- amendments to Anmore's Zoning Bylaw to add new zoning and requirements, which would involve a separate process to apply for rezoning if the OCP amendment proceeds.

The OCP Amendment Application submitted by icona on May 5, 2023, reflects a mixed-use community on the Anmore South lands that would be phased over 20 to 25 years if approved. In general, icona is proposing amendments to the OCP that would allow for land development that includes a broader mix of housing beyond single-family homes, such as townhouses and condominiums, as well as the development of parks, trails, natural areas, a community centre, and commercial spaces.

This application represents a significant change in the types of development permitted in Anmore and requires careful consideration of what it would mean for the community, what types of housing and commercial businesses would be acceptable, and how the development would fit with Anmore's existing semi-rural community.

At the Regular Council Meeting on December 5, 2023, Council gave First Reading to the Official Community Plan (OCP) Amendment Bylaw No. 686.2023, which relates to icona's application for the Anmore South lands. First Reading started a comprehensive exploratory process to consider the amendment and what it means to Anmore.

In addition to the process to consider the OCP Bylaw amendment, a Neighbourhood Plan is also being developed. 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 Terms of Reference that guide the development of the Neighbourhood Plan were approved by Council at the March 19, 2024, Council Meeting.

The Phase 3 community engagement process and this engagement summary report are key deliverables for the completion of Phase 3 of the Council-approved four-phase Neighbourhood Plan process. This phase also involved assessing how the land use plan in the Preferred Plan would affect Anmore.

The Preferred Plan differs from the original application, with density reduced from 3,500 units to 2,202 units with more ground-oriented housing, and it was developed based on inputs in Phase 1 and direction from Council in Phase 2. In addition to housing types, the Preferred Plan includes parks and trails, street hierarchy, an environmental network, and conceptual civil servicing such as water and sewer.

Technical studies were based on the Preferred Plan and completed by professionals with expertise in each study area followed by a review by the Village's experts.

The following six technical studies were completed for this Phase 3 assessment:

- Economic Impact Analysis
- Environmental Impact Assessment
- Transportation Impact Assessment
- Fiscal Impact Analysis
- Infrastructure Servicing Report
- Retail Market Analysis

Phase 3 also involved a community engagement process that was based on the Community Engagement Plan endorsed by Council in January 2025. The recommendations in the approved Community Engagement Plan, along with the Community Engagement Framework approved by Council in February 2024, adhere to IAP2 standards and provide a framework that forms the foundation for how the information sharing and consultation on this project would be implemented, including principles for community engagement, target audiences, and the general methodology that would be applied. The community engagement process is integrated with the planning review process, and input from the community is considered in conjunction with other inputs such as technical studies.

The community engagement for the review of the OCP Amendment Application and Neighbourhood Plan aligns with the four phases in the Terms of Reference:

- Phase 1 April 1, 2024, to June 30, 2024 (Engagement Summary Report July 16, 2024)
- Phase 2 July 1, 2024, to December 31, 2024 (Engagement Summary Report May 21, 2025)
- Phase 3 January 1, 2025, to May 4, 2025 (Engagement Summary Report May 21, 2025)

• Phase 4 – Public Hearing (pending Council decision)

3 Phase 1 Engagement Activities (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 phase included 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. The following is a summary of the engagement methods implemented in Phase 1 and the participation tracking. A community engagement summary report provides an overview of what was learned and is posted on **HaveYourSayAnmore.com/anmore-south** and **anmore.com/anmoresouth**.

3.1 Notifications & Inform

Activity	Description
Anmore South project webpage	 493 visits from April 3 to July 1 at https://anmore.com/business- development/planning_department/anmore-south/
Have Your Say Anmore engagement website	967 visits from May 3 to June 30 at https://haveyoursayanmore.com/anmore-south
May 4 Open House flyer/direct mail	 Delivered to 805 addresses the week of April 22, 2024 Available for pick up at the Village Hub
June 25 Technical Open House flyer/direct mail	Delivered to 805 addresses the week of June 17, 2024Available for pick up at the Village Hub
Posters at the Village Hub	 Printed posters were displayed in public areas of the Village Hub during the following times: June Workshops: June 5-19 Technical Open House: June 17-25
Community outdoor sign	 Information was posted on the Village notice board on East Road during the following times: May 4 open house: Posted April 30 to May 6 Anmore South Workshops: Posted June 4 to June 18 Anmore South Technical Workshop: Posted June 19 to June 26

The Village notified residents of engagement opportunities and provided information updates using the following methods:

Activity	Description
Email notification	 May 4 Open House April 22 resident notification: 598 residents April 29 resident notification: 598 residents May 6 resident notification – thank you to participants and promotion of HaveYourSayAnmore.com: 598 residents
	 June Workshops June 3 resident notification: 585* residents (lower total reflects updated list with dormant emails removed.). June 3 email to sign-up list: 28 residents June 10 resident notification: 585* residents
	 June 25 Technical Open House June 17 resident notification: 585* residents June 24 resident notification: 585* residents
	* Village contact list total reflects updates to consider bounce backs from non-working email addresses
Social media – Village Facebook page	 May 4 Open House April 22, 2024 – 2 comments/7 shares May 2, 2024 – 4 comments/1 share
	 HaveYourSayAnmore.com launch May 6, 2024 – 2 comments
	 June Workshops June 3, 2024 – 3 comments/5 shares June 10, 2024 – 1 comment June 26, 2024 – 1 comment
	 Technical Open House June 14, 2024 – 7 comments/3 shares June 20, 2024 – 3 shares

3.2 Engagement Methods

Session	Format	Date	Time	Description
May 4 Open House	In-person at Anmore Community Hub	Saturday, May 4, 2024	11:00 a.m. – 3:00 p.m.	150 participants 3 comment cards submitted Post it notes on 5 feedback boards
Technical Open House	In-person at Anmore Community Hub	Tuesday, June 25, 2024	5:00 – 8:00 p.m.	37 participants 3 comment cards submitted

Session	Format	Date	Time	Description
Workshop #1	In-person at Anmore Community Hub	Wednesday, June 12, 2024	12:30 – 2:30 p.m.	16 participants
Workshop #2 - Committees	In-person at Anmore Community Hub	Wednesday, June 12, 2024	6:30 – 8:30 p.m.	10 participants
Workshop #3	In-person at Anmore Community Hub	Thursday, June 13, 2024	6:30 – 8:30 p.m.	13 participants
Workshop #4	Virtual (Zoom)	Wednesday, June 19, 2024	6:00 - 9:00 p.m.	15 participants

Other

June workshop feedback form Open from June 17 to June 30, 2024, on 	33 feedback forms completed on Have Your Say Anmore website (online feedback form)
 HaveYourSayAnmore.com Printed versions provided to workshop participants 	 No printed feedback forms were submitted
Written responses, received via:	• 5 emails to Village engagement team
AnmoreSouth@anmore.com	• 5 emails to AnmoreSouth@anmore.com
HaveYourSayAnmore.com Questions/Comments	
Directly to Village Engagement Team	

4 Phase 2 Engagement Activities

Phase 2 was focused on the development of three land use scenario options using input from the community and baseline studies completed in Phase 1. In November 2024, the three options were presented to Council, who provided direction on a preferred land use scenario at a Committee of the Whole meeting. This resulted in the development of a Preferred Plan for continued assessments in Phase 3. The Preferred Plan incorporated 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. The Preferred Plan also includes allocating 42% of the property as public green space (a combination of retained forest and neighbourhood parks) and continues to include commercial and recreation spaces. The most significant change from the original application is reduced density and a shift to more ground-oriented homes.

Community engagement in Phase 2 focused primarily on informing the community about the land use scenario options being considered and Council's direction to inform the development of

the Preferred Plan. The community continued to provide comments and ask questions through the HaveYourSayAnmore.com engagement site, and the Village engagement team hosted a display at Ma Murray Day to provide information and gain insight into preferred methods for future community engagement.

Targeted Outcomes for Phase 2 Engagement

- Achieve broad representation of Anmore residents in the Village's community engagement activities to support an informed community with the majority of residents sharing their input and feedback.
- Increase awareness and understanding of the three land use scenario options being considered by Council and the direction provided by Council to develop a Preferred Plan.
- Increase awareness and understanding about the next steps in the process, including how the Preferred Plan will be used as the basis for the Phase 3 technical studies and community engagement.

4.1 Notifications & Inform

The Village notified residents of engagement opportunities and provided information updates using the following methods:

Activity	Description		
Anmore South project webpage	 760 views and 480 active users* from July 1, 2024 – December 31, 2024 at https://anmore.com/business- development/planning_department/anmore-south/ 		
	*Active users are those who have engaged on the website over a certain time period.		
December 2024 Phase 2 update flyer/direct mail	 Delivered to 820 addresses on December 16 and 17, 2024 Available for pick up at the Village Hub Posted on HaveYourSayAnmore.com/anmore-south and anmore.com/anmoresouth 		
Social media – Village Facebook page	 Notification: Anmore Advisor Winter Edition February 27, 2025 – 3 comments 		
	Notification: Project update flyer on its way and display boards		
	• December 13, 2024 – 5 comments/4 shares		
	 Notification: Committee of the Whole October 25, 2025 – 4 comments, 3 shares 		
Email notification	October 21, 2024 (Committee of the Whole) resident notification sent to 599 recipients		
	October 28, 2024 (Committee of the Whole) resident notification sent to 604 recipients		
	December 16, 2024 (Anmore South Update Flyer) resident notification sent to 606 recipients		

Activity	Description
Phase 2 boards at the Anmore	Displayed at the Anmore Community Hub December 16, 2024 –
Community Hub	March 27, 2025

Please see Appendix A for samples of the distributed notification materials.

4.2 Engagement Methods

Community members were invited to ask questions and provide input through HaveYourSayAnmore.com and at a Ma Murray Day information booth.

Activity	Description
Have Your Say Anmore engagement website	 568 visits from July 1, 2024 – December 31, 2024, at https://haveyoursayanmore.com/anmore-south 112 informed visitors (clicked on additional information such as downloading a document or visited multiple pages) 4 engaged visitors (submitted a question/comment) 318 aware visitors (visited at least one page)
Ma Murray Day	• 55 visitors who engaged in discussion and/or activity
Booth on September 8, 2024, event at Spirit Park	• 34 visitors who participated in a poll indicated they were Anmore residents and 100% of them indicated they were aware of the project
	 10 of the visitors who participated in the poll indicated they had participated in Village-hosted engagement activities in May and June 2024
Written	2 emails to anmoresouth@anmore.com
comments/questions, received via:	 7 questions/comments from 4 contributors posted on HaveYourSayAnmore.com
AnmoreSouth@anmore.com	
HaveYourSayAnmore.com Questions/Comments	

4.2.1 Have Your Say Questions Summary

Between July 1 and December 31, 2024, a total of seven queries were submitted by two individuals. Questions and comments shared included:

- Questions about current and future ownership of Anmore South
- Question about environmental studies
- Question about icona's development history
- Suggestion to build towers in a concentrated area rather than a low-rise community
- Question about proposed tree retention

4.2.2 Ma Murray Day Info Booth Summary

Overall, the engagement team was able to connect with Anmore residents and guests from other communities to provide high level information about the project and collect input on preferred engagement methods. It was notable that all the Anmore residents who visited the tent had heard about the Anmore South project. A total of 55 people visited the tent who engaged in discussion and/or the activity. Of the 39 individuals who participated in a short poll, 34 were from Anmore and all of them had prior knowledge of the Anmore South OCP amendment and Neighbourhood Plan. Of these residents, 10 had previously participated in in Village hosted engagement activities in May and June 2024, and five participants were from outside of Anmore and had not heard about Anmore South.

During discussion, participants were invited to indicate their preferred engagement methods by placing marbles and/or ideas into labelled jars to help inform future engagement activities.

Engagement method	Count	Engagement method	Count
Newsletters in the mail	19	Small group meetings	11
Email notifications	18	HaveYourSayAnmore.com	10
Open houses	18	Community surveys	10
Workshops	14	Referendum	1
Public OCP reviews	1	Town Hall	1

Comments were also shared about participant preferences and concerns, raising issues such as the limited reach of mailed flyers for those who are renting and discomfort related to engaging in online Facebook discussions. Additional project related concerns were shared, which include:

- Concerns related to insufficient traffic infrastructure
- Support for Metro Vancouver sewer connection
- Support for densification
- Concern that Mossom Creek Hatchery has not had enough involvement in the process
- Concerns that public input will not truly be considered in planning decisions

5 Phase 3 Engagement Activities

The Phase 3 Community Engagement Plan approved by Council in January 2025 included public engagement along with a formal referral process with property owners who border Anmore South, neighbouring municipalities, First Nations, School District No. 43, and other organizations as per requirements in the *Local Government Act*.

In this third phase of engagement, the focus was on sharing information about the Preferred Plan and on the outcomes from the technical studies and assessments to raise awareness in the community about how the Preferred Plan would affect Anmore. This phase also involved collecting input on the key land use components that differentiate the Preferred Plan from the existing RS-1 zoning to help inform Council's decision making.

Targeted Outcomes for Phase 3 Engagement

- Achieve broad representation of Anmore residents in the Village's community engagement activities to support an informed community with the majority of residents sharing their input and feedback.
- Increase awareness and understanding of the technical studies and analysis being completed, including responding to questions to equip Anmore residents and other interested/affected audiences with background information related to how the Preferred Plan would affect Anmore.
- Gain insight into the community's perspectives on icona's vision for Anmore South and how this vision would be implemented compared to the current RS-1 zoning.
- Achieve an informed community that is aware of the process that was followed and how their input and feedback were considered in conjunction with technical studies and policy requirements to develop the recommendations for Council's decision and direction related to the proposed OCP amendment and a Neighbourhood Plan for Anmore South.

The Phase 3 engagement period for this summary report is January 1, 2025, to May 4, 2025.

5.1 Summary of Engagement

The feedback received during Phase 3 of engagement was thematically similar to what we heard during previous phases of engagement. In the community survey, which had 402 submitted surveys, about half of the respondents (52%) indicated that it is important to have diversity in housing and about half of the respondents (48%) did not feel it was important. The majority of respondents (82%) indicated it is important to retain natural areas and 61% of respondents indicated it is important to have parks and trails. Having a recreation facility was rated as important by 55% of respondents, with 44% indicating it is not important, and the rated importance for commercial development was close to evenly split, with 51% indicated it is important and 48% indicating it is not important. (*Note: percentages may not add up to 100% due to rounding.*)

Below is a high-level summary of what we heard during Phase 3 across all engagement sources:

- **Housing forms and choices** Widely discussed, with frequent concerns expressed about preserving Anmore's rural character, opposition to high-density housing, and interest in diverse but character-sensitive housing options such as townhomes, carriage houses, and options for aging in place.
- **Traffic and transportation** Traffic was a dominant concern throughout engagement, particularly regarding increased congestion, traffic related to construction vehicles moving through the community during development, emergency vehicle access

and evacuation routes, public transit inadequacies, active transportation infrastructure, and pedestrian safety.

- **Process transparency and public engagement** Many respondents expressed concerns related to the transparency of the planning process and whether feedback would genuinely influence the outcome of the OCP amendment. Desire for a referendum on the decision was a prevailing theme during this phase of engagement.
- **Shops, services, and facilities** Opinions were split, with many residents supporting new amenities like a community centre, youth facilities, and basic retail, while others were opposed due to concerns about potential tax burdens, underutilization, redundancy with the Anmore Hub, and impacts on Anmore's character.
- **Parks and natural areas** Many comments related to tree retention, environmental protection, trail connectivity, and opposition to clearcutting. There was both support and opposition expressed for more parks and sports fields, with some respondents interested in more opportunities for outdoor recreation within the community and others who commented that existing green spaces are sufficient for Anmore and anything beyond what is available can be found in neighbouring communities.
- **Perspectives on the future of Anmore South** Feedback received reflected polarized views on the overall plan, ranging from support for community development and evolution to fears of over-urbanization and loss of community identity.

A variety of methods for participation were provided during the engagement period, as outlined in the table below.

Engagement Method	Description
Open House • Thursday, April 24, 2025, 5:00 – 8:00 p.m.	145 participants66 comment cards submitted
Finance Committee meeting	 7 Advisory Committee members (5 Council members and 2 residents) Other attendees: Representatives from Deloitee, Coriolis, Placemark, icona, and Village staff and consultants Public in attendance
Workshop with Advisory Committee members	 6 Committee members Other attendees: Representatives from Placemark, City Squared, Aplin Martin, Bunt, AquaTerra and the Village engagement team
Community survey – online Open from April 16 to May 4, 2025 Survey conducted by Research Co. 	402 surveys completed online
 Written responses, received via: HaveYourSayAnmore.com Questions/Comments 	 52 questions/comments from 16 contributors posted on HaveYourSayAnmore.com Note: This site remains open; however, questions and comments beyond May 4, 2025, are not included in this report as they are outside of the Phase 3 engagement period.

Engagement Method	Description
	Also note that some contributors uploaded questions using different formats for their usernames and were noted as one contributor in the count.

5.2 Notifications & Inform

The Village notified residents of engagement opportunities and provided information using the following methods:

Activity	Description	
Anmore South project webpage	3,547 views and 1,982 active users* from January 1, 2025 – May 4, 2025, at https://anmore.com/business- development/planning_department/anmore-south/ *Active users are those who have engaged in your website over a certain time period	
Have Your Say Anmore engagement website	 1,500 total visits from January 1, 2025 – May 4, 2025, at https://haveyoursayanmore.com/anmore-south 271 informed visitors (clicked on additional information such as downloading a document or visited multiple pages) 16 engaged visitors (submitted a question/comment) 712 aware visitors (visited at least one page) 	
<i>Anmore Advisor –</i> Anmore South update article	 Delivered to 839 addresses February 28, 2025 Available for pick up at Anmore Community Hub Posted on anmore.com 	
Phase 3 flyer/direct mailer	 Posted April 17, 2025, on https://haveyoursayanmore.com/anmore-south and https://anmore.com/anmoresouth Delivered to 841 addresses the week of April 21, 2025 Available for pick up at Anmore Community Hub 	
Community outdoor signs in high traffic areas	 Village Notice Board (East Road) Open House Notification April 11 – April 24, 2025 Community Survey Notification: April 24 – May 4, 2025 Custom Signs for Open House and Survey Notification Posted Thursday April 17, 2025 – May 5, 2025, at the following locations: Opposite 3275 Sunnyside Road on east side of road 	
	 1st Avenue near Sunnyside Road on east side of road Adjacent to 2697 Sunnyside Road East Road just before Blackberry Drive on the east side of road Opposite 1347 East Road on east side of road 	

Activity	Description
Email notification	 Anmore Advisor – Anmore South Update Article March 3, 2025, Anmore Advisor resident notification sent to 609
	recipients
	 April 24 Open House April 14, 2025, resident notification sent to 612 recipients April 22, 2025, resident notification sent to 619 recipients
	 Community Survey April 22, 2025, resident notification sent to 619 recipients April 28, 2025, resident notification sent to 619 recipients May 3, 2025, resident notification sent to 620 recipients
	 Community Organizations April 17, 2025, notification to 8 local organizations
	Finance Committee MeetingApril 9, 2025, emails sent to 7 Committee members
	 Advisory Committee Workshop Invitation April 11, 2025, emails sent to 22 Committee members
Social media – Village Facebook page	 Technical Reports Posted April 9, 2025 – 1 share
	 April 24, 2025, Open House April 10, 2025 – 1 share April 24, 2025 – 4 shares
	 Community Survey April 9, 2025 – 10 comments/3 shares April 30, 2025 May 3, 2025 – 4 comments

Please see Appendix B for samples of the distributed notification materials.

5.3 Engagement Methods

Community members were invited to ask questions and provide input through an open house, community survey, various meetings, via HaveYourSayAnmore.com, and by email to AnmoreSouth@anmore.com. The Village engagement team led the process and had note takers at the open house and Committee workshop to record community input.

For key themes of what we learned, see Sections 6 and 7.

Please see Appendix C for comments recorded by note takers at open houses and meetings, copies of open house comment cards, responses to open-ended questions in the survey, and correspondence to the Village engagement team. Note that personal information and inappropriate content such as profanity have been redacted.

5.3.1 Open House

Session	Format	Date & Time	Description
Phase 3 Technical Studies Open House	In-person at Anmore Community Hub (one subject matter expert joined virtually)	Thursday, April 24, 2025, 5 – 8 p.m.	145 participants 66 comment cards submitted

A technical studies open house was hosted at the Anmore Community Hub.

The open house on April 24, 2025, provided the opportunity for participants to review information about the Anmore South Phase 3 Preferred Plan and technical studies, and to learn more about engagement to date and the Village's process to review the proposed OCP amendment and Neighbourhood Plan. Display boards, copies of each technical report or assessment, and a summary handout for each report were available for review. The industry experts who completed the studies were available to answer questions and provide information.

The following materials were available for review at the open house:

- 35 display boards were showcased, including 9 boards focused on the Preferred Plan, 9 boards summarizing the seven technical studies, 4 showing artist's renders of Anmore South, and 13 boards from the Village of Anmore that explained the OCP amendment review and community engagement process to date.
- 7 binders with the entire technical study reports were made available for review.
- 6 handouts were made available for attendees to take home, each summarizing one of the technical study reports.
- A 3- dimensional architectural model of Anmore South as proposed in the Preferred Plan was placed in the centre of the room.
- An animation video was displayed repeatedly showing a first-person point of view flythrough of Anmore South as proposed in the Preferred Plan.

5.3.2 Meetings

Meetings were held with the Village committees on the following dates:

Session	Format	Date & Time	Description
Finance Committee	In-person at Anmore Community Hub	Tuesday, April 15, 2025 7-9 p.m.	 7 Advisory Committee members (5 Council members and 2 residents) Other attendees: Representatives from Deloitee, Coriolis, Placemark, icona, and Village staff and consultants

Session	Format	Date & Time	Description
			Public in attendance
Advisory Committee Workshop	In-person at Anmore Community Hub (one subject matter expert joined virtually)	Wednesday, April 23, 2025 6-8 p.m.	6 Committee members Other attendees: Representatives from Placemark, City Squared, Aplin Martin, Bunt, AquaTerra, and the Village engagement team

The Finance Committee included all members of Council and two community members. The committee meeting on April 15, 2025, was related to Anmore South, focusing on the two financial studies: the Fiscal Impact Analysis and the Economic Impact Analysis.

The April 23, 2025, Advisory Committee workshop included six members representing the Advisory Planning Commission (APC) and Parks and Environment committees as well as representatives from the firms that conducted the seven studies/reports. The meeting included an overview of the Preferred Plan, overviews of the studies conducted, and time for the committee members to ask questions.

5.3.3 Online

Format	Description	
 Community survey Open from April 17 to May 4, 2025 – managed by Research Co. Link to survey available on anmore.com, haveyoursayanmore.com/anmore-south, in email notifications, and on the Village Facebook page 	• 402 surveys completed online	
Written comments/questions, received via:HaveYourSayAnmore.com Questions/Comments	• 52 questions/comments from 19 contributors posted on HaveYourSayAnmore.com	
 Notification emails were sent to the following community organizations: Anmore Garden Club Anmore Scouts Anmore Youth Group Coquitlam Search and Rescue Friendly Forest Preschool Anmore Elementary PAC Arts Connect Sasamat Volunteer Fire Department 	8 emails were sent to community organizations on February 26, 2025	

HaveYourSayAnmore.com, the online engagement site set up specifically for this process, is managed by the Village engagement team and includes:

- A description of the OCP Amendment Application process
- Information on key dates in the process
- Links to the technical studies and summaries completed
- Links to Community Engagement materials
- Links to Project Documents
- A link to the Community Survey
- Details on the Planning Process
- A public board, monitored and updated by the Village engagement team, for the community to ask questions and provide comments

The engagement website also included a link to the Anmore South Phase 3 Community Survey, which was open from April 16 to May 4, 2025. Participants were invited to share their input on the key preferred land use components as the foundation for the Neighbourhoood Plan policies. A QR code and link to the survey were also included on the flyer mailed to the community, a display board at the open house, five signs posted throughout the community, in three emails sent to the community, in three Facebook posts, and on the Village of Anmore's project webpage for Anmore South. Print copies of the survey were available on request at the Village Hall for those not able to access an online survey; however, no requests were made.

Please see Appendix C for a sample of the online survey.

5.3.4 Section 475 and Section 476 Referral Process

Format	Description	
Referral letters as per Section 475 in the <i>Local</i> <i>Government Act</i> sent to property owners within 100 metres of Anmore South and the following organizations: • Village of Belcarra • City of Port Moody • School District No. 43 • Musqueam First Nation • Kwikwetlem First Nation • Squamish First Nation • Tsleil-Waututh Nation • TransLink • Metro Vancouver	 59 referral letters sent to property owners within 100 metres of Anmore South on February 26, 2025, 1 reply 13 referral letters sent to organizations on February 26, 2025, 10 replies 	

Format	Description
 Vancouver Fraser Port Authority Fraser Health BC Ambulance RCMP 	
Referral letter as per Section 476 in the <i>Local Government</i> Act	• Letter sent to School District No. 43 on February 26, 2025, 1 reply

The Section 475 referral letters included a reference to the Council motion from the February 4, 2025 Regular Council meeting, a description of the affected property for the OCP Bylaw Amendment No. 686-2023, and an overview of the proposed vision for the property. The letter outlined the housing mix being proposed in the Preferred Plan as well as the other land uses, including commercial businesses and recreation facilities. The letter also highlighted additional steps that would be involved in the review process, including rezoning, and invited input from the agencies and organizations whose interests may be affected by the OCP amendment. The Anmore South Preferred Land Use Plan and Anmore South Illustrative Map related to the application were attached to the referral letter.

The Section 476 referral letter was sent to School District No. 43 and provided an overview of the proposed OCP Amendment as context for how school facilities may be affected. The letter requested input on a list of topics as outlined in the *Local Government Act*, related specifically to school facilities. The topics included anticipated needs for school facilities and support services in the school district, the size, number and location of the sites anticipated, the type of school anticipated to be required, when school facilities and support services are anticipated to be required, and how the existing and proposed school facilities relate to existing or proposed community facilities in the area. The Anmore South Preferred Land Use Plan and Anmore South Illustrative Map related to the application were attached to the referral letter.

Response letters provided a mix comments and questions that relate to the interests, priorities, and responsibilities of the referral letter recipients.

Please see Appendix C to view the responses to the Section 475 and Section 476 referral process.

Summary of input

5.4 What we heard by activity

The following is a summary of the key themes and comments shared by participants in the various engagement activities. This phase of engagement involved open-ended discussions and input opportunities – it is not quantitative data.

5.4.1 April 24, 2025, Open House

Key Theme	Summary of comments
Housing Forms and Choices	 Support for a mix of housing options, including single-family homes, duplexes, and townhomes Concerns about increased population and density, with fears of losing Anmore's rural character Desire to maintain RS-1 zoning and one-acre lots, other smaller lot sizes with single-family homes Support for housing for younger families and aging in place Concerns about affordability and skepticism that "affordable housing" will truly be affordable Suggestions to develop on flat areas to minimize environmental impact
Traffic and Transportation	 Strong concerns about traffic congestion, especially on East Road and Ioco Road, exacerbated by population growth Frustration with existing transit services, with calls for improved options (e.g., aqua-bus, better connections to North Vancouver) Questions about traffic studies, evacuation routes during emergencies, and construction traffic impacts Concerns about infrastructure capacity (roads, bridges) and lack of provincial/municipal coordination (e.g., TransLink) Support for transit-oriented development but skepticism about feasibility Complaints about car dependency and unsafe walking conditions
Parks and Natural Areas	 Interest in wildlife corridors and protections for salmon-bearing creeks Support for trail networks but concerns about deforestation and edge effects from construction Questions about tree preservation, bio-swells, and water quality management Desire to maintain Anmore's natural/rural feel Suggestions for bike paths (e.g., separated lanes on Ioco Road) and connections to Bert Flinn Park
Shops, Services, and Facilities	 Questions about sewer connectivity for Anmore South and costs for existing residents Concerns about maintenance costs for new infrastructure (sewers, stormwater systems) Mixed opinions on amenities: some want more services (e.g., community center, retail), others argue amenities in nearby cities suffice Skepticism about economic sustainability of local businesses

Key Theme	Summary of comments	
Perspectives on the Future of Anmore South	 Concerns that Icona and the Village Council do not have the Village's best interests at heart Requests for transparency in funding and tax implications Frustration with the lack of a referendum Concerns about timeline (e.g., 20-year construction) and rushed reports (e.g., fiscal impact studies) Questions about funding, policing costs, and school impacts Frustration over perceived lack of communication and resident input Interest in preserving the Urban Containment Boundary and Village character Calls for more technical data and slower, phased development 	

Please see Appendix C for comments recorded by note takers at open houses and meetings, copies of open house comment cards, responses to open-ended questions in the survey, and correspondence to the Village engagement team. Note that personal information and inappropriate content such as profanity have been redacted.

5.4.2 April 15, 2025, Finance Committee Meeting

A Finance Committee meeting with all five members of Council and two community members was held on April 15, 2025, to review the Fiscal Impact Analysis and Economic Impact Analysis reports. The meeting was also attended by Village staff and consultants, as well as the professionals who completed the reports attended with the Applicant and Placemark representatives. Members of the public also attended as observers.

Following a presentation providing highlights from the reports submitted by Deloitte (the Applicant's financial consultant) and Coriolis (the Village's financial consultant), a number of questions were raised about the assumptions, methodology, and projected outcomes. Some Committee participants felt the net financial benefit in the Fiscal Impact Analysis should be higher and some felt it should be lower.

In response, the Village requested a clarification memo from the financial consultants to address the questions for Council's consideration. The clarification memo is posted on HaveYourSayAnmore.com and anmore.com/anmoresouth with the technical study information.

Once approved, the minutes from the Finance Committee meeting will be posted at https://anmore.com/village-hall/council-committees/committees-agenda-minutes.

5.4.3 Advisory Committee Workshop

An Advisory Committee Workshop was held to review the Retail Market Analysis, Infrastructure Servicing Assessment, Transportation Impact Assessment, and Environmental Impact Assessment. All Committee members were invited to the workshop, and six attended. The professionals who completed the reports were in attendance (one virtually) along with representatives from Placemark and the Village engagement team. The facilitated workshop included brief presentations on each study followed by an opportunity to ask questions and provide feedback on each technical study. The workshop participants were asked to consider their roles as appointed Committee members when providing feedback.

Key Theme	Summary of questions	
Housing Forms and Choices	Question about alignment with Metro Vancouver Regional Growth Strategy Question about consideration of smaller single-family lots	
Traffic and Transportation	 Discussions around Sunnyside Road realignment, as well as a roundabout Questions how cars will get in and out with more people, particularly during a wildfire Questions about active transportation improvements, such as bike routes and crosswalks Questions related to the study, including times for traffic counts, peak traffic numbers today, and what is the increase in traffic Comment suggesting that development be capped at 40% as this is before transportation improvements would be needed 	
Environment	 Question on total area of riparian space Question about when it was a logging site Question if there is any contamination from the gun range Question if culverts can be moved and if they need to move if watercourses are staying as is Question about whether there are wildlife crossings Support for density allowing for more land preservation 	
Commercial Services	 Question if a grocery store could be supported Question if there are two commercial areas Question if commercial space will be locally owned by small businesses or if icona will lease them out 	
Infrastructure	 Question if houses already on Sunnyside are going to be on the new water connection Question if water pressure issue in Anmore will be addressed in Anmore South Comment that existing homes could be tied to new water system Question if two booster pumps will be enough for Anmore South Question if the additional reservoir will be built on the Anmore South site Question about who is supplying the water and sewer and if its Metro Vancouver Question if Port Moody pays a fee to Coquitlam for water connections Question if there will be underground servicing for electrical that can support air conditioning and EV chargers in homes Concern about drainage and question about how to know through modelling that the infrastructure is sufficient for more frequent weather events 	

Key Theme	Summary of questions	
	 Question about how safe Anmore is with current water pressure and concern how fires would be fought without the development Question about icona payment for infrastructure at Anmore South and responsibility for costs of further upgrades in the rest of Anmore 	
Engagement	 Question if Preferred Plan is the same plan as the 3D model Questions regarding what input the community and Council will have going forward if the development is approved 	

Please see Appendix C for comments recorded by note takers at open houses and meetings, copies of open house comment cards, responses to open-ended questions in the survey, and correspondence to the Village engagement team. Note that personal information and inappropriate content such as profanity have been redacted.

5.4.4 HaveYourSayAnmore.com

Between January 1 and May 4, 2025, a total of 52 queries were submitted by 16 individuals (*Note that there were some duplicate posts, which were counted as one when they contained identical content by the same person, and individuals who were the same person but used different usernames were noted as one contributor in the count).* The following is a summary of the key themes and comments shared by participants on this engagement website – it is not quantitative data.

Key Theme	Summary of comments	
Process Transparency and Public Engagement	 Concerns about the transparency of the process and whether public input is genuinely considered Questions about how feedback from comment cards, surveys, and open houses will be used and shared Requests for more time to review technical reports and for extensions to engagement deadlines Concerns that the process feels developer-driven rather than community-led Questions about why the icona proposal is being considered when it appears to contradict the OCP and Housing Needs Report Concerns about whether the project aligns with the community's vision for preserving Anmore's semi-rural character Requests for clarity on Council's discretion to reject or modify the proposal Criticism that Council is not adequately representing residents' opposition to the project Requests for clarity on the legal obligations of Council regarding OCP amendments Requests for alternative methods of engagement such as mailed surveys to ensure all residence can participate meaningfully in engagement 	

Key Theme	Summary of comments		
Technical Studies and Reports	 Concerns about inconsistencies, omissions, or errors in technical reports Requests for access to specific studies, such as the wildfire safety report or traffic study Questions about the independence and credibility of the experts who prepared the reports Questions about the methodology and assumptions used in financial studies Concerns about the accessibility of technical documents for residents without expertise 		
Environmental and Community Impact	 Concerns about the environmental risks of the project, including impacts on natural habitats and green spaces Questions about the protection of parkland and natural areas within the proposed development Skepticism about projected financial benefits of the project to the Village Concerns about long-term costs to taxpayers 		

Please see Appendix C for comments recorded by note takers at open houses and meetings, copies of open house comment cards, responses to open-ended questions in the survey, and correspondence to the Village engagement team. Note that personal information and inappropriate content such as profanity have been redacted.

6 Community Survey Input

The online community survey was open April 16, 2025, to May 4, 2025. There were 402 respondents, including 381 whose primary residence is in Anmore. The survey was conducted by Research Co., a professional public opinion research firm.

The quantitative feedback results in percentages are provided as graphics, including totals and a breakdown based on age and rent/own/prefer not to say responses. It is important to note that some of the percentages may not add up to 100% due to rounding. The open-ended responses are provided as key themes. The total counts for each question are noted in Appendix C, along with the verbatim responses.

6.1 Methodology

Representation

When quantitative research is conducted in areas with a relatively low population, it is important to achieve a gender and age balance among respondents.

Of the 402 respondents, 381 indicated that their primary residence is in Anmore. With Anmore's population established at 2,356 according to the 2021 Census, the survey was completed by 16% of the Village's residents. Put in perspective, it would be the equivalent of a dataset of 5,365

residents of Port Moody or 915,571 residents of British Columbia. This is reliable data as a measure of the sentiment of the population on the questions that were posed.

The 402 completed surveys on this project achieved a balance of male (n=175) and female (n=162) respondents, which is in line with the 2021 Census. A variety of participants of four different age groups completed the survey: 18-to-34 (n=65), 35-to-54 (n=149), 55-to-65 (n=134), and 65+ (n=57). When compared to the 2021 Census, survey respondents in the 35 to 54 and 55 to 65 age categories were represented in high numbers at follows:

	Survey respondents	2021 Census
35 - 54	149 (37%)	635 (27%)
55 - 65	134 (33%)	460 (20%)

The number of respondents who own their own home as opposed to renting aligns with the 2021 Census, which is based on a 25% data sample. (*Note: 37 of respondents (9%) indicated that they would prefer not to say.*)

	Survey respondents	2021 Census
Own	336 (84%)	680 (91%)
Rent	29 (7%)	65 (9%)

Data Purity

The process of data collection entails three safeguards for data purity:

- 1) Maximum of two responses per IP address, which takes into account the possibility of members of the same household having different opinions on the questions posed.
- 2) Completion times, which eliminates responses that were deemed too quick to have been provided by humans (and not "bots" or AI-generated responses).
- 3) Identification of duplicate responses, which takes into account both IP addresses and completion times, as well as instances where verbatim responses are identical.

The data was reviewed several times while the survey was in field to identify and remove all the responses that did not meet these criteria.

Survey Instrument

The survey's introduction outlined the type of feedback that was sought from respondents, explaining two key issues:

- 1) The fact that Council is considering an application to amend the Official Community Plan (OCP) for a neighbourhood development that would provide Anmore with a broader mix of housing, commercial businesses, and more amenities including a recreation facility and expanded parks and trails, all serviced by new infrastructure.
- 2) The fact that the application is now in Phase 3 of the Council-approved four-phase Neighbourhood Plan process.

The survey was designed to allow respondents to provide their feedback on specific questions that were identified and developed in previous phases of community engagement. It is not a survey that was supposed to serve as a proxy for a plebiscite question on whether the application to amend the OCP should be accepted or not.

The questions included preambles explaining specific options and situations to residents, before relying on four-point scales (two levels of "positive" and two levels of "negative"), with an option for undecided respondents, to measure:

- Importance of broader mix of housing options.
- How well the proposed broader mix of housing options in the amendment application addresses future housing needs.
- Importance of maximizing the amount of retained natural areas.
- Importance of having more neighbourhood parks with amenities like playgrounds.
- Importance of a community centre for indoor recreation in Anmore.
- Importance of commercial services like retail stores, cafes, and professional services in the community.

After each of these questions, respondents were able to provide feedback through an openended follow-up.

A separate question asked respondents to provide a rating of importance (from 1 for the "most important" to 6 for the "least important") to six considerations:

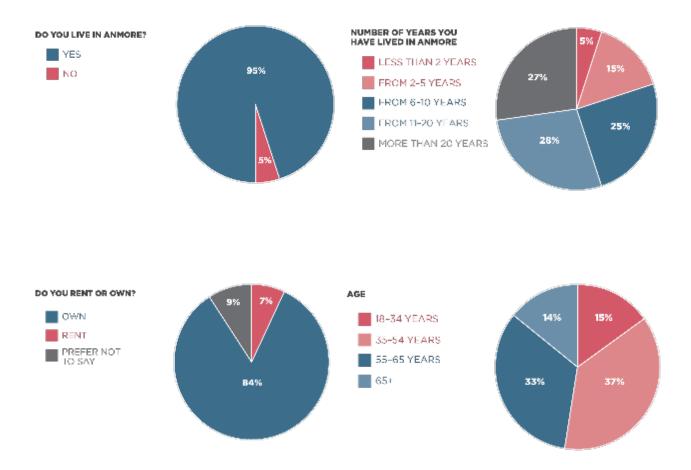
- Maintain current zoning and density with single-detached housing.
- Provide a mix of housing options, including townhomes, duplexes, and apartments.
- Retain natural areas.
- Expand parks and trails.
- Expand recreation amenities.
- Add local commercial services.

A final question sought feedback about anything else that the Village ought to consider as part of the next steps in the process to consider this OCP Amendment Application and Neighbourhood Plan.

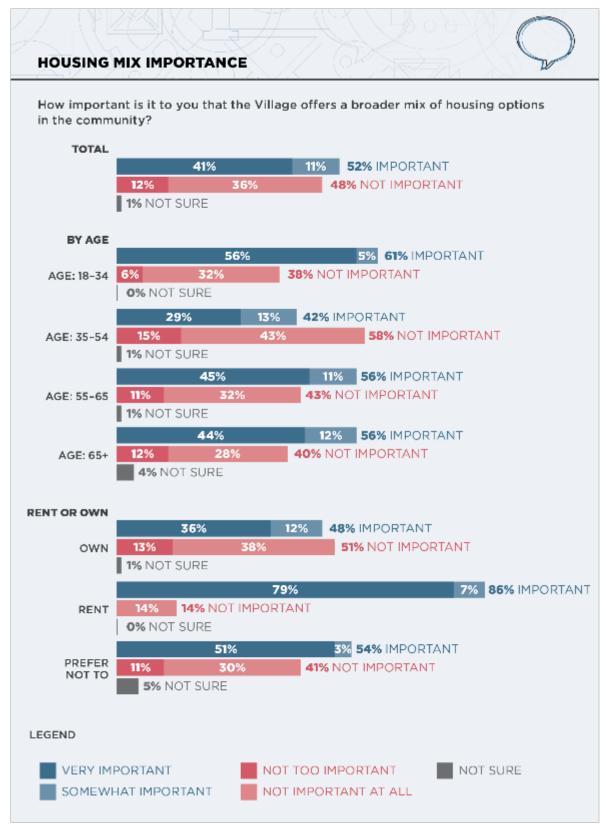
The questions provided opportunities for respondents to express positive or negative feedback. No respondent could feel "led" to answering one way or another, and no respondent was denied the opportunity to voice their concerns about other aspects (including those that are not directly related to the OCP Amendment Application).

6.2 Survey Overview

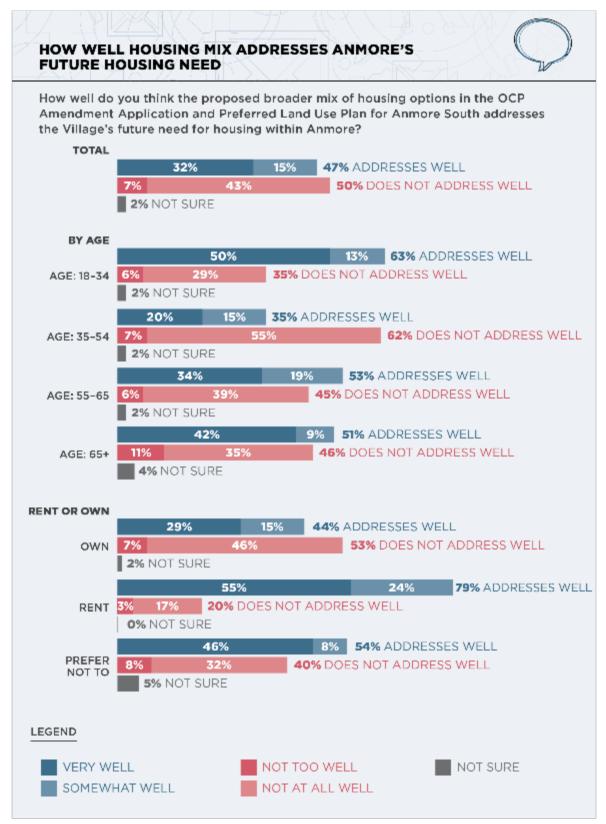
The following is an overview of the survey respondents and the quantitative survey data:



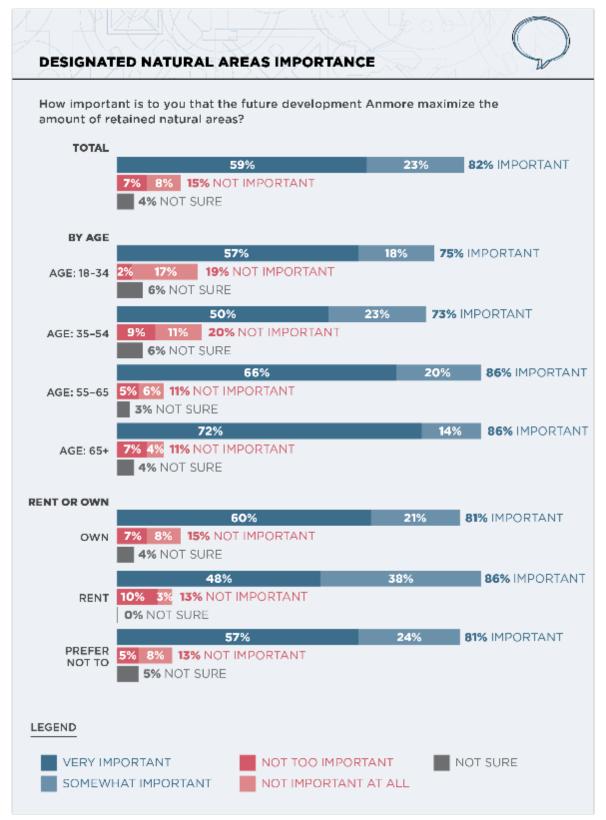
Village of Anmore: Anmore South Neighbourhood Plan Phase 2 and 3 Engagement Summary Report



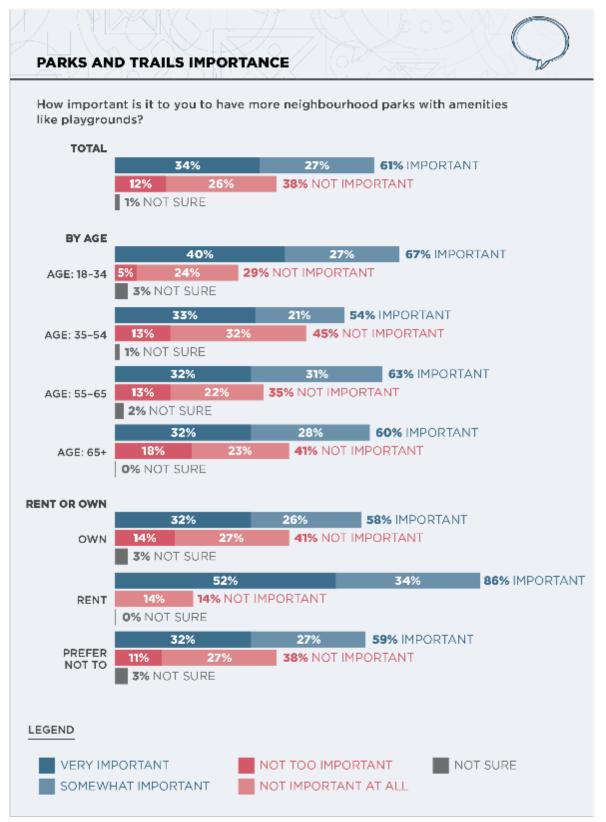
NOTE: Totals may not add up to 100% due to rounding.



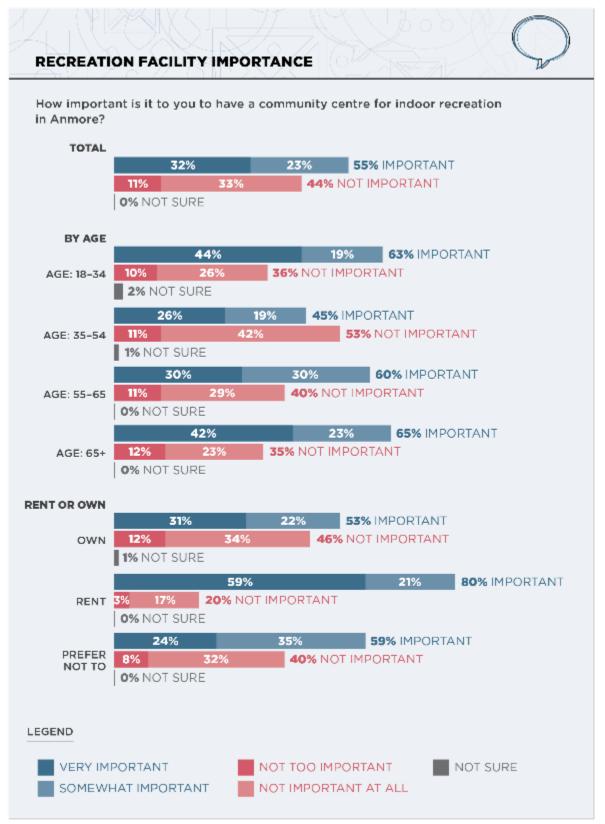
NOTE: Totals may not add up to 100% due to rounding.



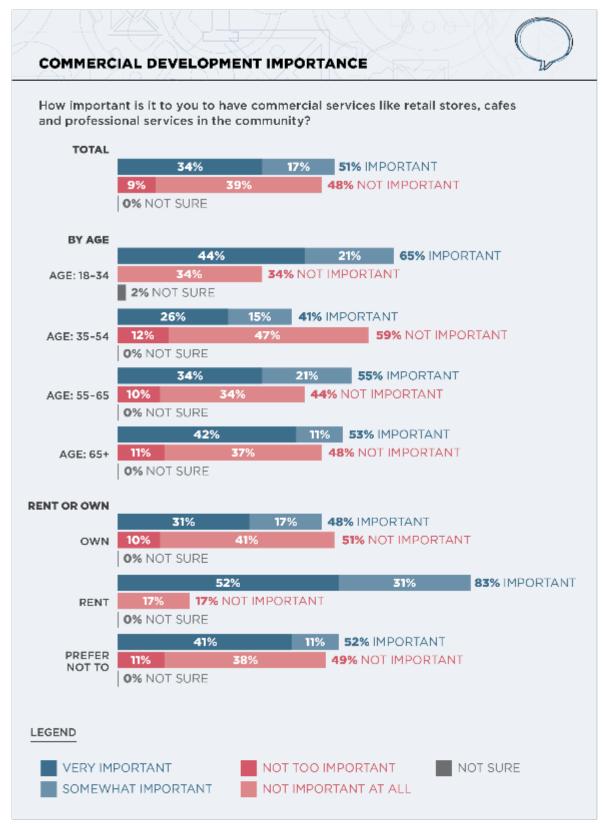
NOTE: Totals may not add up to 100% due to rounding.





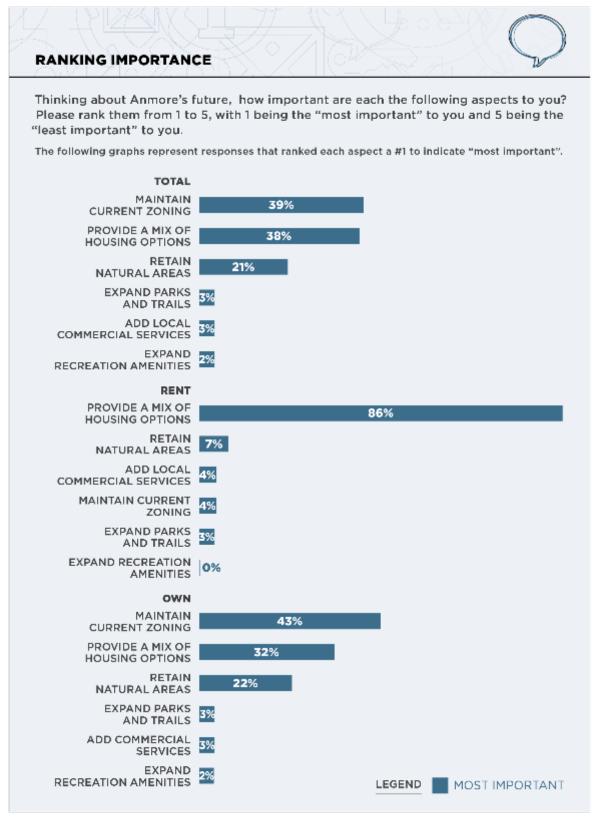


NOTE: Totals may not add up to 100% due to rounding.





Village of Anmore: Anmore South Neighbourhood Plan Phase 2 and 3 Engagement Summary Report



NOTE: Totals may not add up to 100% due to rounding.

6.3 Themes from Open Ended Feedback

The following is a summary of the key themes and comments shared by participants in the openended questions in the survey – it is not quantitative data.

Key Theme	Summary of comments
Housing Forms and Choices	 Concerns about zoning changes Comments that RS-1 zoning and one-acre lots are preferred Support for a limited mix of housing options in Anmore Concerns about dramatic increase in densification Concerns about potential impact to the rural character of the Village Concerns that higher density housing will result in clearcutting of trees Opposition to multi-storey housing options, but concerns related to how affordable new housing options will actually be Comments that diverse housing options are available for development under current rural land use designation Support for bringing younger families to the community Suggestions to develop more carriage houses, basement suites, and multi-generational living options under current zoning Support for opportunities to age in place Suggestions to implement rancher style homes Interest in detached single-family homes on smaller lots Comments related to a preference for Council to pursue other forms of development other than high density urban, such as a CD zone and/or infill for Anmore South and/or as a Ravenswood Drive style community, rather than considering the current application
Traffic and Transportation	 Concerns about existing infrastructure handling an increase in population Comments advocating for an additional road access option for Anmore Support for improved transit services Concerns about existing transit services Support for direct shuttles to transit hubs Concerns about existing traffic conditions and potential to make things worse Support for better active transportation infrastructure Comments that driving is currently the only viable option for getting in and out of Anmore Concerns about current parking availability within the Village and increased demand for parking if the development proceeds Concerns that introducing more shops and services will increase vehicle traffic in Anmore Comments that more shops and services will reduce the need for residents to leave Anmore, thereby reducing traffic Safety concerns related to increased traffic

Key Theme	Summary of comments
	Concerns about the impact of construction vehicles on local roads during development
	 Concerns that traffic issues will be compounded by development in Port Moody
	Comments that the proposed plan would be more acceptable if a thorough road infrastructure improvement plan was provided
	 Concerns about emergency access to Anmore (first responders, evacuation routes)
	 Concerns that the project is taking a "build first and fix later" approach to development
	 Suggestions to speak to Port Moody and revisit the option of a road connection through Bert Flinn Park
	Comments expressing frustration with lack of information and data related to traffic impacts
Parks and	Concerns that Anmore is too small to support large scale parks and playgrounds
Natural Areas	 Concerns that the proposed development will result in severe environmental impact and clearcutting
	 Comments that forested areas and residential backyards are superior to community parks and playgrounds
	• Support for a tree buffer to reduce visual and auditory impacts of the development
	Opposition to more parks and playgrounds Support for more parks and playgrounds
	Support for more parks and playgroundsConcerns that existing parks and playgrounds are not used
	 Support to retain more current trees and parkland than currently proposed
	• Skepticism related to the assertion that increased density will result in more environmental retention
	Comments that protecting riparian areas should be prioritized
	Comments that wildlife corridors must be maintained
	Comments that existing natural areas and parks are not sufficient for recreational activities
	Comments that the Village's current parks are not well connected by trails
	Support for sports fields, including tennis courts
	Support for improved trail connectivity Comments that existing trail system and parks are sufficient for Appendix
	Comments that existing trail system and parks are sufficient for Anmore recreation
	• Suggestions to add playgrounds to Spirit Park and the elementary school
	Concerns about parking at new parks or outdoor recreation facilities
	Concerns about increased maintenance costs related to park and playground upkeep
	• Opposition to parks, playgrounds, and sports fields in favour of more tree retention, trails, and natural areas
	Comments that tree preservation should be prioritized

Key Theme	Summary of comments
	 Concerns that the area will be clearcut and replanted rather than maintaining old growth trees Concerns about clear cutting, destruction of environmentally sensitive areas and habitat, and negative impacts on wildlife
Shops, Services, and Facilities	 Comments that amenities and services are unneeded as they are already available in neighbouring communities Concerns about the economic viability of future businesses in Anmore Concerns that shops and retail will damage Anmore's character Concerns that shops and services will not survive in Anmore Support for a new community centre and activities Opposition to a new community centre Support for youth programs and fitness facilities Concerns about redundancy with the Anmore Hub Comments that existing recreation facilities are underutilized Concern that new recreation facilities are underutilized Concern that new recreation facilities will not be used Support for shops, restaurants, and services Opposition for shops, restaurants, and services Opposition for shops, restaurants, and services Concerns related to increased parking demand from new shops and amenities Concerns about the maintenance costs of new recreation facilities and potential impacts on taxes Questions about projected policing and fire response costs and when those costs will be assessed Questions about proposed recreation centre, what would be included, and whether it would serve all of Anmore as Port Moody facilities have waitlists and Anmore residents are lower priority Interest in seeing better street lighting on Sunnyside so people can be safer walking on the sidewalks during the dark months Concerns that lighting impacts will affect dark skies Concerns that sever and water services in Anmore South would not bene
Process and Perspectives on the Future of Anmore South	 Opposition to the proposed neighbourhood plan as a whole Support for the proposed neighbourhood plan as a whole Interest in extending the consultation period Concerns that Anmore Council does not have the best interests of the community in mind

Key Theme	Summary of comments
	 Concerns that the survey questions are leading respondents to support the project, and do not provide adequate capacity to share opposing viewpoints and feedback Concerns related to the long-term vision for Anmore's character and community Request for this neighbourhood plan application to go to referendum Interest in hearing opinions of others in the community Questions about project funding Concerns about potential tax implications for the rest of the community Concerns that icona's vision is not aligned with Anmore's identity Concerns about potential tax implications for the rest of the community Concerns about potential tax implications for the rest of the community Concerns about potential tax implications for the rest of the community Concerns about potential tax implications for the rest of the community Concerns about potential tax implications for the rest of the community Concerns about potential tax implications for the rest of the community Concerns about potential tax implications for the rest of the community Concerns about potential tax implications for the rest of the community Concerns about potential tax implications for the rest of the community Comments noting opposition to changing to an urban designation and preference to keep rural designation Comments indicating support for change and that developing the community is positive and essential for a sustainable future, particularly when it adds to the livability of the neighbourhood Questions and concerns about whether the Village's community engagement process will provide residents with opportunities to share input in a variety of ways and provide verbatim and complete and unaltered feedback for review by residents Belief that this development will provide an opportunity for families
	 Comments and questions about the financial position of the Village and whether bylaw changes, development, and increased density in Anmore South is a financial benefit overall Questions about the approval steps and timeline for the current planning process

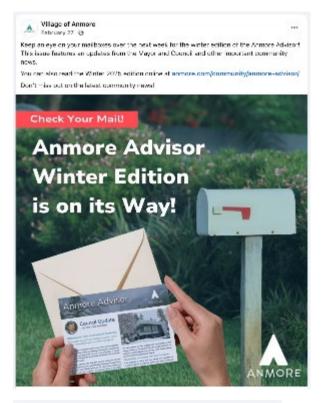
Please see Appendix C for comments recorded by note takers at open houses and meetings, copies of open house comment cards, responses to open-ended questions in the survey, and correspondence to the Village engagement team. Note that personal information and inappropriate content such as profanity have been redacted.

Appendix A Phase 2 Notification & Inform Samples

1 December 2024 Phase 2 Update Flyer



2 Social Media – Village Facebook Page



Milage of Annore Ecomber 13, 2004 - (§

An update on the Annore Bacth project is being delivered door to door searing Wenday, so blood witch for your pools. Bacthy network, there will also be printed object solidate of the Annore Computer by this act will and your backet with information about Phase 2. PDF versions of the Lyer and dipply backdow light percent on the protection.

https://haveyoursayanmore.com/anmore-south and on www.anmore.com

The update provides an overdew of the work completes in the follow part of Proze 2, as well as not stoke in Proze 2, which includes clearled particulated as with the rest normal to community come taking.

We producting you to read the update to stay informed about this important planning products, and to participate in the next round or community engagement in the new year.

Anmore South update on its way



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ANMORE

Milege of Anmore October 28, 2004 - @

Updated. The Committee of the Whole Meeting will now be held on Occoper 25th only, starting at N cm, with a Annora Community Life. The meeting will provide an opportunity for Deared for review and document for Phase 2 Land Ose Science's Options for the Annora South Neight common Plan.

The meeting will provide an opportunity for Council to notice and discuss the Phase 2 Land Use Scenario Options presented as part of the Ammere South Neightoorn oper than development. For Information on Ammere South, preses videl https://texwyoursay.pompre.com/bompre-

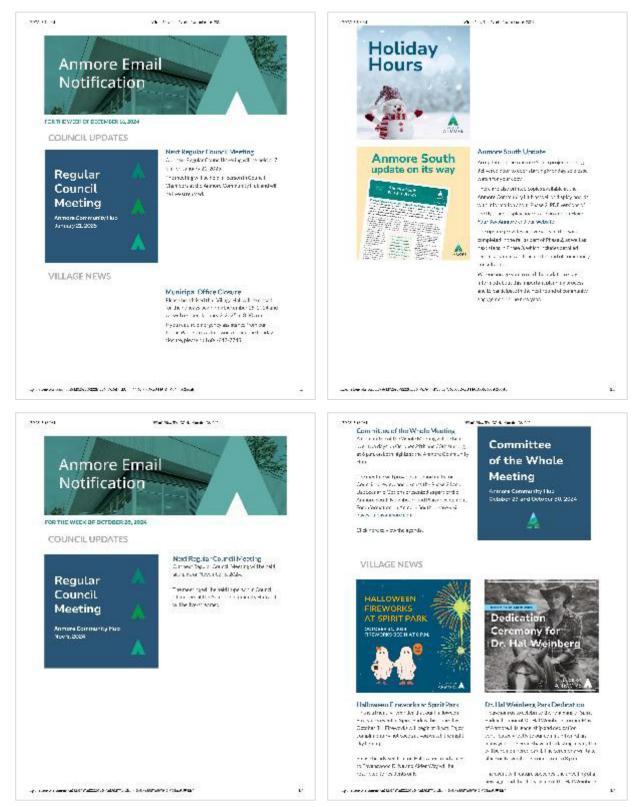
To size the Committee of the Whole agencie, click here https://anmore.com/.../2024/10/2024-10-29-COTW-Agencie.pdf

AMENDED

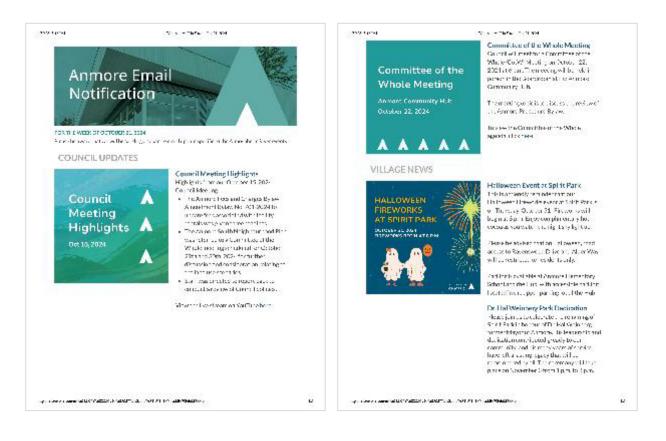
Committee of the Whole Meeting

Anmore Community Hub October 29, 2024

3 Email Notification



Village of Anmore: Anmore South Neighbourhood Plan Phase 2 and 3 Engagement Summary Report



4 Phase 2 Boards at the Anmore Community Hub







Anmora South

Preferred Land Use Scenario for Phase 3 Evaluation

- At the Tuesday November 19, 2024 Council Meeting, Council provided direction on the preferred land use scenario for further study in Phase 3.
- Council's preferred land use scenario is based primarily on Option 3, which had the lowest population density. It incorporates elements from land use scenaria Option 2, including increasing the number of homes slightly to provide more park space while respecting the character of Annore.
- It is important to note that the orderred land use scenario could change in the future bases on the results of Phase 3 technical studies and community engagement – it is not the final plan.
- Technical studies and assessments in Phase 3 include:
 - Engineering Studies transportation, infra-true are requirements such as water/seven connections, roads, and righting
- Environmental Study Environmental Iniciat assessment
 Environmental Analysis Cost for infrastructure infrintenance
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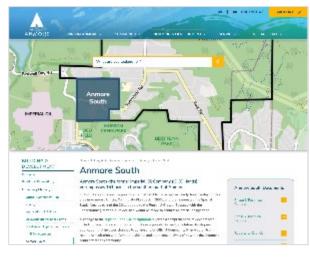
ANMORE **Considerations for Preferred** Land Use Scenario A number of considerations were discussed by Council members at a Committee of the Whole meeting to lead to the development of a proposed scenario for further study, including the following potential benefits: additional housing options to attract younger families. and seriors such as market and non-market rentals, townhomes, and smaller homes on smaller lots: additional transit and other modes of transportation; water and sewer connections prought to Anmore South, with the opportunity to install infrastructure that has the capacity to serve the entire community in the future if needed:

- more active parks and recreation opportunities, including a potential partnership with School District 43 to improve existing amenities at Anniore Clementary School; and
- commercial services in the community to support basic, daily necessities,



Appendix B Phase 3 Notification and Inform Samples

1 Anmore South Project Webpage







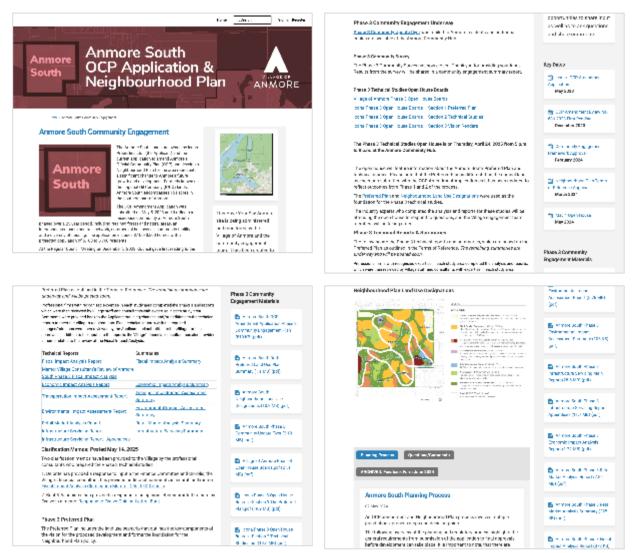


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Phase 2 Update December 2024

2 Have Your Say Anmore Website



3 Anmore Advisor – Anmore South Update Article



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Anmore South - Phase 2 and 3 Engagement Summary Report May 21, 2025

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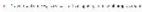
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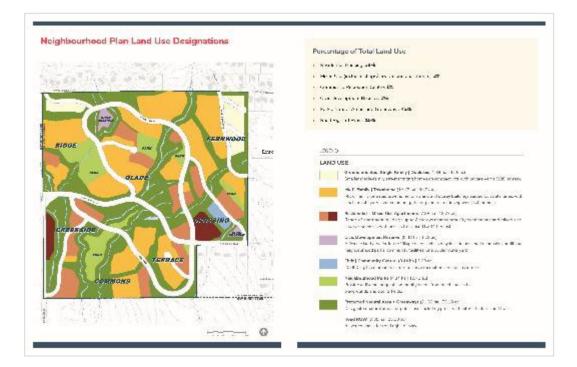
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Village of Anmore: Anmore South Neighbourhood Plan Phase 2 and 3 Engagement Summary Report



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Village of Anmore: Anmore South Neighbourhood Plan Phase 2 and 3 Engagement Summary Report

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5 Community Outdoor Signs



Village of Anmore: Anmore South Neighbourhood Plan Phase 2 and 3 Engagement Summary Report





6 Social media – Village Facebook Page

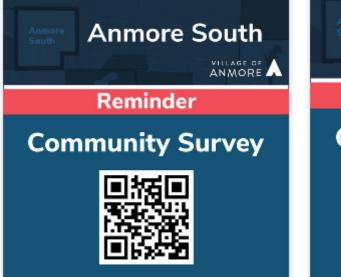
Village of Anmore May 3 at 10:28 AV - @

Please note: tomorrow is your last change to complete the Anmore South community survey. The survey closes at 11:59 μ m, on Sunday May 4, 2026. Flease take the time to share your input.

The Phase 3 community survey relates to the Preferred Plan for Anmore South and is being managed by a professional research firm.

Please note that the Preferred Flan is different than the original land use scenario submitted with the OCP Amendment Application as it has ocen updated to reflect outcomes from Phase 1 and 2 of the review process. Information about the Preferred Plan and other background materials are available at https://haveyoursayanmore.com/ar -south

To access the survey, please scan the QR code or use the link posted on https://anmore.com/build.../community-plannin https://haveyoursayanmore.com/anmore-south



Village of Anmore Α. April 30 at 3:09 PM - 29

Please shere your input in the Anmore South community survey. The survey is open from April 15, 2025 to May 4, 2025. The Phase 3 community survey relates to the Preferred Plan for Anmore South and is being

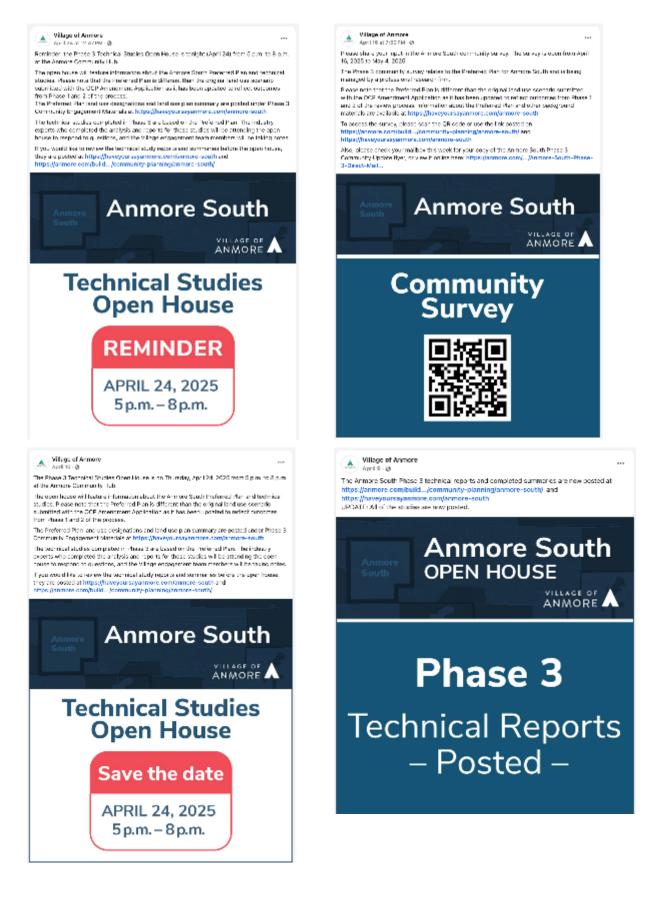
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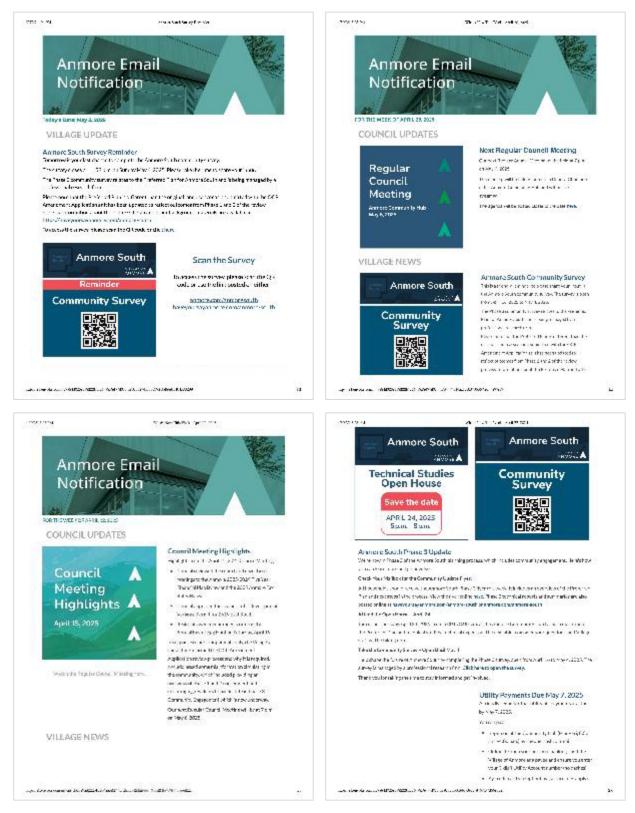
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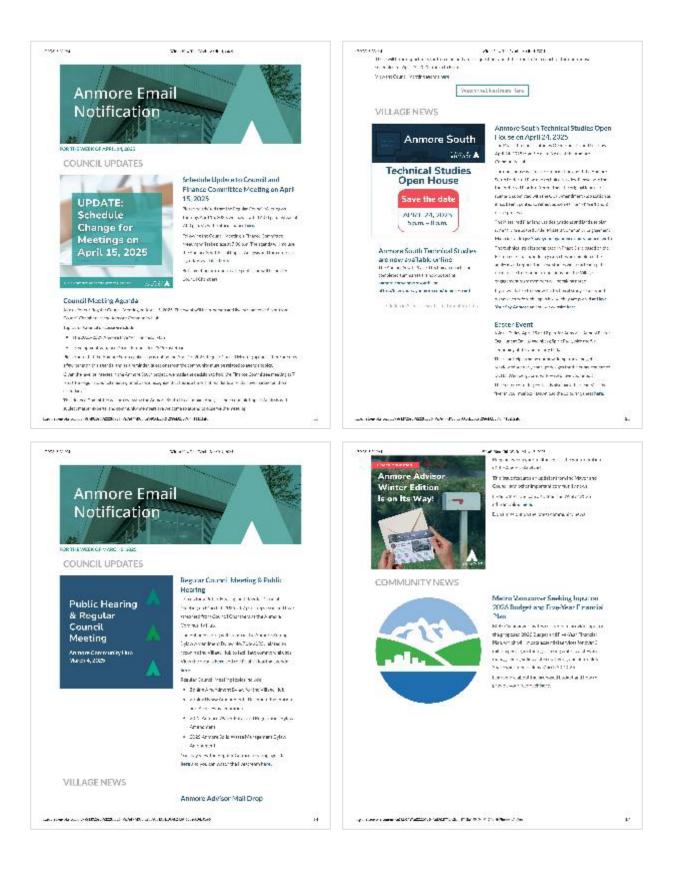
Village of Anmore: Anmore South Neighbourhood Plan Phase 2 and 3 Engagement Summary Report



7 Email Notifications



Village of Anmore: Anmore South Neighbourhood Plan Phase 2 and 3 Engagement Summary Report



8 Phase 3 Technical Studies Workshop Email Notification Content

Dear Committee members,

The Village has scheduled Phase 3 Technical Studies workshop for committee members on Wednesday, April 23, 2025 from 6 p.m. to 8 p.m. at the Anmore Community Hub.

The committee member workshop will feature information about the Anmore South Preferred Plan and technical studies. Please note that the Preferred Plan is different than the original land use scenario submitted with the OCP Amendment Application as it has been updated to reflect outcomes from Phase 1 and 2 of the process.

The Preferred Plan land use designations and land use plan summary are posted under Phase 3 Community Engagement Materials at https://haveyoursayanmore.com/anmore-south

The technical studies completed in Phase 3 are based on the Preferred Plan. The industry experts who completed the analysis and reports for these studies will be attending the workshop to respond to questions, and the Village engagement team members will be taking notes.

If you would like to review the technical study reports and summaries before the open house, they are posted at https://haveyoursayanmore.com/anmore-south and https://anmore.com/building-development/community-planning/anmore-south/

Kind regards,

Jas Rattan

Corporate Administration Clerk

9 Finance Committee Meeting Email Notification Content

Hello Finance Committee Members,

Please save the date in your calendars for an upcoming Finance Committee Meeting to be held on April 15th, 2025, at 7:00 PM at the Anmore Community Hub. The agenda item will be the Anmore South Fiscal Impact and subject matter experts will be present to answer questions from the Committee.

We intend to distribute and post the agenda later today.

Kind regards,

Jas Rattan Corporate Administration Clerk

Appendix C Phase 3 Engagement Methods

1 Community Survey - Questionnaire

HOUSING MIX

Under the current RS-1 zoning, the land would be developed with one-acre lots that allow one single-detached home, one coach house and one secondary suite on each property.

OCP Amendment Application and Preferred Land Use Plan

The proposed vision for the property includes a mix of housing types, including single-family detached homes, duplexes, townhomes and apartments in buildings with a maximum of six storeys.

1. How important is it to you that the Village offers a broader mix of housing options in the community?

Choose one response.

- Very important
- Somewhat important
- Not too important
- Not important at all
- Not sure
- 2. How well do you think the proposed broader mix of housing options in the OCP Amendment Application and Preferred Land Use Plan for Anmore South addresses the Village's future need for housing within Anmore?

Choose one response.

[SINGLE CHOICE]

- Very well
- Somewhat well
- Not too well
- Not well at all
- Not sure
- 1. As we consider the OCP Amendment Application and Neighbourhood Plan, what else would you like the Village to consider in terms of housing options for Anmore South?

Please type your response in the box below.

[PROVIDE BOX – 1,500 CHARACTERS]

DEDICATED NATURAL AREAS

Any future development of the Anmore South property requires protection of riparian and environmentally sensitive areas. To develop the Anmore South property under the existing RS-1 Zoning, approximately 12 hectares / 29 acres (19% of the total property) would need to remain as forest / green space. This is due to the lower density housing with single-detached homes on one-acre lots.

OCP Amendment Application and Preferred Land Use Plan

The proposed vision for the property includes 53.18 acres (about 35%) of dedicated area that would be a retained natural area. The additional space for retained natural area is made possible because of the increased housing density (townhomes, apartments up to six storeys) proposed in the Preferred Land Use Plan.

1. How important is to you that the future development Anmore maximize the amount of retained natural areas?

Choose one response.

- Very important
- Somewhat important
- Not too important
- Not important at all
- Not sure
- 2. As we consider the OCP Amendment Application and Neighbourhood Plan, what else would you like the Village to consider in terms of retained natural areas?

Please type your response in the box below.

PARKS AND TRAILS

To develop the Anmore South property under the current RS-1 Zoning, about 2.4 acres would be reserved for a neighbourhood park without amenities.

OCP Amendment Application and Preferred Land Use Plan

The proposed vision for the property allocates 10.72 acres for a neighbourhood park space, which includes playgrounds and other amenities. There is also an opportunity for Anmore Elementary recreation facility improvements, such as a new turf sports field, through a partnership with the School District.

1. How important is it to you to have more neighbourhood parks with amenities like playgrounds?

Choose one response.

- Very important
- Somewhat important
- Not too important

- Not important at all
- Not sure
- 2. As we consider the OCP Amendment Application and Neighbourhood Plan, what else would you like the Village to consider in terms of parks with amenities like playgrounds?

Please type your response in the box below.

RECREATION FACILITY

Under the current RS-1 Zoning, there would be no requirement for a recreation facility on the Anmore South property – the area would be residential housing only.

OCP Amendment Application and Preferred Land Use Plan

The proposed vision for the property includes 1.09 acres for a community recreation centre.

1. How important is it to you to have a community centre for indoor recreation in Anmore?

Choose one response.

- Very important
- Somewhat important
- Not too important
- Not important at all
- Not sure
- 2. As we consider the OCP Amendment Application and Neighbourhood Plan, what else would you like the Village to consider in terms of a community recreation centre?

Please type your response in the box below.

COMMERCIAL DEVELOPMENT

Under the current RS-1 Zoning, commercial services are not permitted – the area would be residential housing only.

OCP Amendment Application and Preferred Land Use Plan

The proposed vision for the property includes about 3.43 acres for two commercial area for retail shops and services: one in the vicinity of the community centre and the other along First Avenue.

1. How important is it to you to have commercial services like retail stores, cafes and professional services in the community?

Choose one response.

- Very important
- Somewhat important
- Not too important

- Not important at all
- Not sure
- 2. As we consider the OCP Amendment Application and Neighbourhood Plan, what else would you like the Village to consider in terms of commercial services in Anmore?

Please type your response in the box below.

GENERAL

- 1. Thinking about Anmore's future how important are each the following aspects to you? Please rank them from 1 to 5, with 1 being the "most important" to you and 5 being the "least important" to you.
 - Maintain current density with single-detached housing
 - Provide a mix of housing options, including townhomes, duplexes, and apartments
 - Retain natural areas
 - Expand parks and trails
 - Expand recreation amenities
 - Add local commercial services
- 2. Is there anything else you want the Village to consider as part of the next steps in the process to consider this OCP Amendment Application and Neighbourhood Plan?

Please type your response in the box below.

2 Community Survey Input

2.1 Community Survey Data Results

Total	n=402	Rent	n=29
Male	n=175	Own	n=336
Female	n=162	Prefer not to answer	n=37
Other	n=0	Yes	n=381
Prefer not to answer	n=65	No	n=21
18-34 years	n=62	Less than 2 years	n=20
35-54 years	n=149	From 2 to 5 years	n=57
55-65 years	n=134	From 6 to 10 years	n=94
65+	n=57	From 11 to 20 years	n=107
		More than 20 years	n=103

2.2 Community Survey Close Ended Responses

		What i	ge grouj	Do you rent or own your primary residence?				
	Total	18-34 years	35-54 years	55-65 years	65+ years	Rent	Own	Prefer not to answer
Total	402	62	149	134	57	29	336	37
Very important Somewhat	163	35	43	60	25	23	121	19
important	44	3	19	15	7	2	41	1
Not too important	48	4	22	15	7	0	44	4
Not important at all	143	20	64	43	16	4	128	11
Not sure	4	0	1	1	2	0	2	2

How important is it to you that there is a broader mix of housing options in the Village of Anmore?

How well do you think the proposed broader mix of housing options in the OCP Amendment Application and Preferred Plan for Anmore South addresses the Village's future need for housing within Anmore?

		What i	ge group	primary residence?				
	Total	18-34 years	35-54 years	55-65 years	65+ years	Rent	Own	Prefer not to answer
Total	402	62	149	134	57	29	336	37
Very well	130	31	30	45	24	16	97	17
Somewhat well	62	8	23	26	5	7	52	3
Not too well	29	4	11	8	6	1	25	3
Not well at all	172	18	82	52	20	5	155	12
Not sure	9	1	3	3	2	0	7	2

How important is it to you that future development of Anmore maximizes the amount of retained natural areas?

		What is your age group?				Do you rent or own your primary residence?			
	Total	18-34 years	35-54 years	55-65 years	65+ years	Rent	Own	Prefer not to answer	
Total	402	62	149	134	57	29	336	37	
Very important Somewhat	236	32	75	88	41	14	201	21	
important	91	21	35	27	8	11	71	9	
Not too important	28	4	13	7	4	3	23	2	
Not important at all	31	4	17	8	2	1	27	3	
Not sure	16	1	9	4	2	0	14	2	

		What is your age group?				Do you rent or own your primary residence?			
	Total	18-34 years	35-54 years	55-65 years	65+ years	Rent	Own	Prefer not to answer	
Total	402	62	149	134	57	29	336	37	
Very important Somewhat	135	25	49	43	18	15	108	12	
important	107	17	32	42	16	10	87	10	
Not too important	50	3	20	17	10	0	46	4	
Not important at all	104	15	47	29	13	4	90	10	
Not sure	6	2	1	3	0	0	5	1	

How important is it to you to have more neighbourhood parks with amenities like playgrounds?

How important is it to you to have a community centre for indoor recreation in Anmore?

		What i	ge grou	Do you rent or own your primary residence?				
	Total	18-34 years	35-54 years	55-65 years	65+ years	Rent	Own	Prefer not to answer
Total	402	62	149	134	57	29	336	37
Very important Somewhat	130	27	39	40	24	17	104	9
important	94	12	29	40	13	6	75	13
Not too important	45	6	17	15	7	1	41	3
Not important at all	131	16	63	39	13	5	114	12
Not sure	2	1	1	0	0	0	2	0

How important is it to you to have commercial services like retail stores, cafes and professional services in the community?

		What is your age group?				Do you rent or own your primary residence?		
	Total	18-34 years	35-54 years	55-65 years	65+ years	Rent	Own	Prefer not to answer
Total	402	62	149	134	57	29	336	37
Very important Somewhat	135	27	38	46	24	15	105	15
important	70	13	23	28	6	9	57	4
Not too important	38	0	18	14	6	0	34	4
Not important at all	158	21	70	46	21	5	139	14
Not sure	1	1	0	0	0	0	1	0

Thinking about Anmore's future, how important are each the following aspects to you?

	0	What i	ge grou	Do you rent or own your primary residence?				
	Total	18-34 years	35-54 years	55-65 years	65+ years	Rent	Own	Prefer not to answer
Total	388	61	143	128	56	28	325	35
1 - most important	152	10	71	49	22	1	140	11
2	36	8	13	12	3	1	33	2
3	21	5	7	6	3	1	18	2
4	13	3	6	2	2	1	11	1
5	12	3	5	3	1	2	9	1
6 - least important	154	32	41	56	25	22	114	18

Maintain current zoning and density with single-detached housing

Provide a mix of housing options, including townhomes, duplexes and apartments

		What is your age group?				Do you rent or own your primary residence?		
	Total	18-34 years	35-54 years	55-65 years	65+ years	Rent	Own	Prefer not to answer
Total	367	59	136	121	51	28	304	35
1 - most important	140	28	36	52	24	24	98	18
2	22	3	9	8	2	1	20	1
3	22	4	9	6	3	0	21	1
4	26	5	12	6	3	2	24	0
5	49	6	20	16	7	0	45	4
6 - least important	108	13	50	33	12	1	96	11

Retain natural areas

		What i	ge group	Do you rent or own your primary residence?				
	Total	18-34 years	35-54 years	55-65 years	65+ years	Rent	Own	Prefer not to answer
Total	395	61	146	131	57	29	331	35
1 - most important	82	16	30	27	9	2	73	7
2	164	15	68	57	24	7	144	13
3	44	5	16	13	10	5	35	4
4	31	7	11	11	2	5	22	4
5	68	15	19	23	11	10	51	7
6 - least important	6	3	2	0	1	0	6	0

	ti uno	What i	ge grouj	Do you rent or own your primary residence?				
	Total	18-34 years	35-54 years	55-65 years	65+ years	Rent	Own	Prefer not to answer
Total	394	61	147	129	57	29	329	36
1 - most important	10	3	2	4	1	1	9	0
2	82	10	28	32	12	4	67	11
3	185	27	78	58	22	8	163	14
4	82	11	30	27	14	8	66	8
5	32	8	8	8	8	7	22	3
6 - least important	3	2	1	0	0	1	2	0

Expand parks and trails

Expand recreation amenities

			ge grou	Do you rent or own your primary residence?				
	Total	18-34 years	35-54 years	55-65 years	65+ years	Rent	Own	Prefer not to answer
Total	369	59	138	122	50	27	307	35
1 - most important	6	0	6	0	0	0	6	0
2	43	14	15	8	6	10	29	4
3	76	15	19	30	12	7	59	10
4	147	17	55	50	25	3	128	16
5	86	13	37	31	5	7	74	5
6 - least important	11	0	6	3	2	0	11	0

Add local commercial services

		What	ge grou	Do you rent or own your primary residence?				
	Total	18-34 years	35-54 years	55-65 years	65+ years	Rent	Own	Prefer not to answer
Total	364	59	134	120	51	27	302	35
1 - most important	12	5	4	2	1	1	10	1
2	55	12	16	17	10	6	43	6
3	54	6	20	21	7	8	40	6
4	63	15	21	22	5	8	50	5
5	109	13	43	35	18	1	95	13
6 - least important	71	8	30	23	10	3	64	4

2.3 Verbatim Responses to Open Ended Questions

Note: the following verbatim responses are from the open-ended questions in the survey. No changes were made other than to remove personal information or profanity.

As we consider the OCP Amendment Application and Neighbourhood Plan, what else would you like the Village to consider in terms of housing options for Anmore South?

I would like the Village to decide the direction we go, Not the developer. This is our OCP, not Iconas. I would like to see 200-300 homes (single family/duplex/townhome). Small subdivisions like the Birch Wynd/Alder one on 1/4-1/3 lots. We do not need commercial space, everything we need is an 8 minute drive into Port Moody. Respect Port Moodys opinion, we use their amenities, our kids play sports for Port Moody. Understand that we rely heavily on Port Moody. No other community depends on their neighboring one like we do.

1/2 acre lots with carriage house options.

1/2 acre lots with single family homes/duplexes and carriage house options

1/2 acre lots with carriage house options.

1/2 acre lots with carriage house options

It won't be considered rural anymore. There's no infrastructure development plan (where will families enroll their kids in school? Transit?) or emergency evacuation plan. There's already far too much traffic, I cannot imagine the amount of trees that would need to be cleared for this [redacted] plan.

Senior assisted living

No condos whatsoever. Duplexes, some cd zoning for smaller homes, no clear cutting.

I do not want to see condos, a recreation center, or a larger commercial space.

Maintain RS 1

No apartments, no townhomes. Single detached homes (and duplexes) on smaller lots. More neighbourhoods like alder way and birch wynde (where I live)

This development should stay within the current OCP. The area cannot handle the traffic that would come with this population increase. I feel that lot size should stick to 1 acre for single family homes and that trees and forest should be retained around the building envelope on each lot to retain as much forest as possible. Make it a forested community. I do not support apartments at all. I think a small number of creative duplexes with suites and 1 small complex of townhomes (20 -25 units) with shared forest space and maybe some firefighter rental units would work here. I do not support commercial spaces aside from a pub/coffeeshop. Homes should remain on septic. Stop calling this a preferred plan, it is a proposed plan.

I like the proposed mix of housing types and layout of the decelopment

I would like to see an extension of what Anmore currently has. Very small lots like in the old "trailer park" to what is now developing into a cool Whistler inspired neighborhood. I would also like to see 1/3 acre lots like I live in on Alder way. Neighborhoods like this are the heart and soul of Anmore. We are friends with everyone in the neighborhood. Then I would like to see 1 acre lots above this. This would keep Anmore Rural and had different levels of affordable like it's always had. Plus it would keep the numbers down. I think the proposed development is too big for Anmore and it will change our beloved village forever.

The current Mayor and staff are not capable of taking care of the existing residence issues , how will it be possible to take on much more ???

Full acre or half acre being the smallest

I strongly support the proposed development by icons as it provides diversification of housing types Anmore should be providing increased density as part of its housing mix and as part of its contribution to housing needs in the lower mainland

Emphasis in the ocp that rs-1 is the only acceptable zoning for the village

Not changing the OCP at all and work within our existing OCP.

Anmore South is a bad idea. Anmore is a rural village and our the majority of current council is ruining it.

Traffic, school needs, community centre that actually works for residence with parking.

Housing that matches existing properties such as SOME townhouses and duplexes as well as one acre lots. Too much density does not fit well in Anmore with such limited access and being outside of the Urban containment boundary. This will cost more money than it will bring in the longer making Anmore less sustainable than it is. Keep it Rural . Anmore is Anmore. We don't need apartments among nature.

Traffic congestion with the addition of apartments being brought into the area. There are already new developments for condos being built for 2029 in Port Moody for inlet district. We need townhouses and single family row homes ONLY. Do not need more over crowding we do not have the infrastructure we have single lane roads. Also no skytrain which we don't want here - we are not Port Moody and Coquitlam and Poco. keep the rs-1 zoning

Not changing the OCP

Less density, keep village profile, not mini city, let's not become the density overrun of port moody, we are seeing the movie play out in front of us

I would prefer to see a mix 1/4 acre and 1/2 acre single family homes and town houses. I do not want to see any designated rental units or low income units. I do not need any commercial businesses. Maybe a coffee shop. Ground oriented housing options such as townhomes, duplexes and smaller less expensive single families.

Smaller lots, single family with suites, carriage homes

Absolutely NO townhomes or complexes of any sorts. Most definitely no towers, apartments, etc...There are other places out there to live in high density, overly populated chaos. Why bring that to a beautiful place like Anmore??????

I would like the Village take a step back to better understand what the residents actually want to see in the Village before making adjustements to the OCP or deciding on a preffered plan for Anmore South.

I like anmore as it is! I am not interested in changing the rural look and feel of Anmore! It is why I moved here! This development proposal will increase the population of Anmore too quickly, which would change the feel and atmosphere of Anmore. Anmore has lost too many trees lately which is going to increase the temperature of this area. Currently we are usually 1-2 degrees cooler than in Port Moody. I love being surrounded by trees! NO APARTMENTS! So that we have NO TRAFFIC, NO MASS AMOUNTS OF PEOPLE.

Veen it one eene lete

Keep it one acre lots

A diverse housing mix is critical to support Anmore's long-term sustainability, attract varied demographics, and foster a vibrant, culturally rich community. It ensures options for young families, seniors ageing in place, and essential workers, not just those who can afford multimillion-dollar estates. One-acre lots are unsustainable, excluding many. The mix of homes, duplexes, fourplexes, townhomes, and apartments aligns with housing mandates but needs affordable units and ground-oriented options for seniors, blending with Anmore's rural aesthetic. The Village had to consider the below for housing: • Affordable rentals, co-ops for families, seniors, workers. • Duplexes, fourplexes for accessible, senior-friendly living. • Energy-efficient, eco-friendly building designs. • Guidelines, green buffers to preserve rural character. • Housing diversity for varied ages, cultures, incomes.

PREFER OCP AMENDMENT FOR RS-1AC CONDENSED DEVELOPMENT (CD) ZONE FOR ANMORE SOUTH AS HAS BEEN THE STANDARD USED IN ANMORE FOR DECADES TO PROVIDE ADDITIONAL MULTI UNIT HOUSING. IN ADDITION, INCLUDE SPECIAL OCP AMENDMENTS RELATING TO REQUIRED NATURAL FOREST STANDS (WITH NATURAL STYLED KEPT PATHWAYS) AND PARKS TO REQUIRE TO CREATE LARGER NATURAL BARRIERS DUE TO THE SPECIAL STUDY ENVIRONMENTAL IMPACT ISSUES RELATED TO THIS EXTREMELY UNIQUE LOCATION. ALL THE WHILE TARGETING UNIT NUMBERS TO KEEP ANMORE POPULATION UNDER 5000. THIS IS PREFERRED -AND FULLY POSSIBLE WITH A WILLING COUNCIL- VS. URBAN ZONING. AS LITTLE TO NO COMMERCIAL DEVELOPMENT AS POSSIBLE. THIS TYPE OF PLAN REDUCES FIRE RISK, DEATHS DUE TO LACK OF ROAD INFRASTRUCTURE IN AN EMERGENCY EXIT SITUATION WHILE STILL ALLOWING FOR COST EFFECTIVE HOUSING OPTIONS WHILE PROTECTING THE ENVIRONMENT AND PROVIDING A CONTROLLABLE INCREASE IN TAX REVENUE BY AVOIDING INCREASED COSTS OF POLICING, MUNICIPAL ADMINISTRATION, INCREASE OF COUNCIL PUBLIC SERVANT EMPLOYEES AND OTHER INFRASTRUCTURE MAINTENANCE COSTS .

Keep to the RS-1 zoning, to respect the semi-rural environment that makes Anmore unique while enabling multigenerational living. We can't even get a bus close to our street, and the proposal is suggesting more condos-make it make sense....

keep it rural single family housing on 1/2 acre or 1/4 lots

And more should remain a low density community, the zoning should be rural and lot sizes should remain large. That is the identity of Anmore

A plan that looks at the entire village not just one area owned by one developer. While council has been focused on anmore south we have other housing projects that more than adequately will meet anmore growth. We need a real plan that consider the needs of our community and that is not looked at in isolation of port Moody and Belcarra. I'm all for densification but moving this village to 'town' and then a 'city' with this one development is NOT my visions for Anmore.

It should stay at .5 acre max

Not turning a 900 door 'village' into a 4000 door 'city'

I recommend to consider the option of CD zoning. This is a currently available option under RS-1 zoning. With CD you can moderately increase the total number of units and provide a broader mix of housing options, without the need for an OCP Amendment. It is the best option for development of Anmore South because it provides significant new housing, with a good mix of options, while also significantly retaining trees and natural parkland. The "Preferred Plan" is too extreme and should be rejected. The owner of Anmore South can then elect whether it wishes to submit a revised plan.

1) Traffic impacts as if David extension does not happen 2) Do we really need sewer in Anmore? Do we want East Rd ripped up and under construction for 18-24 months? 3) Risk of increased density and escape routes being clogged in an unpredictable wild fire

Avoiding negative financial or social results

Keeping rs-1 and pur cureent Ocp

If the majority of people living here now, are aging out, then it would make more sense to build rancher style single home dwellings on .25 acre lots. I personally am looking to move somewhere that offers sensible property development with considerations for the aging population. A smaller one level house, with a small property to continue to enjoy my space and serenity. The average younger person will still not be able to afford to buy in anmore, even if it is an apartment. I think this is a grandiose delusion if you think it's possible. Look at all the condos for sale in Port Moody. Young people cannot afford to buy them, and older people don't want to live in a tiny box.

Adding 2000 housing units would completely destroy the Village of Anmore, turning it into a City of over 5000 with higher taxes, larger need for policing, clogged roads that would become impassable in case of emergencies. A horrible panorama that absolutely should not be considered any further.

I am strongly in favor of maintaining the current RS-1 zoning for the area that is refers to as Anmore South. I am opposed to the change of zoning for this area. The one acres lots and houses make Anmore a unique community and have no desire to see this changed. I would like to see the developer present a coloured brochure that show what the one acre development would look like. I am sure the majority of others in the community would agree. Anmore is about nature not density

Dont think there is a problem with large lots and big houses for people that make more money

Please consider other options for less units. Have the lands remain designated RS-1 zoning or amend the zoning to allow 1/2 acre lots with some areas for duplex's to a maximum of possibly 300 units. 2200 units is not reasonable for a small village growth plan.

Less people. There is too large of an increase without considering the roads and systems currently in place. Anmore is loved because it's quiet and not overrun by a large population. This is going to forever change anmore in a bad way.

Completely disagree with the density proposed for Anmore South including any idea of building low rise apartments and condos.

I would like to see the village mayor/council consider a referendum to ensure the people of Anmore village are asked the right questions. These questions are misleading and not giving me an option to say what I would prefer. I would prefer and agree to 500 units that include smaller lots / townhouses, 4 plexes, duplexes and single family homes.

How about the village ask its residents if they want this development at all? A referendum should be the first step.

I believe residents should decide through a referendum if we want this development at all.

I believe residents should have a referendum to decide whether the community should maintain a rural development plan or change to an urban development plan. Residents have not been given this democratic opportunity to record their choice. The OCP amendment should not move forward until a referendum can be held.

I don't disagree with different housing options, such as smaller lots, coach houses and even duplexes, but I don't think Anmore should have higher density options like townhouses and apartments. This is contrary to Metro Vancouver's plan of transit-oriented development, and would increase Anmore's population beyond what the transportation infrastructure can handle.

I think we should have a referendum as I don't think we should change the zoning away from single family homes

Traffic and road network. Emergency services and there ability to easily access Anmore

The impact on increase in density in all aspects of the Village such as police and fire service and how that will impact the Village financially. As well as ensuring a safe road system that takes into account moving people out quickly if a wildfire occurs. I would like to see a plan for this.

Leave things as they are. All properties, if owner wishes to develop, should fall under the existing zoning and the existing OCP. No one is listening to the majority of what residents want. Why are council pandering so much with this developer instead of paying attention to the residents?

Do not change our OCP to accommodate sewers. Do not use any of iconas current neighbourhood plans or all one acre lots only. Consider a mix of housing much like we are doing now including the use of cd zoning. No comment

I think future housing needs can be met via infill housing, carriage houses etc. I am opposed to apartment buildings in Anmore, because they do not fit with the culture of the village, its rural designation, or the direction of Metro Vancouver to encourage transit-oriented development. Smaller lots are fine if that means more green space can be preserved, but not medium- or high-density housing.

I do not want anything but single homes built in Anmore.

Emergency routes and services like policing, fire, ambulance. Routes in and out of Anmore with the increases traffic and population, it is already a HUGE problem. Community centres, more emphasis on parks, schooling, commercial stores, making a whole encompassed community instead of relying on what is already within Anmore. The already existing services and roads can barely support our current population and there needs to be mass improvement.

Anmore is not the place to put in high density housing. we do not have the capacity, nor the infrastructure, or the resources. Doing this, without the proper consideration fro traffic before building is completely irresponsible. 1 acre building sites only

traffic crowd so many people will move in

Leave the current RS-1 zoning of 1 acre lots in place

no more than 300 homes in Anmore South no change to the current RS1 / cd zoning maintain rural

Stores and coffee shops Stuff to walk to

Townhomes and apartments

Zoning for 1 Acre lots as it currently is with where home owners can have a suite and or carriage home. I do not wish to change the current OCP.

metro vancouver needs more detached homes for families as well, not more dense condos/townhomes in rural areas no where near schooling, young person jobs, transport, health, etc. There must be a plan in between being all 1 acre, and perhaps 1/3 to 1/2 acre detached houses in this area. 4-5-6 story condos will bring a range of growing constraints and problems to infrastructure in a rural setting that is lacking in infrastructure, roads, utilities, etc. Lifestyle community centre and a village hub with shops and a grocery store

This survey is biased and misleading

Limit the housing options to 1-acre homes and Coach houses. Too many people coming into our Village will ruin its character. We lived in Westwood Plateau for 20yrs prior to moving to Anmore. We saw what it was prior to LOTS of people around us. While we like the potential benefits to families with changes like a new recreation centre, the traffic on Ioco will be horrible.

Concerned about escalating costs and taxes due to increased policing, fire dept and septic costs. Very concerned about the impact of traffic on downtown Port Moody due to creating a driving community.

Young family solutions that appreciate the quiet, nature, and nicer community to be a part of.

Prioritize town homes over condos.

More affordable housing; Anmore shouldn't be for the rich only. either offer rental below 3K/month or housing options for purchase around the 800K range, that arent shoe boxes.

I urge the Village of Anmore Council to take the traffic study and the implications of the developer's proposed changes to the Official Community Plan (OCP) with the utmost seriousness. The suggested amendment, which involves rezoning from RS-1 single-family to higher-density development, could potentially triple Anmore's population over the next 25 years. Without any significant expansion of our main roads—both Ioco Road and East Road already operating at capacity—this growth poses serious risks to the safety and well-being of residents in both Anmore and Port Moody. In the increasingly likely event of a natural disaster such as a wildfire, which are becoming more frequent due to climate change, evacuation could become impossible, putting lives in jeopardy. It's deeply concerning that a member of Council dismissed these valid concerns by saying, "That ship has sailed," in response to Councilor Richardson's call for action. In truth, that ship hasn't even been designed. The proposal from Icona, a developer with no proven track record, could leave our community vulnerable to broken promises if they exit the project. We must not rush forward without thoughtful planning. As Dr. Martin Luther King Jr. wisely said, "The time is always right to do what is right."

Leaving it as it's intended. 1 acre lots!

If your putting more housing in then make sure you deal with the traffic issues that there already is

Recreation centre with Swimming pool. Grocery store, road infrastructure

We need to look at the future of the village comprehensively, not one development application at a time (even when the development is as big as Anmore South). If the long-term goal for the village as a whole is to have a good inventory of diverse housing options and Anmore South satisfies this, then there should be stricter limitations on future development within the village (including infill and redevelopment of currently-occupied properties). Conversely, if Anmore South is developed with less density and diversity, then it should be recognized that density/diversity will be a goal for other properties within the village.

As a Anmore senior who lives in a large house on an acre and does not want to move, I am very much in favor of staying in the community but wish for a new home that is smaller in square feet, i.e. rancher, and a smaller lot. As we age and our children have left home we do not require the space and square footage any longer. Bring on a broader mix of housing which I know is desired for the QUIETER voices in this community! Change is going to happen so lets plan for it properly entertaining ALL RESIDENTS wishes!

This development is not needed. People come to live in Anmore because of the way it is now, it's a sleepy little piece of heaven, it doesn't need 5 to 7 thousand more people, you're just inviting trouble, but I'm sure the Mayor and Council will push it ahead before the next civic election, even though the majority of residents don't want it. Duplex's and small lots for single family houses

A referendum

Anmore has gone from 800 to2200 in the last 35 years, There is no reason to go any faster.

Keep Anmore Rural, individual homes or duplex options, ranch home, gated community for seniors. No condos, no low rise, no retail.

Lower Income housing

More SMALL single homes on 1/4 acre lots.

single-detached homes only and some duplexes are the only good option for Anmore South... Don't over populate this unique forested area

Senior living

I think Anmore could have more housing options- however the proposed town home and low rise apartment are excessive- the quant beauty of this community and what makes it so special will be ruined with so many home/ cars and people. I prefer the options for more single family homes and maybe a few other options but the last proposal I saw at the community centre was very disappointing. There were upwards of 20 apartments and similar amounts of row homes - way too much - and how will all these people commute out of Anmore.

Some not for profit housing Seniors housing?

Traffic management plan.

Multi family, duplex triplex 4 plex

Green space and amenities (grocery etc)

I think the main issue is road access. East road and Ioco can not handle the traffic increase

Work with Port Moodu to provide another access in

Townhomes are the best form of housing to create more green space and the same number of homes.

Not 6 stories

My preference is to leave the OCP as it is. If we are to include multifamily dwellings then that is something that we should take our time in reviewing and planning. This project seems to be very rushed, and I think it deserves more time to review all of the Technical reviews. I find this question is misleading and I don't want my desire for more diversity and housing types to get confused with my wanting the Anmore south project. I do not agree with the Anmore South project. I do not believe that this is the right location for the project. Anmore does not have the infrastructure at this time to allow for an additional 2200 units/5000+ additional residences. The Anmore South project is beautiful and it's a great idea for a different location. Not Anmore.

There is nothing wrong with having a single family community. Not everything has to be busy. If you are planning on building a larger version of Newport Village in the middle of a rural area what would be the point of living here? That area used to look like Anmore before it was developed. If I want the convenience of a City I certainly wouldn't be living in an area that adds a minimum of 15 extra minutes to every commute and also take on managing my own septic, having no additional services like a library or community center, pay for water which no adjacent community pays for. There are pros and cons for every community you are taking away any pro. Duplex and 1-2 bedroom condo units.

Single detached one acre homes only!

Buildings should not be taller than 3 floors.

Anmore needs more diversity in housing so I can afford a house here. There is no way I can afford a large house and having grown up here I would like to stay. This is anmore's only real opportunity to provide significant diversification.

Do not build more.

A few higher apartments, maybe 10 stories, terraced to the landscape, clustered a bit to provide more open space.

A diverse mix of developed areas. I do not want to walk through 150 acres of developed land and see one vision and one design language. I would like it to feel as though they are independently conceived neighbourhoods and areas. I think as well, commercial space should be prioritized.

Affordable rental units Sewage system

The village can achieve more diverse housing options such as townhouses and laneway homes without changing the OCP and extending the urban containment boundary.

Focus first on infrastructure (water, sewer, roads). Why does Anmore need different housing options when those are being planned and built where they should be, around transit and already provided infrastructure Low rise buildings. Studio and one bedroom suites.

Housing for all. We should be more inclusive and providing housing not just for the rich and privileged.

Adjusting noise bylaws regarding construction noise for residents doing work on their own property, including building new structures/homes to allow for increased hours. Current hours make it difficult to put in hours on their own home/property if working full time during the week.

To address our current and future housing needs we need to move to different housing styles.

Below market pricing housing would be nice.

1/4 acre, 1/2 acre and/or 1 acre lots are ok to continue with rural designation

I would like to see townhouses but not micro condos like Vancouver has.

Anmore should no longer be a haven for rich people in big houses on big land For a community to thrive we need diversity.

Small single family or duplex neighborhoods like birch wynde, countryside village and anmore green estates. No apartments or townhouses

The Village should choose the middle way by avoiding extremes. CD zoning has not been discussed. Why amend the OCP when we can work within it?

I like this new plan.

We have been hoping for something like this for a long time. I would like to see younger families move into our area and have more facilities to support them.

Less expensive homes for families will make Anmore more inclusive and affordable.

need diverse options, for aging parents, for young families, current housing options for the most part price out large sets of groups.

So much of what is suggested in the glossy 'project update' brochure is simply not addressing our real fears that what makes Anmore special and unique to all of us is being torn away for the sake of profits. 6 story buildings!!! 4000+ more residents!! Urban!!! That's not what Anmore is. We are a small rural quiet no-street light beautiful nature-bound village!!! Please please hear us when we say we simply don't want this. more small lot single family opportunities

The only thing I keep hearing about is the traffic flow, which many people I talk to have concerns about.

I honestly do not believe that apartments are an option

I think you have covered it all.

Would prefer the area remains RS1 rural, the area is many decades away from a deeper urban setting, like those in metro vancouver around hubs

Half acre single dwellings

I think the plan to include apartment complexes in Anmore South is a step too far. I support the other housing mix but not high density apartment blocks.

To re think what they are doing. Nobody in Anmore wants this type of housing. Anmore is not meant to have this housing. Stick to big home on big properties and stay UNIQUE. Turning Anmore into an [redacted] shoot This is absolutely asinine qnd disgusting . The density of anmore is already insanely high during spring and summer. There is no emergency routes in and out. You are killing this village with every tree you cut down and lot sold. You and all involved should be ashamed of yourselves. Experts? There are no jobs within 30 minutes of anmore; 1 hour if you add rush hour. There is nothing walkable or convenient. Anmore relies on TWO roads that link to itself in Port Moody. You people are insane.

Keeping trees and the current feel of the Anmore rural setting

Retirement

A wide variety of housing options including 1-2 bedroom apartments and townhouses. As well, single family homes with coach houses.

Anmore is unique in its way of life. To now exploit all its reasons for people to want live here in its current state, seems very sad. All of its amazing qualities will be lost and become just like every over populated and busy city. it will be a shame to lose one of the last places of this calibre. I understand why these proposals are here, but it seems we are spoiling enough of the surrounding area, that I believe we should at least preserve Anmore.

Walk up townhomes. I think young people can accept a smaller yard but would love to have their own front door! Maybe townhomes without Strata? Another wish-list for lots of folks.

6 stories is way too high. Main house and coach house is enough. Not too many townhouses

Nothing, definitely not anything higher than six stories

Would like to extend the timeline to approve this development. It does not fit into the culture of Anmore and we, as residents, need more time to decide how to shape the future of Anmore

Cd zoning options. More single family homes. 1/3 acre. The density in the project is ridiculous for an existing rural community.

Retain the village. Housing options should not add more than 100 cars to village traffic.

Leave zoning as is

Recreation space

Nothing further to consider, but simply to re-emphasize that a mix of housing options is good.

reducing cost , utilities and taxes for current residence if this goes through..what are current residents benefiting from this?

Road infrastructure and traffic management.

Rental Housing

I believe this master plan well entails diverse housing options

Consider anything other than RS1 zoning.

As the Village considers the OCP Amendment Application and the Neighbourhood Plan, I would like it to prioritize a diversity of housing options that meet the needs of residents across different life stages and income levels. This includes a thoughtful mix of ground-oriented homes, such as duplexes and fourplexes, as well as townhomes and low-rise apartments that can accommodate young families, seniors wishing to age in place, and working professionals who contribute to the community. Incorporating rental and attainable ownership options would help address housing affordability and ensure that Anmore remains inclusive.

I'd really like to see some smaller homes—maybe cottages or suites—so that people like my kids could afford to stay here one day. Not everyone needs or wants a big lot, and more choices would help keep families close. How people will access these homes without any realistic transportation plan.

Keep our current OCP. Develop Anmore south with CD zones, single family dwellings with basement suites and carriage homes.

Rezoning existing lots for more density. Before an older home is torn down for another mega-mansion, have the site designated as a multi-family site for a duplex or quadplex first. It is unreasonable to have all of that density in one area of the city. Try expanding your density within existing lots first before bulldozing more forest. CD development with townhouses and houses, no apartments/condos

Single family homes

More choices, please. Not just big houses—add townhouses, duplexes, rentals, and suites. The next generation needs options if they're going to live here too.

smaller units that are more affordable for middle class families Anmore is not well served by roads. ITS NOT SAFE TO INCREASE THE POPULATION AND NUMBER OF HOMES AS THE PLAN PROPOSES Consider the living style people that live here wants, and what type of people would even move here. It is unrealistic that so many younger generations of people would want to move to such a small and distant village- due to the fact that probably they need to work and most younger people would prefer places with more social life. People who reside or want to reside in Anmore are typically ones that look forward to more peaceful, larger, "emptier" lifestyle so to add so many duplex and even maybe an apartment is kind of unrealistic. It is changing the way of Anmore living, though many would love it (I personally do), I believe it's important to consider what type of environment and community that is already existing. The fact that this is called the "Preferred Plan" is outrageous. Multi-storey town homes and apartment buildings are not a suitable density option for Anmore given the limited road situation! Over 55 communities with smaller homes ie: ranchers We have to consider the traffic problem that will happen if all this goes through. We already have bad traffic on St. John's! I support a broader mix of housing overall. Especially housing that supports more marginalized groups, like lower income families and seniors. We live in a privileged bubble here with larger than average lots and home values and much lower population density. I believe in not excluding others from the benefits we enjoy. I also support contributing to solving the national housing crisis (limited supply, demand exceeding supply, all because of limited land overall, population explosion etc) at a local level, especially as we live in the proximity of Vancouver which is the epicentre of this crisis. Having said this, I do think this needs to be done well with both the safety of the environment and people in mind. Keep housing the same. 1 acre lots. More housing options for Anmore residents to downsize such as 2000 to 3000 sq foot ranchers. I believe there is just to many homes in the Icona proposal. improved egress for the area A less densely populated development; maybe limited to detached houses, townhouses. Dear Members of the Village Council, I am writing to express my deep concern regarding the potential changes to zoning and land use that threaten the rural character of our beloved community. The current one-acre lot zoning reflects the wishes of Anmore's residents, fostering a lifestyle that promotes privacy, open space, and a strong sense of community. High-density development stands to disrupt this balance, leading to increased noise, congestion, and potential strain on our infrastructure, which is not equipped to handle a surge in population. Furthermore, such changes could have detrimental impacts on our local environment and ecosystems, which many of us cherish. Given these significant concerns, I urge the council to hold a straightforward referendum, allowing the citizens of Anmore to voice their opinions directly on these matters. It is my firm belief that our community would overwhelmingly reject high-density development, reaffirming our commitment to preserving the unique character of Anmore. Let us prioritize the values of our residents and engage them in this important decision-making process. Thank you for considering the voices of our community. Sincerely, Dr. Dave Baspaly 3025 Anmore Creek Wav I did not move to Anmore for it to be developed like the rest of greater Vancouver. I like its rural feel and do not want the higher density south anmore plan to go through. Aside from the above, the traffic would be detrimental to the neighborhood. More affordable housing Not every area in the Metro Vancouver area needs to be higher density. In order for the region to maintain a "broader mix" there needs to be some more rural areas. Lets leave the higher density to the areas of Metro Vancouver that are better serviced by transit. Lets leave Anmore to a more rural setting. No one at the village has been able to explain to me why Anmore needs this development. We have existed for decades without it. Any development is to the benefit of the developers and their "friends", not to the benefit of the current residents and tax pavers! 1/2 and 1/4 lots, single family homes with some town houses. No rental or low income housing. Traffic, fire routes, school impact, quiet community Keeping the village rural and not significantly increasing the amount of housing. Keeping traffic down and as much green space as possible Preservation of the Anmore rustic feel. Do not cut down all the trees in sites, protect the wild feel. Vehicle traffic is also a major issue & needs to be resolved before any changes are approved. Renter friendly options

As a village we already have manufactures homes, small homes, duplexes, fourplexes and single family homes some with suites and/ or carriage homes. I do not want townhouses and apartments. This is not the area for that. Any apartment construction should be restricted to three floors not six to maintain the natural feel of the community. The community already has a number of blind spots at driveways for oncoming traffic. Any approved housing must allow for entrances that have clear views of traffic and no connecting roadways should be approved if

the intersection creates blind spots for traffic. Keep the housing options within the current OCP.

People move here for seclusion to be away from the city centre feeling of condensed housing and horrible traffic and crime

Anmore has a very broad mix of options currently. We need more of what we have. Small lots like in countryside. medium sized lots like Alder/Birchwynde, and larger 1 acre plus lots. The proposed development is too large and will create too many unnecessary problems for Anmore.

More input from residents

Row homes, duplexes, maybe a 3/4 story small condo. Building within the terrain

Keep them at one acre lots. The development you are proposing will ruin the Anmore concept. I am a 50 year resident and have seen many changes. Have any of you thought about exiting the Village in an emergency. If there is a fire, how many will die. The Ioco corridor is already compromised with the current traffic. I am 100% against your proposal. THINK before you go forward. We don't need nor want this

To keep 1 acres parcels. No condo, no townhouses

Don't densify - Anmore is special for a reason

I think we should keep anmore as it is or close to possible with just large houses. It would ruin Anmores reputation and class with different housing options.

Rent to own, Senior living, which offers additional services as residents require.

Keep the rural feel. If there is to be denser development, it must be paid for by the developers not by Anmore residents through increased fee and taxing

I am happy with the current proposal. I like the idea of town houses and smaller homes as well as low rise apartments.

There is a great option to develop the land in a controlled and appropriate way. Anmore is not the place for a development like the "preferred" plan. Why not consider some smaller lots in line with Birch Wynde. Maximize the number of 3-bedroom homes in multi-family. This is a drastically needed housing form.

Appeal to Port Moody for Bert Flynn road access

Consider that any more density, population, traffic, cars exhaust, pollution —all this bring for lost value each house on the end! Beneficiary only builders and people who help move this idea for many years, this understandable! Not understandable what's benefits for regular residents??? Same like the Anmore HuB—-what's for people? Any classes, activity??? No.only huge offices for staff, useless spent money! Looks nice but useless for people, but people pay for this

1/2 acre lots

1/2 acre lots

I keep hearing the land is going to be developed. Whether as rs1, or the proposed option from Icona- which is incredible dense. Why are no other options being looked at? Like neighbourhoods like Birch Wynd? Or Crystal Creek? Or Countryside? Where housing is denser, but still fits with the Anmore rural feel? Townhomes are ok- but I cannot see the need to having multistory buildings. Build smaller pockets of neighbourhoods with green space in between. It would still meet our needs to expand our tax base, without losing what makes Anmore feel special. The proposed density, and lack in acknowledgment that this changes Anmore forever, despite increasing risks with wildfire, lack of road infrastructure, and lack of willingness to engage with people's concerns about things such as having schools big enough to serve the population (look what happened to Burke Mountain) and just saying 'it isn't our problem to solve' is frustrating

Lower density and an adequate plan for roads.

stay with current rural designation and rs1 zoning

I would have liked to see more single family homes with less density. The density of the proposed plan spreads it out too much over the area.

I think the site should remain RS-1 zoned. The lack of sanitary infrastructure and the poor connectivity of Anmore means that any scenarios which densify beyond RS-1 zoning will undermine our quality of life. Coach houses and basement suites I believe having: - single family - duplexes - townhomes - apartments in buildings is a nice mix of housing options. Allow for multi generational homes (suites/carriage houses) I would prefer not to see a rental building per se but allowing homeowners to rent out the home or unit if they wanted to.

Consider rancher style homes. Consider how higher density will affect road infrastructure. Consider how if there is an emergency or fire how emergency services will access community. Also how people would exit the community in a fire situation.

Dropping the Amendment and Neighbourhood Plan. Consider rezoning all to 1/3 acre. More housing but maintains character of Anmore.

I believe the current OCP is meeting what people are drawn to Anmore for.

Respecting the village's identity and housing mix that attracted people to Anmore in the first place. Many people bought or built their homes here because of what Anmore is today and has been in the past.

Single detached homes that are smaller and more suited for seniors and young families

It would be nice to see house similar to those in Birchwynd and Alder.

No change to the current zoning of 1 acre lots with a suite and coach house

We need a referendum to decide if Anmore should make the drastic change from rural to urban. I want to stay rural and your 3 "preferred plans" do not align with my desire as an Anmore resident since 2006. Do better.

I would like to see more small lot single family homes, duplex's and town homes. The current plan includes to many apartment units.

No condos. the market is saturated. Smaller homes on smaller lots or duplex/quadplex that are thoughfully designed on 1/2 acres or 1 acres would be best suited to the changing dynamic of aging in place and building family estate type, multi-generational homesteads. Condos is ridiculous. Tell Tony Cai and his brother that we love their idea of building a community from scratch as a hobby - but it has to be livable by real people.

If you are going to open up the Housing mix we need to see the proposed infrastructure changes before we go ahead.

single or multi family homes

Affordable housing. Co-ops, rent controlled, etc.

Affordability (including some co-ops, rental units, etc.) Accountability for transportation needs across the village

Rental and below market rentals for a percentage of the condo's

We feel this is far too much densification for our little village and does not seem in keeping at all with the Anmore concept.

I think smaller lots with single family, duplex would be acceptable. I worry about traffic, emergency evacuations, schools etc if we were to allow further density. In addition, there is very little single family home being built elsewhere in the tricities, which continues to drive up the price of single family homes. Communities like Birchwynd and Ravenswood while allowing secondary suites and coach houses would be preferred.

Infrastructure

More accessible roads. Better street lighting.

That the housing is aligned with the density outlined in the current OCP and the current semi-rural character of our community. The preferred plan has too much density.

- NO apartments. Not semi-rural Anmore feel - not why we moved here. If we wanted port moody newport vibe we would (and people who want) should move there. - What is the maximum density for Anmore South to remain on septic and semi-rural designation? That is what we should be basing potential community layouts on and voting on. - There can be (and sound like most people would be happy with) a level of density between the 22 apartment plan and 1 acre single homes. Let's be real, it's not all or nothing. - The OCP process and planning out the Icona lands should be separate procedures, NOT interdependent. The developers plan should not be dependent on changing the OCP and designating the area urban - they bought the land under the current OCP - if they wish to densify, then they can apply to the village, BUT any OCP changes should be based on the community members wanting the change the density NON-RELATED to the proponents application. - You are proposing a walkable community within a non-walkable accessible area. This does not make sense.

Reasonably diverse options as proposed

Let's build a neighbourhood that reflects our values. That means homes for teachers, tradespeople, young families, and seniors—all in one walkable, connected area. A variety of housing options isn't just good planning—it's good community building.

The issue is not "consider in terms of housing" as all of that can be addressed through changes of the current zoning. The issue is the density. Also, the neighbourhood plan has never been presented. The "preferred land use plan" has been presented. To suggest that the neighbourhood plan has been considered is completely false.

Shutdown project or develop only what is allowed in current OCP. The infrastructure and environment cannot afford to take on more development.

All options should be compatible with Anmore's existing rural designation and location outside the urban containment boundary. The current plan should be replaced with CD zoning alternatives that include small single story houses on one quarter to one third acre lots. All dwellings should be septic compatible. I would also like to see creative solutions to the affordability crisis such as an area of co-housing dwellings.

We moved to Anmore 20 years ago because of the bylaws for lot sizes and natural spaces. It's a unique community in the Lower Mainland. Changing it to look like most other municipalities will lose its charm and for my family, you will take away our desire to continue to live in Anmore.

More detached homes, and not as many as 2000+ homes in an area that is difficult to get to and puts a strain on traffic.

Along with more housing we would like to see amenities for the residents of the new housing and existing residents of Anmore.

We would like to keep the current eco system healthy and unchanged. We appose future development to Anmore as it needs to be a jewel as it has always been. We have seen how Westwood Plateau and Burke Mountain has been mismanaged by development changing the environment and eco system.

Condos for our children so they can stay in the community they grew up in and housing facilities appropriate for our aging family members who are going to require care as they get older and their medical needs change. Keep the village as urban

Broader mix of housing is readily available in the adjacent communities. Our family specifically chose to move to Anmore for the current and future village as outlined in the current Official Community Plan and do not believe the OCP should be amended as proposed.

Do not consider housing options above 6 storeys

I think it's great to have a diverse group of housing for all

Keep anmore as is and respect the current OCP plan for growth

Sports complex

As we consider the OCP Amendment Application and Neighbourhood Plan, what else would you like the Village to consider in terms of retained natural areas?

Absolute minimum destruction to natural areas. As seen with the first rainfall after the Cordovado development clear cut their property, we had Sunny Side road wash out, leaving us with 1 proper exit out of the Village. Consider the destruction of infrastructure from clear cutting.

Ravenswood is a good example

I would like it to keep with the look of Ravenswood - this is a perfect example

Similar to ravenswood

Ravens woods is a good example of what would work well.

To not cut down more trees and run all of the wildlife out of town and into traffic 👍

No clear cutting. A development like Ravenswood where trees were protected, but the homes don't need to be that big. Corridors for animals to move through safely.

I don't want clear cut bare land. I don't want to see 2 acres of bark mulch - like what is in front of village hall

I would like Anmore to maintain RS1 and design a concept just like Ravenswood The Village of Anmore needs to strictly enforce the tree retention bylaws on RS1 zoned property to prevent clearcut on these lots

Please consider forest space vs park space and not just retaining trees, but the forest plants around trees at ground level too. Forests are important for animals and humans too. Ensure there are forest corridors for the animals that inhabit the lands here that will connect them to larger forested areas. Make wildlife crossing areas/underpasses

I like the icona proposal as it preserves the most forest

I love hiking and go hiking every other day but all there needs to be is some walking trails connecting it all. Everyone that hikes goes up the mountains

Existing wildlife being evacuated

We need to consider our wildlife first off as we would be taking away their homes. We need to consider emergencies and how that many more people would be she to evacuate

The proposal provides more green space, parks and fields and trails so I support the application and plan

Rs1 zoning is better for the environment

Leave the OCP as is.

Keep it all, stop the building. Enough already.

What are the specifics around retained natural space g F or public use. Another bunzen type situation?

You can't cut existing trees and forests and change their whole habitat then say it is better to build more housing to save more green spaces.... That makes absolutely no sense. Build a manageable, sustainable development and leave most of that area untouched. Bringing so much population to an area with difficult access and infrastructure with the thought that this is the solution to sustainability is not logical or practical.

If you want to secure nature, just build single houses in one or half acre lands. There are lots of lands in BC for apartments and condos. No need to demolish nature.

We need to keep green spaces and the natural beauty of the area. We can already see the rapid changes by cutting down trees as Suter Brook and now the inlet district have changed Port moody - that is not the environment we want here.

would rather have the rs-1 zoning retained

There's already enough natural areas

Nature vs population balance. Keeping higher % nature but adding significant population density is net negative on environmental, traffic, expenses, quality of life etc

Maintain the existing natural areas and build around it. Do not clearcut it all, then plant grass and shrubs and refer to the areas as "natural"

Connectivity of the green spaces.

Nature trails

Maybe don't clear cut trees and you wouldn't have to make massively, intricate plans to ensure you maintain our natural habitat????? No townhomes. No apartments. You will and are ruining the anmore i know and love. I would like to see the Village retain natural elements as well as the current Village is today. For me, while I would like to see the trees retained, having spcae between homes, quiet neighbourhoods and less traffic is the most important natural environment that I would like to see.

Your OCP amendment statement says you will keep 35% instead of 18%, how much of that will be handed over to the Village, and will it be protected for ever.

Please make sure no more nature and trees and forests are destroyed. Apartments and townhouse complexes destroy lots of nature and trees! It is not possible that they increase! Doesnt seem true. Anmore is about nature. Maximizing green space is essential for conserving riparian areas, wildlife, flora, and fauna. It preserves Anmore's ecological integrity, supporting biodiversity and sensitive ecosystems. Public natural areas foster imaginative play, recreation, and health, promoting wellness and longer, healthier lives that enrich community contributions. Nature access enhances mental and physical well-being, vital for all ages. • Riparian protection: Enforce strict buffers around creeks and wetlands to safeguard water quality and habitats. • Wildlife corridors: Design connected green spaces to support animal movement and biodiversity. • Public access: Ensure 43% retained natural areas include trails, play spaces, and quiet zones for recreation and wellness. • Native planting: Use indigenous flora to enhance ecosystems and reduce maintenance. • Education: Develop interpretive signage to promote conservation awareness. • Monitoring: Regularly assess natural areas to ensure ecological health. The Preferred Plan's 35% green space, enabled by denser housing, far exceeds RS-1's 18% private forest, offering public benefits and sustainability.

COUNCIL CAN AMEND THE RS-1AC TO INSTEAD BECOME RS 1-AC CONDENSED DEVELOPMENT (CD) WITH A REQUIREMENT FOR A MINIMUM 35% FORESTED LAND REQUIREMENT DUE TO THE UNIQUENESS AS A SPECIAL STUDY AREA AND SALMON SPAWNING ESTUARY SYSTEM REGIONAL AREA. THE LAND OWNERS ARE FORCED TO ABIDE BY THESE AMENDMENTS KNOWING FULL WELL THESE LANDS WERE -AND STILL ARE -UNDER SPECIAL ENVIRONMENTAL STUDY, KNOWING SUCH A RISK TO LAND USE AMENDMENTS WERE THERE WHEN THEY PURCHASED THEM INITIALLY.

Please respect and listen to your residents. Most of us understand the need for increased housing, but also see a clear slant in the way you phrase these questions. A referendum would solve who is for and against this project in the first place, let alone an OCP amendment to build condos. So as the council often does, I have skirted your question.

no clearcuts retain cedars and strong trees

The area should remain as rural as possible

This is misleading. The areas that are retained natural will be largely clearcut and replanted. They will be developed and not natural areas. Rs1 actually means the areas will be protected.

This is a loaded question that favours the proposed development.

Cut as few trees as possible

The CD option is ideal in that it provides a good mix of housing types and retains at least 30% as natural area.

18% sounds very reasonable. This is in line with the current OCP, which makes sense for a rural setting such as Anmore.

Keep the OCP at all costs Call a referendum

Why are these the only two options for this land? You are essentially saying that if we keep the land under existing zoning then only 18% will remain forest but that is not necessarily the case.

Well considering there were some rare species that live in the area, I would hope that there would be more consideration for retaining a greater "untouched" natural environment. I am concerned about your definition of "natural environment". As evidenced by the forest torn down beside the HUB, and the plan to reforest a part of the area to "natural environment". I believe your definition of natural environment is to clear cut the mature trees and devastate the land, only to build your dream housing plan, and then plant a few trees to say it's a "natural environment". Leave the forest untouched in 53 acres, then the concept might be easier to accept. I completely disagree with the extent of this development.

I strongly believe that less parkland in the village is a much better option compared to the townhomes, apartments up to six storeys proposed in the Preferred Plan. The developers "Preferred Plan" is definitely not preferred by me. I am more that satisfied with the 18% of the total property being maintained as forest and green space.

If you look at all the natural areas they are in non building areas cause of fish bearing streams. If you have one acre lots you still have a lot of green space

This is a ridiculous question. Of course we want retain natural spaces, but not at the expense of adding 5000 individuals to our small village. Possibly 2000 kids that need to go to school and to parks. 2000 kids competing for usage of Port Moody recreational services. 4 time as man garbage trucks on the road. Give your head a shake! Anmore is beautiful because of the amount of nature around us. This needs to be kept more than the need for developers to expand.

Again, my opinion doesn't really matter because ICONA will very likely sell the property once the 'preferred plan' is accepted and the OCP amendment application is approved. This is when the new purchaser builds out some other plan that fits their new vision while checking all of the boxes based on the new multi-family zoning for the property. This survey is a waste of everyone's time

Leave it as RS-1 zoning - don't want a mix of housing. We have enough density with basement suites and coach houses.

The OCP application should not proceed without a referendum. Residents have the right to voice their opinions on whether we are going to risk Anmore's natural areas for this development.

To retain the current natural areas the OCP amendment should not proceed amend until the residents are given the right have a referendum. I believe the majority of residents prefer the current rural setting and want to maintain current rural development plan

I agree with the concept of grouping housing units closer together (higher density) so that more land can be preserved as natural environment for animals. For example, 1/3 or 1/4 acre lots, or even smaller. But the Anmore South concept goes way too far in terms of density, in my opinion.

I think it would be best not to change the zoning which makes this question irrelevant

-we would like to retain as much green space as possible.

I would like the majority of green space to remain riparian.

How can I answer his if I am not in favor of the amendment in the first place? Who will listen? Should we have a public input gathering and fill our yellow post it notes? ... oh yeah, we did that and it was readily ignored and participants were called naysayers.

Do not change the OCP to allow sewers. CD Zoning also allows for much more natural green space than single one acre lots. Why is the option of mixed use housing not included in any of the potential uses for this land? It does not matter that icona has not included it. Say no to all of icona's neighborhood plans and no to changing the OCP to allow sewers.

I'm concerned that if we have large developments in Anmore our natural areas will be gone. I've lived in Anmore for many years and enjoy this beautiful green space and don't want to live in a "Burke mountain" environment.

As mentioned, I have no problem with smaller lots in order to preserve more green space. No one really needs a one-acre lot. Make them 1/4 acre or 1/3 acre, and increase density that way. There must be a middle ground between the 85 one-acre homes and the 2200 homes proposed in the Preferred Plan. Let's explore options closer to the low end of the scale - in the low hundreds perhaps.

I find this question to be biased and misleading. It suggests that increased housing density, including townhomes and apartment buildings, is the only way to maximize retained natural areas, which oversimplifies a complex issue. I do not support subdividing Anmore South into high-density developments. The character of Anmore is defined by its large lots, forested spaces, and rural feel, not by dense urban-style housing. Protecting green space is important, but not at the expense of dramatically altering the nature of the community through overdevelopment. There are other ways to ensure environmental stewardship without introducing apartments and six-storey buildings.

It is important to have as much natural area as possible, the nature and animals is what makes Anmore, Anmore.

keep everything natural. Dont develope. no one wants this.

1 acre building sites only

keep more green area

maintain rural designation maximum 300 homes

Would like green buffer zones

We have enough natural areas

Keep OCP the same.

we are in a rural setting far away from bridges, mass transit, etc - the cost to tax payers and various levels of governments, authorities, etc in future to resolve these issues would be astronomical and lack attention. There is only so much tax payers can afford to leap frog attention to this area - including bridges across Burrard Inlet or Indian Arm. Its not in Metro Vancouver's plans or budget for the foreseeable decades.

I'd need to see the topography and identified wet areas to give an informed opinion

I don't want an OCP amendment. I want Anmore to keep its semi-rural designation. Anmore South project will destroy our beautiful environemnt

Why is this 35% not dedicated parkland?

No additional feedback as long as responsible decisions are made the preserve the nature feeling Anmore offers

Cutting trees.

Don't remove all the trees. Keep trees, and build around them. It takes decades for trees to grow.

This vision should never ever legitimize tripling the population of Anmore and create road blocks and endanger life fe-safety activities in the event of wild filres.

This development will disturb the natural habitat that existing. This should not be development to more then 1 acre lots.

Build a community centre for us

Same rec centre with pool, outdoor track

Natural areas for "public use" should actually be usable. Too many of the village's existing "parks" are just oddshaped lots with no clear purpose and no connection to each other. It should be possible to walk or cycle between various points (school, shopping, various neighbourhoods, playgrounds, Village Hub, etc) primarily within "parkland". It's also not just about the amount of space, but how it is applied. Beyond designating land as natural areas, related factors should also be considered. For example, a "natural area" is hardly natural if it is bordered on four sides by busy roads or large buildings. Restrictions should be placed on things like: light levels, sightlines, access to wildlife corridors and waterways, proximity to safe pedestrian road crossings, adjacent building heights, and so on. A small, well-designed natural area can be better than a large, poorly executed one. Make exciting parks use able not just land with black berry bushes Ie bella terrace .

A referendum

We will not be a village if we allow faster growth.Slow growth will allow us to retained are natural areas.

Keep trails rustic and natural no maintenance no gravel, no benches, no unnecessary features. No lights!

Pathways thru natural retained areas

leave less footprint, preserve the wildlife

Yes it's important to retain as much natural space- but that will be negated with all the extra cars and homes and people- so I would prefer less homes/ less people / less cars and whatever remains of the green space Creating a park - potentially a soccer firld

Wildlife corridors

Anmore cannot be the only exclusive area that thinks they have the right to restrict multi family development. Totally wrong just figure out how to do it right. We need young families, what is wrong with Anmore Make the retained natural areas accessible to residents. Paths and parks.

Require trees on the lots being delepoed to have 30 % canopy as per bylaws. Recognize the large healthy trees and build around within reason. Hardship would have to be proven.

Natural areas are important to me, but the Anmore south project is designated as RS one and I believe it should remain as that. I'm willing to accept up to 500 units. 500 units or an additional 1500 residence is also pushing the limits in my view.

Do not cut down the forest to make way for high density housing

Single family homes only would preserve the rural nature of Anmore.

The proposed plan has better conservation of green areas than single family lots. I also like the parks and fields that are being added

Do not build, keep all natural areas.

Less municipaly (and provincially) developed paths and walkways. More natural approach. Volunteer based trail networks. Keep the pencil pushers noses out of the woods

Retaining natural habitat of cutthroat and salmon in the creeks as well as other animals

Given hell-bent nature of this mayor and council to push this development through without a referendum, I would hope there is as much natural areas as possible to reduce the increase in population as our road infrastructure cannot support this development. That traffic study was laughable.

This is financial, increased density = more revenue. We live at the edge of wilderness. It hasn't been an issue until now

Creeks and streams. The new development should be built into nature.

Maximize natural areas

What makes Anmore unique is the vast amount of natural areas and low density population. It would be a shame if this is no longer the case due to these developments. Could the percentage of natural areas be increased even further to 50-60%?

Would love the park area walkable area l to be developed during the beginning phases of the project.

Our population is growing and are marginaized people need housing in our area too.

There is lots of natural areas around us. What do do not have is housing.

No matter what density of development happens, the riparian areas will be required to be protected as per provincial rules. So higher density development does not mean more protected areas, these areas will be protected no matter what

I would like icona and the Village to acknowledge the fish ladders at the mouth of North Schoolhouse Creek, a fishbearing stream. How are you going to keep silt from accumulating in the stream when construction gets underway?

Somewhat important because Anmore has lots of natural areas and this plan will use just a fraction of the space.

good trail network and connectivity for Anmore residents, Anmore south is the perfect land to connect Anmore with Ioco rd, sunnyside RD is NOT SAFE for biking or walking

We don't want this OCP amendment. Please listen to us.

I think you have considered this plan.

Bike paths, pedestrian paths and parking.

It would be nice to try to keep most of the larger trees and not remove as many as Anmore has done everywhere else in the past few years

WE have allot of natural areas some of the trails require better maiintaince

This question is difficult to answer as RS1 zoning would take time and planning, and easily require retention. By saying urban development will save trees is not a fair assessment. We are surrounded by hundreds of hectares of parks and trails, an RS1 development doesn't change the broader surroundings. If anything, a dense apartment style development will be contrary to the rural feeling

Stop clear cutting our old growth forest and completely decimating the landscape. Eg; the lot next to the Hub has been taped of every tree and the eyesore that has been there for a couple of years now is unacceptable. Shame on the village

Make sure there is something in place that prevents future development of the retained forest / green space. Perhaps there is some way to have the land classified by provincial or federal governments as protected in perpetuity.

Leave it alone and keep Anmore as big and spacious as possible. Keep big lots with big homes. Don't like it. Move somewhere else

You are monsters

Wildlife lives here and they are important Need to keep lots of trees and forests setting

I would like to see plenty of small trails throughout Anmore South, retain as much greenery as possible to keep the integrity of the area/land

Some access to those areas via trails or boardwalks.

Enough trees along the roads to camouflage the new builds.

Allow walking and riding routes through our community.

Just let us have a referendum. There are lots of options in our current rural designation other than RS-1. There are bylaws to retain trees. LET THE RESIDENTS SPEAK

I would prefer more spacing and greenbelt between denser housing. Ideally, forested trails would connect the various housing developments.

Follow due process for OCP not just for this mega project. Think a bit about actual traffic. Plan for fire safety. Housing is sitting unsold in Pomo with thousands more units being built around Suter Brooke. So do we need more more? Create a survey that does not have leading questions. Create meaningful community engagement.

Leave zoning as is

Change and development is inevitable. Maximizing retained natural areas is ideal.

Ensure that the development doesnt industrialize or density the area too much or else you will lose the touch of nature!

Trail Networks

Try to incorporate the natural area into a more utilizable urban space while maintaining the pristine nature

Primarily accessibility and safety

The impact of run off from cutting down all those trees. An issue has already been created clear cutting the 9 acre parcel on Sunnyside Road. I cannot imagine how catastrophic it will be when you clear cut the Anmore South area. As little disruption as possible.

Keep Anmore rural!

Encouraging existing trees to mature to hundreds of years old before repeating history of the logging era.

No condos, they don't fit in the natural beauty that Anmore has

Don't develop it

trails, parks, places to walk and enjoy these natural areas

keep forested area as forest

This is an outrageously biased question. It doesn't ask if a respondent prefers the natural space in the proposed plan or under the existing zoning. It simply asks if you value retaining natural spaces. So in answering yes are you for the proposed application??? Quite frankly the consultant who developed this question should be out of a job. This question also implies that the proposed plan will mean retaining the most natural spaces. But that is false, even just looking at icon's proposed maps.

we lived on Burke Mountain when the development plans started and we were told there would be lots of green space trails and parks. It didn't happen as they said it would every meeting there was less space for parks and trails.

My ultimate preference would be that the land does not get developed at all and all the biodiversity in the forest remains. However, I acknowledge we live in a world where land ownership is a core tenant of how we operate and that the owner of this land can proceed ultimately with a development of some sort (within whatever boundaries are set/will be set). I also acknowledge that the land I was once on was also forest at some point and cleared for my benefit. So, if the land is to be developed, I do care about retaining, as much as possible, natural areas and being truly be conscious of not exploiting or degrading the environment. Further, I would encourage innovative practices & solutions that deliver truly sustainable living (I have seen examples of societies that have done this successfully).

get rid of all the hemlock trees

Environmental concerns about the loss of trees, natural space and animal habitats. The green space retained within the development would not maintain any habitat for wildlife.

Dear Members of the Village Council, I would like to take this opportunity to emphasize the importance of preserving the unique character and natural beauty of our community. Anmore is truly blessed with stunning

natural surroundings, and it is vital that we maintain as much of this nature as possible for current and future generations to enjoy. Protecting our green spaces not only enhances the aesthetic appeal of our community but also contributes to the overall well-being of residents and local wildlife. Additionally, it is essential that we keep the population density at its current level, as this aligns with the aspirations of many residents who value the sense of tranquility and spaciousness that our rural environment provides. I urge the council to consider these points seriously and to prioritize our collective desire to safeguard the natural beauty and low-density lifestyle that define Anmore.

I would like Anmore to not allow higher density housing as more people would surely be negative for the wild animals who live in Anmore

Retain the current natural areas.

Already worrisome of the destruction of trees in the town, worried what more housing does for this

Maximize the amount of retained natural space/areas by NOT developing anmore south

Above all else we need to protect our national areas.

This is a badly worded question. What is your definition of natural areas? This is assuming that the one acre lots do not have any natural areas. It is also assuming that an area between apartments can be considered natural. Nature thrives will less buildings, less people, less commercial spaces and less traffic.

Although there may be more retained natural areas in the amendment, the significant increase to the population will overburden the natural areas.

The retained green space would just be ruined by the condensed amount of people traffic and pollution from the density

The proposal is too large. Too many people will just create too much traffic on the roads and on the trails. 25 years of construction development does not sound environmentally friendly.

More input from residents

Some of the trees are from when it was logged 60 years ago. I would appreciate encasing any retained green spaces with natural vegetation to allow it to flourish

Keep us rural

Keep the 1 acre parcels.

Don't commercialize Anmore

I would like a more to keep its nature as that's what it's known for, so to preserve as much nature as possible would be ideal.

Leave them wild. Retain all Anmore zoning as RURAL

As much as is possible, the natural areas need to be usable by residents. Integration into existing walking and bike trails.

Leave the natural areas as is

I think it is really important to explain and or show passive vs active park. I really appreciate green buffer corridors. I would rather see clusters of homes and larger green spaces

Don't let the developer exploit the site for maximum profit, they are motivated by money and profit, not what is best for our community and why people moved to Anmore.

Dedicated dog park

I think you should evaluate the natural area retained for public use based on a per capita basis rather than a gross area. It doesn't do anyone a lot of good if the public space is over subscribed because of the density. You only have one chance to get this right as Port Moody is discovering that they need more public space for their ever increasing density and they can't afford to purchase it or can't find it.

The density proposed, keeps saying that it means, 'retaining more green space', seems to in fact have more risks with density of population and lack of infrastructure for roads and sewage, and fire services. The rural of aspect is what makes it feel in nature. Moving to urban just means we are like any other city.

No comment.

current rules - we dont need riparian areas that are not useful as parks etc

Please more garbage cans (bear safe hopefully) for people to dispose of dog matter.

Even if the site were to be developed in accordance with its existing RS-1 zoning, the village should strive to maximize natural areas.

Natural areas outside of the villages obligation - I would love to see the village, clarify what green space means - is that useable space for people? Or is it unuseable green space that

-Environmental Protection Retain natural areas: Preserve significant ecosystems, mature trees, wetlands, integrate wildlife corridors into urban planning, and riparian zones. - light pollution: Keep it low to protect local wildlife and the forest ambiance. -Establish firebreaks and buffer zones

Natural areas need to be retained at 35% or more. I want Anmore to remain rural and the natural areas are central to that.

I don't think 35% is enough!

If the Buntzen Recreation area is maintained, Anmore should never be short of green space.

Nothing less than half-acre lots.

Keep Anmore's vision of a rural Destination with beautiful forests and wildlife. A serene area with low traffic and low density. Tranquil and calm.

1 acre lots with trails

If developers have to donate a percentage of their development to the Village, and the Village then threatens to sell that green space as a building lot for cash, then the problem is village/counsel for the lack of green space. Bike Trails, pump track

I believe this question is rigged. I want Amore to retain natural areas. I am not a proponent of the Preferred Plan.

Do not like what you allowed for the cordova development on Sunnyside.

controlling water runoff and tree retention along Mossom Creek

With more people, fire risk increases. What preventative measures can be put in place? What emergency procedures are needed and possible?

Fresh air (more pollution, fewer trees) Drainage Soil stability Animal habitats (water, land, air) and safety Recreational spaces Unknown and unintended consequences Fire prevention and protection

How wildlife corridors are maintained or enhanced

This seems to be a sales pitch as there are other options for retaining green spaces Why are they only pitching full densification with builder style parklands versus one acre lots, when there are many other options available to maximize green spaces.

It is not reasonable to include acres that are required for protection due to environmental constraints in the total amount of area the proponent is including in order to achieve more density. Further, it seems the majority of the development area had a steep slope designation, wondering how useable development of parks in those areas would actually be? Further, if there is no parking or trails to interconnect those parks to the rest of Anmore, I'm not sure how beneficial they would be.

More green space and less development

Keep Greenspan.Do not cut more forest for homes.

Large riparian corridors and retaining a "dark sky" at night. Also maintaining pervious areas and the good water quality of the 16 watercourses on the site.

NO Apartments. Yes, natural area is important - but again, that doesn't mean the only options are RS1 acre lots, or 6 story apartments. This is another skewed leading question. Just because someone values part land does not mean that we only want rs1 zoning. We could easily have smaller homes and yards, (ie 1/3 acre lots like Birch Wynde, or townhoomes, duplexes, fourplexes, tasteful rowhomes. All of thse are a good option of mixed density. NOT apartments. We could easily have pockets of single fmaily homes, duplexes, townhomes with retained natural areas. This would indeed be very lovely. This is a very skewed and leading questionaire - the fact that you have to choose from very weighted answers and can't skip a quesiton if you don't think the value/answers for it are relavant or correct is greatly questionable.

Biodiversity of plants

Well kept paths and wildlife in the area.

The question is misleading and false. The Bella Terra CD development retained some 40% of the land as natural and/or park. That Anmore would only get 35% of the area for natural or park is less than Bella Terra. This is rediculus. Retained areas for park or other should be greater than 70%. This proposal is the worst possible case of urban sprawl.

Limit development to remain within OCP. Limit deforestation and destruction of the remaining natural environment.

I don't think that designating "retained natural areas for public use" is compatible with the protection of wildlife habitat in its natural state. There is a greater need for parkland that is left natural to honor this land as home to wildlife inhabitants.

The use of restrictive covenants can increase natural space protection, council also can require the amount of green space protected under the developers plan. The increase number of residents will put more strain/human impact on these natural spaces. I don't agree that higher density is the only way to increase green space. Park areas, hiking/biking/walking paths.

Prefer to keep current designated natural areas. Keep protection of riparian and environmentally sensitive areas. Would need to remain as forest / green space as part of the private, one-acre lots owned by individual home buyers. This is due to the lower density housing with single-detached homes on one-acre lots. Accessible walking trails

Keep the current ocp

While I support protection of retained natural areas and natural areas are the reason we live in Anmore, the additional 25 acres of protected land in the proposed OCP Amendment is a minimal protection compared to the impact of moving from the 151 homes to the over 2,000 homes in the proposed OCP.

To clarify my answer, I do not support the high density housing proposal in Anmore. For the existing RS-1 Zoning, I believe that in the future, it is very important for Anmore to maximize the amount of retained natural areas. We live in Anmore as we want a rural lifestyle! That as why we have paid to live here.

I think bike lanes, trials, parks, soccer fields, hiking trails... all great options for natural areas, walks along the rivers.

Keep anmore as is. Respect the current OCP plan

Keep as many trees as possible. Do not clear cut as Burke Mountain did.

As we consider the OCP Amendment Application and Neighbourhood Plan, what else would you like the Village to consider in terms of parks with amenities like playgrounds?

I would like the Village to consider rejecting the application.

Not required.

not required - use the school and and spirit park and enjoy nature as we see it today

Not required at all, use elementary school, spirits park and the natural nature in the surrounding area

The playgrounds we have now are not used as is.

[redacted] parks

Playgrounds In the center of clusters of duplexes for safety and visibility, Soft surface playgrounds. Smaller homes. Maybe some pickleball courts, but not too close to the new residents so they aren't disturbed. No parks required

We have many great parks at the elementary school, and the village could easily add one in at the village hub. We don't need anymore playgrounds.

Forest areas can engage kids in creative play, benefit mental health, engage curiosity and increase problem solving skills. Plastic playgrounds are an eyesore. There are movements of Forest play and Forest bathing that could be considered and promoted. A couple small parks as gathering places for residents would be good. I like the icona proposal as it includes parks, fields and off-road trails

I would recommend building on the playground at the school rather than adding a new one. Most of the kids in our neighborhood just play in the neighborhood or ride their bikes in the trails.

I would Ike to see the trail system left as is, there could be a playground added to spirit park, there is also a playground at the school but with larger lots kids have plenty of space to play

The proposed parks, trails and fields are a huge improvement that we would only achieve with the proposed amendment, I fully support it

I don't need a playground. Keep the area as is.

Would rather have the OCP left as is.

None.

Control the study area and protect it most of it through policies, let parts be developed to exiting standards around the village and let most of it untouched, create trails on the forest....

Covered Tennis courts.

Parks and playgrounds are nice for families We can have more hiking trails as well

the whole outdoors is a playground. keep the rs-1 zoning.

None

We have Spirit Park, Belcarra Park, Rocky point etc Again using green area % and another park as justification for significant higher density/ population is a false comparison for real net effective outcome

Parks and amenities are expensive and require maintenance. Maintaining the natural forest with the existing trails is preferred.

Seating area, trails and spray park.

Not needed when housing have yards

No parks or massive amenities are needed in Anmore. We already have Spirit park, Anmore elementary, Buntzen lake, along with Heritage woods secondary and other schools within walking distance. Rocky point, old orchard, lafarge lake, are a 10-15 minute drive away. The tri-cities has a number of beautiful park spaces available to the people of Anmore. Maintain anmores natural playground by maintaining its paths and forestry. The Anmore hub is a total eye-sore and a facility like that is not fit for Anmore. There is no need for massive facilities like that. While parks are always nice to have. I think if we stay consistent with what we have today, it's not necessary.

You mention 10.72 acres for neighbourhood parks! How big is each park? Will there be park space that is too small to do much of anything? I noticed approx. 5 proposed parks on the map. What is the size of the biggest park of the 5 parks? How could each park be used by residents? How much vegetation will you leave untouched? No. They can go play in Portmoody parks or heritage mountain.

More parks with diverse amenities are vital for Anmore's sustainability and community vibrancy. The Preferred Plan's 10.72 acres, compared to RS-1's 2.4 acres without amenities, offers space for inclusive, active recreation that supports families, youth, and the mountain bike community, fostering health and connection. • Varied park features: Include playgrounds, picnic areas, and sports fields for all ages, promoting family-friendly recreation. • Mountain bike trails: Develop beginner green and blue flow trails to meet strong local demand, as riders currently leave Anmore for access. • Bike pump track: Build a pump track with beginner, advanced, and expert loops to serve the growing mountain bike community, enhancing skills and engagement. • Skills park: Add a bike skills park with varied difficulty to support rider progression and reduce travel needs. • Accessibility: Ensure trails and amenities are inclusive for diverse abilities and ages. • Sustainability: Use native plants and eco-friendly materials to maintain park ecosystems. These features will make Anmore South a hub for recreation, health, and community pride.

COUNCIL IS FULLY CAPABLE UNDER RS 1AC CD ZONING TO SET ANY NUMBER OF PARAMETRES INCLUDING PLAYGROUND LAND USE REQUIREMENTS IN A SPECIAL STUDY LAND BASE TO BE ENFORCED.

We currently live in a park-like setting and Anmore itself is our playground. If anything, we need more parking for the lake visitors in the summer. The council is bargaining to change the landscape by doubling our population, with no consideration to how this will strain our hospital, fire and real-cost policing. It's hard to wrap my mind around building a playground in a park when our own road can't handle the summer traffic without putting people in danger constantly.

if homes are 1/3 to one acre in nature no parks are need maybe out 150 acres two acres for parks

It is is a beautiful outdoor playground, as it is, do not spoil the nature with artificial playgrounds

We are not a park oriented community. Spirity park and put current courts are great

You'll definitely need more playgrounds if you put 2000-7000 more people in Anmore.

Port moody is 10 minutes away. Buntzen is 5 minutes away. This is pointless, and it will destroy so much nature.

This is not important unless we put thousands of more people into our community.

Retaining parks area is of course important, but maximizing tree retention for the sake of maximizing the total population of new Anmore residents, is a losing proposition. We absolutely cannot afford to let the total Anmore population nor the population density rise to the point of becoming a choking point and risk our safety in exiting the Village in cases of emergency such as fires. Allowing the population to rise excessively without improving road access would also notably affect the travel time on a daily basis, adding to pollution and aggravation. We live in Anmore for very important reasons. Do not destroy the uniqueness of our homes!

2.4 acres for 85 1 acre lots is very reasonable for neighbourhood parks.

Doesn't matter most important is the OCP stay as is or hold a referendum

We don't need any man-made amenities. We have nature and that is enough.

Why wouldn't you develop and expand the playgrounds that are already established at Anmore elementary school and in Spirit Park? Why do you have to tear down a forest to put in a playground? The forest is a natural playground and best exercise place for all people. Even a Wild Play ropes course is a better idea! At least you could leave the trees in place to develop this kind of playground. As I said in the previous comment, leave the forest as is untouched in a large portion of the area. Respect the needs and desires of the residents of Anmore, rather than your profit projections.

I am am more that satisfied with 2.4 acres of neighbourhood park without amenities, that is called a forest. Other communities would be envious of our situation.

small playgrounds are costly to maintain maybe we should look at sports field all weather field for soccer and or ball field

Ridiculous, another leading question. 2200 units is not accptable

Where we live, we won't be able to utilize the amenities because there won't be any parking Even if I had pipe dreams, the amenities will likely not be available until the last phase of the build. Again, my opinion doesn't really matter because ICONA will very likely sell the property once the 'preferred plan' is accepted and the OCP amendment application is approved. This is when the new purchaser builds out some other plan that fits their new vision while checking all of the boxes based on the new multi-family zoning for the property. This survey is a waste of everyone's time

Leave it under the current RS-1 Zoning.

A referendum is vital for our community to democratically decide whether we want this development. The way our parks and playgrounds are currently, supports our community well.

The current level of parks is well aligned with a rural community. A referendum would let residents to

democratically decide if Anmore should change to urban density vs the current development plan

I would rather see the environment preserved in its natural state than have "landscaped" parks with paved/constructed playgrounds.

Anmore is not defined by its parks and amenities. And I don't think having a park among denser developments will do much good for the broader community. It is just a tick box on an application to appease people who will not even use the amenities more than once.

Riparian areas are important to me

No comment

Say no to an OCP amendment that would allow sewers. Use mixed housing with planned wildlife corridors and trails for people.

Playgrounds are built and hardly ever used.

I prefer that the non-developed areas be left wild, to make it better for the wildlife in the area.

This question is misleading and framed to imply that we must accept high-density development in order to have decent park space and amenities. I strongly value parks and trails, but not if they come at the cost of dramatically increasing density in Anmore South with townhomes and apartments. The rural, natural character of Anmore is what makes this community special. We can and should invest in parks and green spaces under the existing RS-1 zoning, without introducing large-scale development that will forever change the village. Parks should enhance the community, not be used as justification for overdevelopment.

There is limited existing playgrounds and amenities within Anmore currently and this needs to be improved greatly if the population is expected to quadruple within the next 25 years

having another playground and park for the community to gather on is fine. But the village completely destroyed the forest on ravenswood to put up a parking lot--> the lot now looks horrible and barren. all for what? we don't need a parking lot! anmore residents live close enough to walk to the village hall and we don't need another PARKING LOT. since the damage is already done there, build something nice like a park. what ist here right now is horrible

Natural nature

do not needplanned neighborhood parks forest is park single homes with yards is parks 300 homes maximum

Think it is important for families and kids

Places for future small families to allow there kids a place to play

We do not need playgrounds or designated park spaces in Anmore.

these questions are very misleading, for a very large development even as RS1, naturally you can ensure more than 2.4 acres is left for neighborhood park space, playgrounds, etc. It is ridiculous to assume high density urban

development will retain more park space / playgrounds on its own as opposed to requiring it during an RS1 development as well.

Definitely a wide range of park style amenities and playgrounds

Nature is our playground

Dog park

Please please please have natural colours for the park. Green and brown? Please don't do neon colours.

Do not allow this development.

Rec centre with indoors swimming pool

No playgrounds, but picnic shelters, conversation areas

"Amenities like playgrounds" is too vague. We need a firm list of exactly what will be required to be built within planned parks, regardless of their size. We don't need a dozen empty lots with a couple of swing sets within each one, but perhaps the community does need (or at least want) a combination of playground and recreation types. Paths, trails, a small grocery stores

A referendum

I like the natural amenities the way they are.

Minimal manmade features the forest is a playground in itself. No gravel pathways or over engineered bridges. Natural forest trails, Keep Anmore Rural!

outdoor climbing parks outdoor fitness circuit

A swimming pool.

we do not need parks and playgrounds. we need to preserve the nature and save this unique area for all

Same answer as before. More parks! Wonderful- way more people and cars - I prefer less people and caravans so I suppose less acres

Multifunctional field, more tennis courts

Agree kids need places to play and hang out

Focus parks and playgrounds in certain locations to enhance the quality of these assets rather than multiple parks throughout the community.

Anmore already currently has a beautiful natural playground

This is a rural natural area, this is not required

When there is so many trails and out spaces, do not see the need for additional parks and playgrounds

Single family homes only would preserve the rural nature of Anmore

Just green space, fields and trails - would like to see bike/walking trails like around the lake.

Keep Anmore as it is.

N/a

Active spaces such as baseball diamonds, basketball courts, turf fields

The older rich folks may not use parks but younger people do!

Athletic spaces, soccer field, baseball diamond, all ability trails, off-leash trails and parks

Multi-age playgrounds, spray park?

Would be awesome to have a playground made of logs similar to the new one made on Murray in Port Moody. It has that natural Anmore feel

Safe, clean, healthy spaces in our own city!

Spirit Park is already under utilized with minimal playground space. This could be completed and improved after the Ravenswood road realignment is completed.

Are we talking about playgrounds for kids, or wildlife playgrounds?

there are very few recreation options for youth in Anmore, We often go to port moody for recreation options for youth.

The children love to play in the forests. My children loved the forests!!! We don't want manufactured false spaces .. please leave the forests alone!! !!!

I have no young children anymore, but if it is important to young families, your plan has considered this very well.

It is extremely important to have park land but not necessary to have that many playgrounds. Walking trails are essential. 10 acres of park is relatively small considering how much land is to be developed into housing I think they alve a good mix.

As with the last question, this is misconstrued. Having an urban, dense apartment development does not mean that other anmore residents will benefit with a small urban park or small urban playground. RS1 can offer the same thing and be a requirement with any such development. There would be less strains to have lots of playgrounds if there is less density.

That park space grows in size if higher density is allowed. There already will be a deficit if people are living in high density with no yards to utilize for outdoor activities.

No suggestions

Bigger school will be needed. Park and playground is there. That's enough.

The Forest and God wept.

Seating areas needed

Multipurpose sports fields and possibly sports courts.

Nothing else, I believe ICONA has captured the ideal amount of playgrounds and amenities within the community

We have a natural vast playground throughout Anmore.

How about a lacrosse box!

Perhaps other outdoor amenities, such as bike park, are with benches and outdoor chess sets, ping pong tables, miniature golf etc

Open spaces are important for the health of residents

This is not the only option. We are being manipulated and we are tired of it. What is council getting out of this nightmare??

Build a playground at Eagle Mountain Middle.

There are alot of nature areas and playgrounds in the surrounding parks. Perhaps designated park areas for different sections of the neighbourhood plan would assist

Natural Protected Areas

Pocket neighbourhood parks within a 5 minute walk for any resident, and designated dog areas

Install a proper children's playground next to the village hub

Nice to have but not need to have. Trails are playground.

Most parkland is unusable which is why it is given to the village. Most children prefer playing in natural forests over constructed playgrounds. Keep Anmore rural!

use existing sites - including Buntzen lake - to make these areas more central to the whole community rather than building a park that is required to commute to.

Real parks not just trails.

KIDS CAN PLAY IN THE FOREST.

The Village should utilize the Spirit park space if they want to create a playground for the community or the small forest right next to it that they chose to clear cut.

I don't trust the developers to leave as much parks and trails as they say they will!

This is not specifically important to me at this stage in my life and family. But if my family was younger it would be. I imagine if a broader mix of housing attracts younger families for eg this would be very important to them. I would add it's also important to have wild natural areas for kids to play in however as well, and not just structured playgrounds.

a good mix of options. A playing field would be good too. the area will need one and we can not rely on port moody

Our community is blessed with an abundance of natural beauty, and creating well-designed trail systems would not only promote outdoor recreation but also encourage healthy lifestyles among residents. Improved trail networks will provide opportunities for walking, running, and biking, fostering a deeper connection with our stunning environment. Additionally, these trails can serve as vital links between neighborhoods, enhancing community cohesion and encouraging residents to engage with one another while enjoying the outdoors. I strongly urge the council to prioritize the establishment and maintenance of comprehensive trail networks in Anmore, ensuring that

we preserve our natural heritage while providing accessible recreational opportunities for all. Thank you for considering this important initiative for our community. Please do not approve Anmore South. We are surrounded by crown land and parklands. We do not need to "develope" more. A playground for children would be nice to have at Spirit Park. We have natural forests and two lakes. Also there are existing playgrounds less than 10 minutes away. Including the elementary school. Playground & Family-Friendly Features: • Inclusive playgrounds with accessible equipment for children of all abilities. • Nature-based playgrounds, or big beautiful park like Mundy Park • Shaded areas and picnic shelters near playgrounds for parents and caregivers. • Water park or splash pads • Adventure parks with climbing walls, rope courses, and zip lines for older kids and teens. Parks for All Ages: • Intergenerational park are Parks for All Ages: • Intergenerational park areas that include walking loops, chess tables, fitness stations, and play areas all in one space. Outdoor fitness circuits or calisthenics parks Recreational Amenities: • Skateparks, pump tracks, or small bike skills areas • Multi-use sports courts for basketball, pickleball, and street hockey. • Open green spaces for spontaneous play, picnics, yoga, or community events. • Dog parks with, small dog zones, and shaded seating for owners. Seasonal & Cultural Features: • Outdoor event space or amphitheater for movies in the park, concerts, and • Seasonal skating rink or sledding hill for winter use. • Public art installations and rotating exhibits festivals. that reflect the Village's culture and history. Connectivity & Natural Areas: • Trail networks that connect parks with neighbourhoods, schools, and natural areas. • Bike-friendly infrastructure like pump-up stations, bike racks, and safe crossings near parks. I don't want forests cut down and animals homes gone for a neighborhood park space. With one acre lots that is not needed. We have a school with a playground we also have a village hall with a playground. We have two lakes that we can also use. Parks do not necessarily need playgrounds. The more natural a park is the more appeal it has for every generation. Keep it natural and undeveloped. Nothing need be constructed or maintained. The village regardless should have a playground for children at spirit park!!!!! The kids in Anmore don't us the playgrounds. They use the forest. One of the many reasons why Anmore is special. If anything we could expand the one at the school. Input ftom residents Trails There is a playground at the school which is more than adequate We don't need playgrounds as they have playgrounds in the backyard for there own personal use Given Buntzen access is a mess - having part better accessible to Anmore resident would be nice I think with the parks, we should keep it as natural as possible, and make nice walkways, but not necessarily a playground is necessary as that's very commercial Leave it wild. Children should grow up in nature. Answered previously with these additions: Water Park similar to Rocky Point. Consideration given to the usage of parks during our extended rainy periods. "pads" where the community members can exercise/do yoga. Better definition of amenities I think playgrounds and areas for picnics are wonderful. If they are connective by walking trails that would be super. I understand that most Villagers have yards to play in but social spaces are very important for everyone. 10.72 acres for neighbourhood park space sounds good, but it needs follow through. The space at the corner of Humming bird and Dogwood drive was wupposed to be developed to be a playground, but never was. Disappointing. Lack of follow through at Anmore South must now happen. It must be timely; not significantly delayed ro forgotten. Kids who live in Anmore don't need parks or playgrounds, we are surrounded by forests and properties with big lots where kids can play freely. Undercover gathering spaces are important for supporting community connectivity in the rainy and winter months Lots of community seating, electrical outlets, Make not playground--make something like sport place to exersize outside on fresh air,25m outside pool to spent family time on a grass Playground everywhere, boring, need some fresh idea to bring family activity, place to spent time inside village! Not driving in Coquitlam or POMO This haw people will remember you like a good HUB workers, not build huge HUB with really nothing for people! See my previous comment.

Small local coffee shop
Our backyard is our playground. I have kids and living rurally means I don't have to seek out green space- I live in it. Also, all of these things require tax money for upkeep. We are so lucky to have parks and trails so close that are already so amazing. it really is a low priority and not a perk as being sold No comment.
Not at all.
-Children's Waterpark -Multigenerational Spaces: Design parks with amenities like benches, picnic areas, and walking paths
I think residents use Buntzen and Belcarra/Sasamat. A park in this area would be utilized by residents living nearby. It probably would not be used by other Anmore residents.
We live in a natural park. If the village can afford to maintain and do more good. But not at the cost of our lifestyle.
It is important to Keep the forests and trails for hiking and biking. No need to add anymore amenities. We have what we need.
Please consider looking at some of the better well known parks with playgrounds, not playgrounds such as the current Anmore elementary. Look at playgrounds in west Vancouver, Vancouver, Surrey for ideas.
Let the park space be natural for children to play in rather than as "playground" soace
The neighborhood plan is designed to look great in paper, but the proposal will triple Anmore's population, divide the community between the north and south residents, create potentially deadly scenario of lack of road access out for the north Anmore area in case of fire or emergency, and will disrupt the peace and tranquility for 20-25 years. Not worth it.
I would like more outdoor bike trails for kids, purpose built mountain bike trials
Anmore is a place where people come for nature play. We dont require more playgrounds, The Elementary school has 3 playgrounds and a forested area. Build out spirit park or that HUGE lot that was bulldozed and transform it into a playground.
This is not enough space for neighborhood parks this should be much more than this, at least 5 acres maybe even 10 acres tennis courts, public swimming pool, library, soccer fields, golf course, parks and recreation complex, gyms, hiking trails, and bike trails,
1 acre lots would allow residents to take care of their own needs and not burden Anmore with more tax
The forest and the local beaches are parks enough. Funding can be better allocated.
Do better. Cutting down trees and impacting water systems to put in less natural play spaces is counterproductive. Play structures incorporated into the natural landscape could be considered.
A water park for the kids/grandkids
Our preference is for natural forested areas perhaps with trails and not overly developed and expensive play grounds, which often go unused. We prefer to see things natural with an emphasis on wildlife preservation
A CD zone could have more requirements for increased park space. Including 8 acres out of 151, is actually what they're donating as parkland - less than 5%. For the density they're asking I would hope we would get more parkland than that given Anmore is already at a useable park space deficit per capita.
More open spaces and less density
Keep trees to provide shading and a natural setting around any playgrounds.
Again - leading / skewed quesiton. Just because I find parkland and trails important, does not mean I want high density wiht 22 apartment buildings! These do NOT have to be mutually exclusive. Quit trying to sway the results.
Park and amenities for multiple age groups from toddler to youth
Are we asking about amenities or parks? 2.4 acres out of 150 is insulting. As said before, urban spawl at its worst.
Playgrounds are not a major attraction or requirement in my opinion. Village needs to protect the natural park lands and existing trails.
Formal structured playgrounds are not compatible with Anmore's historical philosophy of living with nature. Children in Anmore should grow up with natural local forests being their "playground".
We are surrounded by parks, from Buntzen, Indian arm, Belcarra, rocky Point/inlet.and other nice parks in the area. Arguing we need more small parks is a poor argument and insignificant given the massive size and opportunities in these other parks.
Playgrounds are a big need in Anmore. We have grandchildren and have to take them to Coquitlam and Port Moody to playgrounds.

A community centre where we can host yoga sessions, extra curricular activities for our children, evening classes and events. If possible we would like to see a community pool.

We have access to natural parks and the existing playgrounds are sufficient for the current OCP. The OCP Amendment Application would impair access to the existing natural areas given the significant increase in density beyond the service capacity of the village.

Picnic and gazebo type gatherings areas

Imperative for growing families

I think it would be a great benefit to have more parks for sure

Keep anmore as is. Respect the current OCP plan

As we consider the OCP Amendment Application and Neighbourhood Plan, what else would you like the Village to consider in terms of a community recreation centre?

Added cost for employed Staff. Again we have a community centre in Port moody that is 8 minutes away.

Not needed close enough to other recreation centres.

not required - we have the hub do not need additional traffic

Not needed, close to Port Moody rec centre. And will bring unneeded, and unwarranted traffic to the already limited roads

None needed

Let's not invite more idiots to come and use drugs in the community areas, leave their needles and rob our homes like Vancouver. This is a [redacted] plan

Low profile matching the vibe of the area, unlike the Hub which doesn't suit the Village at all. Better landscaping around a rec centre, unlike the Hub. It should have room for yoga classes, aerobic classes and a weightlifting room. It should have the proper floor for volleyball, basketball, badminton etc. if should have two courts so that more than one of these sports could happen at a time. Proper change/shower facilities would be required of course.

No recreation facilities are required. We enjoy the natural beauty recreation of existing trails

No need for a recreation center. We have a brand new hub, that could hold fitness classes. Otherwise there is a lovely recreation centre 5 minutes away in Port Moody.

Our current community centre isn't utilized very much. The cost of maintaining another community centre may be too much for the Village with RS1 zoning. Maybe the townhome complex could have a common room they could rent out.

I like the inclusion of the community center and would like to see a gym or court area

We already have Port Moody rec center and the school. We don't need a recreational center. Also, the Village hub can be used for all kinds of different activities.

We don't need a community centre that will get booked up by out of village people, just like our Anmore drop in volleyball, it got taken over by very competitive volleyball players of which only one lived in Anmore. This drove the residents of Anmore away from it so now residents of other cities enjoy volleyball for free

I think a recreation facility would be great and hopefully include a gym or court space. I support the application as it would provide these amenities where keeping the zoning the same would result in no improvements or facilities. We don't need. Recreation center that we have to share with 6000 new residents. Keep the area as is

We have a \$10 million dollar hub. That's all we need.

Manage our village as is.

A well defined plan for what indoor recreation actually looks like

Brand new expensive village hall should work also as a community center.... Makes no sense to build something so big just for staff and council and the odd community event... make better use of the building. There are no rec. center in Anmore. It will be bice to have one.

It's nice to have but the Port Moody complex is less than 10 min away

we have a gigantic hub

None Stay focused on Population Density vs Infrastructure support & real longer term "total cost" - quality of life/traffic. Not all income sources are good for the village Anmore is a rural community and my family does not need a recreation centre. Swimming pool, tennis court and mini golf club. Not needed This is so totally unnecessary. The Port Moody rec centre is 10 minutes down the hill. No recreation centre is needed. We have the Elementary School and brand new Hub. I don't see any need for more Community Centre's in the community. Is this 1.09 acres included in the park space listed on the previous page? Seems we already have enough space for a recreation area without the need to create new space or lots that come from real estate projects. Seems like an excuse to build more tiny homes It's absolutely essential to have our own recreation facilities. Neighboring cities' overcapacity centres prioritize their residents, excluding Anmore locals. A local centre with inclusive amenities is vital for wellness and sustainability. • Leisure pool: Include a leisure pool for play, fitness, wellness, crucial given restricted access to distant municipal pools. • Multipurpose spaces: Add gyms, studios, rooms for yoga, sports, events, inclusive for all ages, mental, physical abilities. • Covered outdoor areas: Build covered spaces for four-season use, supporting year-round activities like fitness or gatherings. • Youth programs: Offer spaces for kids, teens to reduce travel, foster community. • Accessibility: Ensure facilities accommodate diverse abilities, ages for equitable access. • Sustainability: Use energy-efficient designs. The Preferred Plan's 1.09-acre centre, unlike RS-1's lack of facilities, meets urgent needs. YOUR STATEMENT IS MISLEADING AND FALSE. COUNCIL CAN AMEND THE OCP AT ANY TIME TO REQUIRE SPECIAL.STUDY AREAS IN ANMORE TO REMAIN RS 1ACRE CD WITH SPECIAL ENVIRONMENTAL REQUIREMENTS (ALLOWED PARK SIZES PER CAPITA, INCREASED NATURAL FOREST SETBACKS ABOVE STANDARD MINIMUMS .) UNIOUE TO SPECIAL STUDY AREAS WITH UNIOUE ENVIRONMENTAL AND SPECIAL ISSUES. THIS IS PARTICULARLY TRUE WHERE ROAD INFRASTRUCTURE IS LACKING WHICH CREATES A RISK TO HUMAN LIVES IN AN.EMERGENCY. We would only need one if the residents are ignored and condos get built. very costly to maintain Indoor pool, indoor hockey rink We use port Moody. Anything put on by the developer will be small have limited facilities. I'd rather combine more resources with port moody Leaving space for the rec center but will the developer build/fund it or will this be on the city of Anmore? Don't think Anmore can afford to You just built a huge facility, there is very little incentive for people to even visit currently The Village could certainly negotiate with the Developers, under the terms of agreement to develop the recommended CD zoned housing, that they also dedicate 1 acre for a community recreation centre. I can see no reason for a community centre in addition to the current modernized city hall. We do not need a rec facility We have a HUB We have managed with one up till now just fine We don't need a community centre!!! I know POMO rec centre is getting overcrowded and too busy to register for alot of classes. And the fee changes for Anmore residents. So, it seems that a rec centre is needed for our area. We don't have a local swimming pool near by, so that might be an idea for recreation. And also pickleball courts would be great! We in Anmore are blessed to be welcome in neighbouring communities to use their indoor recreation centres, just as we welcome them to use the forest and lake that are in our community. It cost alot of money to maintain a recreation centre and to rent the centre will not cover the cost 93 units and 200 kids if remaining RS-1 We have enough recreational space for that number of kids and the increased tax base would give us more ability to develop more spaces. 2200 units is not acceptable Nothing. I would prefer to enjoy the great outdoors I do not want a community centre at all.

A community recreation centre is going to increase the already high taxes in Anmore, which is detrimental to the high cost of living crisis. A referendum is needed to decide on whether is development should go through or not. Do not build a community recreation centre as it will be a substantial burden on property taxes. A referendum would enable residents to choose if the wish to pay more taxes to support urban development expenses like a community rec centre

I don't think the population can or should support a recreational facility in this location.

There is no way Anmore could afford a large enough recreation facility. Best not to do one at all

Would prefer to use existing Port Moody facility

None. We have plenty of recreation in our own yards and all around us. Too expensive to maintain.

No comment

I don't think a rec centre is necessary for Anmore's population. I wouldn't use it.

I do not see a community recreation centre as a priority or necessity for Anmore South. I'd rather see the Village preserve the low-density, forested character of the area than pursue large-scale development in exchange for amenities that many residents are not asking for.

Our existing community hall is a joke and provides no benefit to existing residents. There needs to be areas for sports, social gathering, communities, events, etc.

i can go to the port moody recreation complex. i don't need one here. this is not the place for it.

None

We already have a huge hub we are not allowed to use for any recreation without paying insurance, and high rental fees, needing a business licence just to practice yoga for example. Anmore council was not even willing to hear us residents as a delegation to present and find a solution within reasonable costs to participants. We do not need another such building to be empty!

the forest is recreation keep rural designation

I like outdoor hiking and parks more

We have recreation nearby and do not wish for our tax dollars to go towards a new building at the cost of changing the OCP to accommodate more people in Anmore.

This question is manipulative, as if the only way to have a tax payer funded rec center is to have 4-5-6 story urban high density settings. 1.09 acres for a community rec cent wouldn't even be big enough for a parking lot, let alone a building. Whoever wants to develop the RS1 lots, or 1/3-1/2-1 acre could also be required to provide such space as well.

Anmore can not rely on neighbouring municipalities for indoors rec use we need our own

I dont want another Port Moody. WE dont need a Rec centre in Anmore.

Much prefer if an ICE RINK was part of the Community Centre. Totally NOT important if an ice rink is not included. I am the Hockey Supervisor for City of Port Moody and I've been there since 2008. MANY kids play hockey that live in Anmore (and Belcarra). I teach many of them that are Rep A players. I also work for City of Coquitlam in the Recreation department since 2011. There are many other options for indoor play in Coquitlam and Port Moody. We are NOT missing by not having an indoor rec centre for Anmore.

Outdoor swing sets & lawn area for yoga outside. Benches.

Anmore is a small community. Having all these rosy facilities at the cost of tripling the population, will trigger bigger village services, dedicated police and extremely higher property taxes that will make Anmore unaffordable for their current residents

A pool

Super important! Anmore residents need and deserve a place where they can register first and not have to wait days after other city registration and having most activities already full!

"Community recreation centre" is too vague. What exactly would be required for the applicant to build? As well, the Village needs to ensure that the operating costs for this facility will be 100% covered by the developer for a set period of time as part of their commitment to building it. When this facility is built is also important. If built, this facility should be part of an early phase of development and fully usable by the current community sooner rather than later.

Outside tennis courts, library, yoga room

Port Moody rec is minutes away, we don't need a rec center if this development isn't built.

Who is paying to operate the centre . Current residence taxes would go up if the proposal goes ahead . This would then be an additional cost to the community .

A referendum
Keep it natural
Unnecessary, we don't need one if we stick to single family lots and rural designation. The new Anmore village hall is plenty. People didn't move to Anmore so it could have facilities like Coquitlam, Port Moody or Burnaby. Fitness facility sports facility
Pottery studio
Recreational swimming pool
Gym, pool, sauna
A pool where kids could take swimming lessons.
It's a nice to have but not a need to have
Simple indoor community center would be a nice to have but the housing needs to come first to support it.
Anmore already has a community hub which is under utilized. Our neighbouring communities have ice rinks and pools, which will be way over capacity should end more south project go through with the additional 5000+ residences.
This is a sleeper community of quiet rural properties outside of the Urban centers. If I wanted these types of services I would live in Port Moody or Coquitlam.
I would like to see indoor swimming pool and ice rinks to be added into the community recreation center. these two are that we have shortage.
Single family homes would preserve the rural nature of Anmore
Would like a court and gym, maybe a yoga studio.
Not necessary
Maybe partner with SD 43
Im all for it. I think a recreation centre would be an asset in anmore. There seems to be a lack of initiative and perhaps imagination when it comes to utilizing the abundance of space readily available in the hub. Programs such as excersize classes, and a simple coffee shop would do very well in anmore. If a developer can foot the bill, a recreation centre would be a great success and the center of the community.
Weight room/gym, indoor courts, sauna/steamroom. I also think a community recreation would be a great place to run an after-school care centre from. What was the point of the Anmore Hub? This is a village, not a city.
Won't the current designation increase the Village tax base so that facilities could be built? The money will come from somewhere and that seems to be the focus, increase density when the area is not well serviced (roads)
We need our own community centre so we do not have to rely on Port Moody or Coquitlam.
Our children want to have local facilities and parks to play in.
Though not essential, I think a rec centre is important for the concept of a complete community. It would be nice not to have to go down to Port Moody for everything. Something small like a gym would be good. Rich old people have their own in home gyms we don;t!
Community spaces, drop-in fitness programs, cafe, pool
Swimming pool?
A Sports centre would be great, gym, stuff for kids
Same as last question safe, clean, healthy spaces in our own city!
Who would staff and maintain this community centre has that been budgeted for? We already have the school gym and Village hub which are currently under-utilized and not used very frequently on evenings and weekends for events. Specifically with the hub because it seems to be challenging to coordinate with Village staff to organize events
Can the Village afford it? CEO Greg Moore said at a COTW meeting that community recreation centres are always in the red. Isn't he speaking from experience here?
Very important. I have to go into Port Moody and I want to be able to be in Anmore.
Anmore has limited spaces to meet with the community, we join port moody and coquitlam sports. Having an Anmore team would create bonds in the community.

If I want recreaction, I walk to the lake and enjoy breathtaking natural space.. I don't want forests cut down for artificial recreation space!!!

I would love to have a public pool in this recreation centre.

Indoor recreation center is not going to fit into the anmore financial model for many decades to come. It's unrealistic to suggest taxpayers in this area could sustain rec centers, even if Anmore South had 2000-4000 units. Is Icona physically funding, building, staffing, and maintaining a rec center for 5-10 years to get it off the ground? It would be a must since the communities we already enjoy the use are running out of space for non residents, as well as their own.

Community recreation centres for indoor recreation can be very expensive to operate and maintain. Typically only a small portion of any community's residents use their community centres. I don't think we will have a big enough population to support one, and it would need a significant increase in property tax to support. User fees, if any, would not come close and we would probably not attract people from other municipalities, except possibly Belcara. Bad idea, Money pit.

Don't need a community recreation centre. Creating more homes is creating more tax payer dollars. What's the point.

You already failed tremendously well with your "community center" already

Not sure this is needed as lots of options in Port Moody

Infrastructure necessary for community based sports programs, indoor exercise facilities and multipurpose rooms.

Gym

Nothing else, I believe a community centre is much needed as Anmore continues to grows and residents can remain in their area if they are wanting to practice their fitness without having to commute down the hill to Port Moody Recreation Centre which is increasingly popular with all the recent development in the surrounding area. A gym!

A gym:

Proper lighting

As the people living in Anmore diversify in age, we need a rec centre that offers physical and social interaction for all age groups and fitness levels and a variety of interests. We cannot only rely on hiking and biking. Access for groups to use the elementary school and the hub.

Don't want it. We don't need it. We have a gigantic HUB that was advertised as "having room for so many activities!!" It is now oversized and under utilized. Bigger is NOT better. Call a referendum. LISTEN TO YOUR RESIDENTS.

I'd prefer a much larger parcel of land reserved for a recreation centre. For example, chanigng the mix to 7 acres for park and 4 acres for recreation center. When I look at Port Moody I'm very disappointed in the options they have for pools, ice rinks, lacrosse boxes, etc. I'm very jealous of what Port Coquitlam and Langley have. The density of people in the area to support something like the Langley Events Center will come. Land should be earmarked for a comprehensive aquatic center/gym, 2 ice rinks, outdoor lacrosse and basketball courts. While I don't expect this to be built in the next 20 years I think it's the most important legacy gift we can give to the future residents of Anmore and the tricities.

Is there a fire route out of the proposed rec centre? Would it have a pool? A rink? Ask specific questions on your survey please not general leading questions

At current population recreation is not a problem

there is no current options at all....FYI the new community hall has barely any parking ...not sure who will be designing future development and ensuring there are elements in place for reception (more sport field options, playgrounds, various courts etc)

Community building for gym, library, daycare

Fitness Studio All weather lighted field.

A community that can offer diverse programs for during rainy fall and winter season specially for families

Offering desired services that can sustain themselves must be a priority.

A community centre is a vital component of any complete municipality. It would offer essential indoor recreational opportunities, foster intergenerational connections, and serve as a year-round gathering place that supports both health and social well-being.

Honestly? It'd be awesome. Not having to drive to Port Moody every time my family wants to join a class or play a sport would save us time—and it'd make our community feel more complete.

We already have the giant hub

Our new oversized village hub can host any community events and recreation. We do not need another one or need to fund one that will be under-utilized. Port Moody offers fantastic rec programs only 7 minutes from home. Another rec centre would be redundant.

Have it more central to the community. Such as the community centre you just built.

We have the Hub. Time to use the space

It's quite important. While we value outdoor amenities, indoor space allows for year-round use regardless of weather. A modest, multi-use facility could support programs like fitness classes, arts, and indoor sports without being overly costly.

It needed in Anmore. The Port Moody rec center is right around the corner.

Who would run this facility? Who bears the cost of constructing the facility, running it, maintenance, staffing? Would taxes increase?

The schools in the area can not handle, the growth the developer is talking about!

There are many options relatively close by for recreation at community centres. For eg many classes that I attend at the Port Moody recreation centre and my family uses the weight room facilities, swimming pools and tracks in the surrounding areas etc.

public workout gym

Anmore is a unique place, cherished for its natural beauty and rural atmosphere, and we have heard a clear consensus from residents that we do not need further development. If the council chooses to override this collective sentiment, it is imperative that proper services and provisions are put in place to address the concerns of residents. This includes ensuring that infrastructure, public services, and environmental protections are not only adequate but prioritized, so that our community's quality of life is not compromised. It is essential that the council listens to the voices of the citizens you represent and respects our desire to maintain Anmore as a tranquil, nature-rich environment.

This survey is written in a way to manipulate responses by clearly trying to get people to vote for the high density development of Anmore South. Boo.

Not needed. Leave Anmore as small community surrounded by nature. No need to follow all the other communities down the development trail.

A rec centre would be a very large financial cost to the village

If current Anmore residents are giving up the current OCP in favour of the amendment appplication plan, then any recreation facility in Anmore South development should be open to all Anmore residents, not just Anmore South residents.

We don't need a community centre, we should be partnering with facilities nearby in Port Moody.

Multigenerational & Inclusive Design: • Flexible multi-purpose rooms for fitness classes, art workshops, community events, and rentals. • Children's indoor play space with climbing structures, reading nooks, and imaginative play zones—especially valuable during rainy months. • Teen/youth space with lounge areas, ping pong, and gaming stations • Senior-friendly areas with programs like chair yoga, gardening groups, and social clubs. Health & Wellness Amenities: • Fitness gym with cardio and strength training equipment. • Indoor walking track for year-round, low-impact exercise. • Studio space for yoga, dance, and wellness classes. Community kitchen for nutrition workshops, cooking classes, or social events. **Outdoor Integration & Nature** Connectivity: • Large windows and indoor-outdoor flow that connect to the natural surroundings and trail networks. • Terrace or patio space for outdoor classes, socializing, or café-style seating. Integration with local trails and bike paths, with secure bike racks and trail maps. Family & Community Focused: • Childcare or drop-in daycare during fitness classes or events. • Community library corner or reading lounge with books and local resources. • Event hall or gathering space for weddings, birthdays, and seasonal celebrations. Community-run programming that allows residents to lead classes, workshops, or clubs.

A public library

I don't want a forest cut down for an indoor recreation site. We already have a hub and a school that can serve that purpose.

Nothing, keep the area natural and semi-rural.

The village should build one regardless! Ridiculous

We have the elementary school. Why not just expand the gym there. Port Moody rec center is 5 minutes away. Why spend money to compete with that. It won't be used. completely unnecessary.

The Hub is far bigger than it should have been. There was a lot of money wasted on the lower level. No more money should be spent

Keep it a village not a city.

nice to have, not must have. There is no cemetery in Anmore & no access in Coquitlam or PoCo for reasonable fees, so not sure if Rec Center should be priority

Anmore has never had a recreation centre and never needed to have one, as Anmore is very nature. This promotes it more of a city than the village it is and it would just take up too much space and it wouldn't get used. Nothing. We already have all we need for recreation. I should know, I've enjoyed it for 30 or more years.

Nothing. We already have all we need for recreation. I should know, I ve enjoyed it for 30 of mor

Perhaps this can be integrated into the school to serve a dual purpose?

Costing and future maintainance should not come from the taxpayer. Put it on the developer

I am not sure we have the pop. or capacity to support. I would support community use spaces that are not specific and could be multi purpose.

Not required, all the recreation facilities one needs are just a few minutes down the road in Coquitlam and Port Moody. Rec centers are expensive to run and with it being large Ie PoMo what programs would they be able to offer that people would be willing to pay for.

Informal meeting area, open side covered space, amenities

We need reacteation centre in Anmore, even without this South possible construction This enough people to keep health here in normal condition+ people will come here from Port Moody if you build something really good, not only offices like HUB People will be appreciate for HUB staff like dat Do something really good for people

I don't think this has been portrayed properly. I don't think any of the zoning carries a requirement to provide recreation facilities and should the zoning remain as RS-1 and the developer was required to pay development cost charges then this money could be used to build a recreation facility or it could be part of the deal to change the zoning to 1/2 acre lots.

This is a frustrating question because in all other consultations, no one could answer how many residents and tax allocation it would take to upkeep these facilities. We are less than ten minutes from a rec centre, and under 15 minutes from a second. I am not sure why this is being sold as a perk of the development.

No comment.

Anmore is a VILLAGE with poor connectivity and infrastructure constraints. To avoid exacerbating capacity on Ioco and East Roads, I am happy to continue relying on Port Moody.

we already have one and we just built one. Redundant. It would be nice to retain the tall trees.

- Indoor Gym/Studio - Pilates Studio/Hot yoga - Music lessons - Painting classes

I think we could be utilizing the Anmore Village Hub for recreational programs.

This is not that important.

We live in proximity to three well established recreation facilities. I do not see a need for anything else.

It would be nice for Anmore to have a rec centre where they don't have to utilize Port Moody and Coquitlam for everything. Consider looking at the feasibility of programs and hiring staff to run these programs. Not just a large rentable facility,

We can use facilities in other areas. Keep Anmore as outdoor recreation

We do not need a Rec Center, Port Moody Rec centre is 10 minutes away from Anmore, we also have the overpriced hub if they ever open it up for residents to use, Anmore elementary school, Heritage Woods secondary school and Eagle Mountain middle school. Enough.

No recreation center. Too expensive to maintain and the financial plan shows FALSE numbers indicating maintenance is possible while leaving the village in the green financially. Totally disagree with this idea. We can drive 15 minutes and utilize neighboring pools and gyms.

none at all

Flexible spaces that can accommodate a wide variety of activities. Should be safe for sports.

Flexible spaces should be safe for sports. Existing gym space in Anmore could be enhanced rather than new builds.

Programming space for residents so that they do not have to drive to Port Moody or other locations.

Anmore best recreational areas are the existing green spaces like Buntzen lake, that is evidenced by the people who flock here to recreate in these areas, it is doubtful that a playground would offer anywhere near the desirability of such existing places

Unless the developer is willing to build a community center that has a pool and indoor hockey/lacrosse rinks so residents don't need to go to Port Moody for it, I don't see the real benefit to the community. Which again, 1.09 acres is not a meaningful contribution.

Reading room, ping pong tables, basketball court, carrom, pool tables, chess, badminton

Pool facilities games more pickle ball courts, ice cream shop.

Concern is other communities (like Port Moody) will eventually restrict access by Anmore residents

We should maximize programming at the Hub before looking at additional recreational and community spaces.

We already have the HUB which was just built and we just all paid exhorbitant amounts of extra taxes for in our property tax over the last few years. We don't need another building we aren't even utilizing this one yet. Indoor recreation could eaisly be held at the HUB - that was one of the things that was presented as a use for the HUB when we voted on and built it.

Coffee shop with outdoor terrace

The question is, who pays for it? I understand that the developer would pay the initial cost, but for some reason the developer declined to include the yearly replacement cost of the "asset" in their fiscal report. At issue is the that current hub cost some 12M (based on financial statements from the village) and the rec facility is larger. At issue is the 300k per year replacement cost. If Anmore's financial consultant was correct then this alone puts the Icona fiscal proposal underwater.

No recreational facility required. We are a small village and have Port Moody, Coquitlam and Port Coquitlam recreation centres within close driving distance. Even the development of the new village hall is way beyond our needs in my opinion.

The construction and operation of a recreation centre is extremely expensive and not a viable option for Anmore as a small village which is our preference. It would be preferable for Anmore to financially contribute to Port Moody facilities to expand their offerings and permit Anmore residents to have equivalent registration priority as Port Moody residents.

We don't agree that we need a recreational centre. They require considerable funds to operate and the number of residents might not cover the cost. The. hub should have been designed to accommodate this. Recreational opportunities are all around us.

A recreation center is a major need as people have to use the facilities in Port Moody and other cities for fitness programs, etc. These facilities are getting busier as populations grow. Anmore needs to have some facilities for it's residents.

As per my previous response - this is very important for our community to have a recreation centre. It would be greatly appreciated if staff would approve this soon so our children can grow up benefiting from these amenities. The Anmore Community Hub is sufficient for this purpose and should be used for the community centre.

A recreation centre that we could walk or bike too would be great

If it's used correctly! In a rural manner

I think it will be great to have this place for people to come to. And hopefully create more of a community over the years

Keep anmore as is. Respect the current OCP plan

As we consider the OCP Amendment Application and Neighbourhood Plan, what else would you like the Village to consider in terms of commercial services in Anmore?

I do not see a commercial space surviving in Anmore with the population it has, especially in the Winter months.
None is needed
none are required
None is necessary
None needed as far as I see. Moved here to get away from commercial stores malls and the silence that it brings not to live around the noise and pollution.
[redacted] Maintain forests and wildlife.
This is very important. Providing this could eliminate the need to travel out of Anmore thus reducing the impact on traffic. So many people work from home these days and having basic commercial amenities would be super convenient. In addition, many of the larger homes in Anmore are multi generational. The older retired residents would benefit from a local retail hub.
Simply a coffee shop. That is all most of us ever wanted. A Langley Farmers Market store would be good and do well up here. No huge supermarkets etc
No commercial is required

We don't need commercial services in anmore. Lots of services work from their homes that we are able to visit. (physiotherapy, massage therapy) Other than that driving through Port Moody on my way home from work (which everyone does) checks enough boxes for me.

A pub/coffee shop/bakery would be all we need. If it's focused around connecting neighbours then I'm in favour. I think what's proposed is way too big, and business wouldn't survive.

I strongly support the inclusion of commercial space in the proposed development to allow for non-vehicle access to shopping and services

I don't think businesses would do well there. People already have relationships with hair salon's, coffee, shops, etc. in Port Moody. If we have anything, we should have something at the village, hub. I feel like parking is going to be a very difficult situation like it is in Suterbrook. I don't go down there because there's nowhere to park because I drive a truck and trucks don't fit in the underground.

Again commercial will just bring more traffic into Anmore and cause more congestion if trying to evacuate. The likelihood of crime is also much higher

I would like to have non vehicle access to services including grocery and services, coffee shop barber etc

These amenities are good but not at the cost of over development and crowding. Keep the area as is

I moved to Anmore knowing I would been going to Port Moody or Coquitlam for amenities. The benefits of no street lights and quiet surroundings are the benefits that far outweigh commercial services in Anmore. None.

Taxes for Port Moody or do these commercial services support Anmore.

You don't need to sell your soul to achieve that. Be practical and responsible as well as reasonable if you want business in the community. Start by zoning certain areas as commercial if there's interest. Not just in Anmore south but also on the rest of the village

It's only 5 minutes drive to port moody. Commercials change the face of Anmore from rural to a modern city.

A little coffee shop or pub may be nice But we don't need to re-create Newport or Suter brook especially with the inlet district also being built. We like to live in nature and the suburbs to be away from that lifestyle with more green space and nature. It is why we chose to live here over places listed above so we do not want to become them. maybe a coffee shop to talk to locals. the rest i chose to live in anmore and happily go down the hill so i can have the rural envronment. at the workshop i remember everyone writing no street lights, keep it rural, etc. commercial spaces are not why we moved here. i hope the residents are finally listened to. this public input is a joke.

None

There is no commercial in Anmore now and life is good. 5min drive and you got all the commerciality you need in pomo

My family does not need commercial services in Anmore. A coffee shop at the Village Hub would be the only commercial space I would like to see.

Super market, liquor store and dispensary.

Not needed

Absolutely no commercial services are needed in Anmore. People live in Anmore to be in a rural space away from commercial services. The nearest grocery store is a 10 minute drive which is a sacrifice all people in Anmore are willing to make, as they signed up for that when moving to Anmore. Also, what commercial services do you envision moving to Anmore? Most businesses can barley stay afloat paying rent in Port Moody/Coquitlam, I'd imagine to rent commercial space in Anmore would be even more costly. WE ABSOLUTELY DO NOT NEED COMMERCIAL SPACE IN ANMORE.

I would love to see a coffee shop, but don't see a need for a variety of Commercial Services beyond that if it means increasing density in a significant way.

None! Also I do not think that splitting up the commercial zones is a good idea!

We have city of Port Moody near by 5mins, which is a full city. We dont need new shops to bring more traffic and pollution to Anmore.

Commercial and retail access is essential for Anmore South, and we strongly support it. The Preferred Plan's 3.43 acres for two commercial areas near the community centre and along First Avenue will provide vital shops, cafes, and services that residents can walk, bike, or drive to in a short local trip. Unlike the RS-1 zoning, which restricts the area to residential use only, this plan fosters a live-local, shop-local lifestyle, reducing reliance on neighboring cities. We all know that once built, everyone will use these amenities, as they meet daily needs and create vibrant community hubs. The Village should prioritize diverse, small-scale businesses like grocery stores, cafes, and professional services to ensure accessibility and economic vitality, while designing pedestrian-friendly, bikeable spaces to align with Anmore's sustainability goals.

THE INCREASE IN TRAFFIC TO ANMORE FROM OTHER REGIONAL AREAS WILL INCREASE LOGARITHMICALLY WITH EACH COMMERCIAL SERVICE ALLOWED. THE DANGERS TO HUMAN LIVES INCREASES IN ANY MAJOR FIRE EMERGENCY WITH ANMORE'S LIMITED ROAD INFRASTRUCTURE INCAPABLE TO HANDLE LARGE TRAFFIC VOLUMES THAT FOLLOW COMMERCIAL ZONED AREAS. STUDIES PROVE THAT MASSIVE INCREASES IN AIR AND WATER POLLUTION INCREASE IN COMMERCIAL (AND RESIDENTIAL) TRAFFIC LOCATIONS ALONG WITH LIGHT POLLUTION WITH ALL NIGHT LIGHTING TO PREVENT THE EXPECTED INCREASES IN THEFT AND CRIMINAL.ACTIVITY THAT FOLLOWS COMMERCIAL LOCATION DEVELOPMENTS.

We bought here because there is no commercial services in the area. Not everyone wants to live an urban life.

go to sutterbrook if thats important to you

A grocery store

We prefer the natural non commercial nature or anmore. Nice to see the hub follow through with a coffee shop though

Anmore so incredibly close to major cities. Anmore is too small and it would just be a congestion night mare

In response to the question, I do NOT want Anmore to allow ANY commercial services like retail stores, cafes and professional services in the community. The presence of such stores would increase traffic, parking requirements and policing, and would certainly compete with the existing services that are only 5 minutes away in Port Moody. It would be a mistake to create space for professional services offices in Anmore, based on the fact that it is comfortably rural and 6 minutes from central Anmore to central Port Moody.

There is no possible way for Anmore to support 50K sq ft of commercial space. Maybe a 10,000 sq ft childcare space but that's it. The rest will be a white elephant.

Love living here with no amenities. that's why we moved here A coffee shop would be the only amenity I would like

People move to Anmore to get away from commercial services. Please don't bring them here.

I don't think this is necessary to have any commercial development. My main consideration would be to have our local corner store (Anmore Grocery) to be offered the chance to relocate and/or expand their services so that their business flourishes with more population growth in the area.

There is no reason to install commercial services within the village when we are 10 minutes away from Coquitlam Centre.

Nothing more in regards to commercial services, we are fortunate to have an wonderful local store that is loved my all of its patrons.

I also think that the commercial area should be in one area better for parking and only need to go to one place not drive or walk around in rain or snow less traffic

These spaces will not be economically sustainable. The Hub will have a coffee shop. Port Moody is a 9 minute drive away for groceries and services. We have a convenience store currently. This is a village, but if we add 2200 units then we still can't sustain the commercial areas and Icona will subsidize until they decide to give up. 2200 units is not acceptable

I don't want any commercial services, thanks. I am not interested in this 'preferred plan.

I do not want any commercial services in Anmore. Port Moody is 10 mins away, that is sufficient.

Commercial services are already greatly accessible in Port Moody. The residents of Anmore have the right to choose on whether any development goes through.

Anmore has sufficient access to commercial services in Port Moody and does not require additional commercial services to be built to transform into an urban community. A referendum would democratically empower the residents to decide whether the community should support anurban designation for Anmore South I think commercial services should be limited to basics like grocery and coffee shops.

Anmore is not a commercial area. Nor should it be with its lack of transport options.

I added in the top because I couldn't proceed otherwise but I do want a mix of housing like duplexes or smaller homes. Not the way it's presented to me in the choices. It would be in keeping a density that the Village can sustain with respect to financial considerations like police and fire fighter services. As well, with the large number of construction vehicles it will take in the building process, there should be consideration for the impact on existing residents with plans for traffic flow.

People do not want to come to Anmore for commercial opportunities. People are attracted to Anmore for what they see as it is. Why come to Anmore and change it to suburbia?

It would be many years before any commercial services would be viable in Anmore. Corner stores in heavily populated areas of Port Moody and Coquitlam have failed. We have one struggling convenience store already which needs more support. We have hundreds of stores and coffee shops close by. If we really need a coffee shop let it be in the oversized "Hub".

Commercial space does not fit in with the village of Anmore

I don't think retail/commercial development is necessary for Anmore's population. Traffic is already terrible along First Avenue in the summer - a shopping area would slow things down even more.

If we are to bring 6000 residents into the area, we need to consider having an abundant variety of commercial spaces for residents

I can go down the hill for all of this, there is no need for these things in anmore, we are fine, it is calm, and the nature is preserved. anmore is not the place to developed extensively and turn the village into a city None

less or no commercial in Anmore in the future

anmore is not urban anmore is rural we have one store do not need more

We want coffee grocery maybe offices above

Commercial under apartments is very important

No thanks, my family likes being away from all of the commercial spaces. I do not wish to be around this, that's why I choose to live in Anmore.

time, money, effort to create commercial services when no infrastructure exists to support it. the thought it "could" create 400 jobs is ridiculous - it would be small stores and perhaps a fraction of that number. We do not need shopping malls in areas that are not properly serviced or practical. Again, a small commercial plan could be also provided if 1/3-1/2-1 acre lots were developed too.

I like what's proposed

Anmore is not the right place to have commercial services. A cafe and a corner store are enough

1 local grocery store neighborhood style, like Anmore Grocery by Buntzen. Parking is gonna be a KEY factor in all of this.

Grocery, coffee, restaurant or cafe

Don't need this! The anmore store barely survives!

Have a grocery store/Cafe would be a great addition

Having adequate commercial services and facilities within, or near, the village is an essential part of improving overall livability and accessibility for residents.

grocery store, library, coffee shop

How do people outside the community access the development .

A referendum

We do not need commercial services in Anmore

Unnecessary and will bring far too much traffic congestion with delivery trucks, commercial vehicles etc. The beauty of Anmore is it's rural and not a busy commercial community!

Cafe, drycleaner, grocery store, daycare,

Medical clinic, pharmacy, fresh fruit and vegetable store, bakery. A pathway from Anmore North to connect to Anmore South retail services.

no need for that, preserve the rural life

Groceries, restaurants, some professional services

Grocery store, bank?, liquor store

The number of services and space need to be focused on serving the local community and not requiring the draw of people and therefore additional traffic from outside of Anmore for the businesses to be viable. Nice to have but not necessary

Village retail is important but no big box or large format retail is required.

If Anmore doesn't do it. Port Moody will. We need to tax it and create jobs.

I can't imagine the Anmore South project having enough parking for guests. Biking is currently not an option and walking is also not a safe option. It's only a seven minute drive to Port moody facilities.

It is closer for a lot of residents to drive to Newport or Suterbrook than Anmore South depending on where they live. Either way it's driving. We do not need commercial here, there is plenty of commercial 15 min away specially having an IGA or No frills grocery shop is important.

We are a 10 minute drive to everything we need

Single family homes would preserve the rural nature of Anmore

Would like to be able to walk to grocery, coffee etc instead of having to drive all the time so happy to see it included in the plan

Bigger than that

Grocery stores, brewery, vet

We need more roads to sustain this massive development!

We have gone to Port Moody and beyond forever, we are accustomed to it. To ignore the basic issue(s) is ignoring what should first be considered

I hate driving out of my community for basic goods and services.

Again, this is part of a complete community. A cafe or something would be nice. Although I do worry how this will affect the current anmore general store.

cafes, independently owned retail, independently owned grocery, pub/restaurant, ice cream parlour, art spaces, space for farmers markets

Part of what makes Anmore unique is the fact that it is housing only surrounded by nature. Concerned about the densification.

Ensure that retail/commercial services added are offered to small/local businesses/ independent operators instead of large corporations/ chains

A grocery store, restaurant, cafe would be great

Can't get basic food supplies in our own city!

Tired of not being able to get what me and my family needs without driving to another city.

It is easy to say that we can support retail spaces but only time will tell. currently the only store in Anmore struggles to make a profit. Once we have a coffee shop at the hub, This will be a good indicator if businesses are viable within Anmore. I highly doubt we could support much more than a small grocery store and a coffee shop even with the larger population of Anmore south.

Commercial services are absurd! I took years for Newport Village to find its footing. People from outside the Village of Anmore will not be travelling to Anmore South to do business there. It will die!

Same with this one. Needing to leave Anmore for simple groceries or a coffee means our community is not complete.

Is good to have options for residents to meet face to face, there is a lot of engagement on social networks, and very little face to face engagements, physical places create community.

I live here to be away from commercial sales spaces. If I wanted to be near commercial spaces, I would live in Port Moody!!

It would keep me shopping in Anmore.

Commercial space in this area could be nothing more than a few small private businesses, with few staff. They will struggle financially, resulting in high turnover, as it will not be a main hub area like coquitlam center that will sustain itself for any length of time. The thought of any notable, sustainable commercial area is misconstrued, even with an urban dense setting in Anmore South. The RS1 rural setting is more realistic.

Medical clinic with a primary care team would be a good idea. Small cafes probably would be OK. Small retailers might be concerned that our overall population would not support them adequately. It's unlikely that residents from other Tri-cities would regularly come out here to shop for day-to-day needs. If the municipality is the landlord of the retail space, it might be a money loser.

Anmore had a store by buntzen lake. All we need. For bigger items go outside of Anmore. Anmore is unique and should stay the way it is.

Keep this out of Anmore. How many quiet neighborhoods and trees need to be destroyed for a cafe. Get real

Grocery store or specialty market would be convenient

Grocery, barbershop / hair dresser, liquor store, pub restaurant, coffee shop, bakery, etc.. and leased space for professional service providers such as doctor, dentist, physical therapy etc..

Medical/Liquor(wine)/ retail/coffee shop restaurant

Nothing else, the commercial infrastructure proposed is a great addition to Anmore South which will be needed to support the housing development and rec centre

Would prefer a small deli/bakery/coffe shop with ample parking.

We don't need to replicate what is available in Port Moody

The little store in Anmore is only afloat if boats are rented. People from the other side of Anmore will not drive or walk there. This is a profit driven incentive that we all see through. Call a referendum. LISTEN TO THE RESIDENTS.

Consider the traffic on our two little roads in and out. Think about that.

there is plenty of space where this can be improved ...no need for huge development.

Very important to reduce the drive to and from town. massive

Family Doctor Clinic Grocery Store Professional Offices

An Urgent Patient Care Clinic would be extremely convenient

Put a pub on the clear cut lot next to the village hub. Call it the Hub Pub.

Sustainable businesses

We have many commercial areas so close by, we don't need more of them.

This is a bedroom community. Trying to get business out there is unnecessary and will be under utilized.

We are close enough to the. Already

A good grocery store.

The Village Hub is scheduled to have a coffee space and that is enough for Anmore.

Everything we need is already within a 5 min drive. We will soon have a coffee shop at the Hub. We have Anmore grocery as well.

Not needed we drive 10 mins to everything we need!

I think having some options for the community to gather, like a coffee shop, and to get one-off groceries for eg instead of having to drive a little further would be a bonus but not critical, as again, there are many options relatively close bye.

do not go crazy with too much commercial space

Moving towards commercial services without the adequate road access and infrastructure seems chaotic. It's hard to envision how the huge increase in population and access to amenities/services would be manageable along Ioco Road or coming down Sunnyside. Anmore's location and road access isn't conducive to a development proposal of this magnitude.

While the intention behind such proposals may be to enhance convenience or stimulate local economy, I firmly believe that introducing commercial facilities could jeopardize Anmore's unique natural environment. Our community is defined by its beautiful landscapes, tranquil atmosphere, and commitment to preserving the natural spaces that residents cherish. The introduction of commercial developments risks disrupting the delicate balance we have worked so hard to protect, leading to increased traffic, noise, and loss of green spaces that are vital to our identity as a rural community. It is essential that we prioritize the preservation of our environment and the character of Anmore over short-term economic gains. I urge the council to consider the long-term implications of such developments and to remain steadfast in our commitment to maintaining the natural beauty that makes Anmore a special place to live.

Not required at all.

We do not want any commercial services. Newport and Sutterbrook are 10 minutes away.

Ensure you're keeping it small.

Essential & Local Services: • A GOOD grocery store • A cozy café or bakery with indoor and outdoor seating • Pharmacy and wellness services, such as a small clinic, physiotherapist, or family health practitioner. • A postal outlet or package pickup/drop-off hub. Beauty, Wellness & Lifestyle: • A boutique hair salon or spa offering services like haircuts, facials, massage, and skincare. • A nail studio or brow bar • Holistic wellness options, such as a yoga or pilates studio, RMTs, or naturopaths. • A beauty boutique carrying skincare and wellness products. Community-Focused & Family-Oriented Businesses: • Child- and family-friendly services, like a daycare, art studio, or toy/gift store. • Pet services, such as a pet supply shop or groomer. • Local artisan shops selling crafts, home goods, and handmade items from regional makers. Outdoor & Nature Integration: • A bike and outdoor gear shop with rentals or repairs to support Anmore's active lifestyle. • A farmers' market area or small plaza space for seasonal events and local vendors. • Commercial spaces with green architecture, outdoor patios, and landscaping that blends with Anmore's forested beauty.

I don't want any commercial spaces. We have a little store already and I have neighbours. Port Moody and Coquitlam are close enough for all my other needs.

Consider allowing the site near the community centre be built initially and then evaluate the need for a second site after ten years or so

Why does it have to be one or the other?

Put a Brewery/Coffee shop at the hub. Anything else is redundant.

There should be reduced rents or taxes so businesses can grow.

We are 10 minutes from Port Moody. We have a store by the trailer park. We don't need or want any commercial services

Keep it a village!!

Dont commercialize Anmore - Port Moody options are 10min away

I don't want Anmore to be too commercialized

Nothing. We don't need anything additional.

Allowing residents to have services within the village to avoid going to Port Moody orCoquitlam would be beneficial for those aging in place.

Yes please, my children grew up up here and as a parent there was no where to walk to with children except the candy store and we did that regularly It would build community if you could walk to get bread or milk and say hi to neighbours. If you are aging in place this is even more important. My mom passed away this year and my father lives in a small town. Everyone at the store says hi to hm and talks to him. I understand why he wants to stay where he is. Community.

There is no market for commercial space in Anmore, no custo.er base and people just stop in Port Moody or Coquitlam on thier way through for things. This whole proposal is solving a problem that doesn't exist.

Commercial is important for diversifying the tax base. Also would be nice to have stores that attract people coming home from buntzen or sasamat

Neighbourhood pub

Commercial service OK, but which is good fit to conception that Anmore is quiet place to live We don't need bumbum here

Again,I think the question has been mis portrayed. This plays off the council's preferred zoning option which and suggests if it doesn't go ahead then the whole area will remain as RS-1 with no option for retail. This is not an either or scenario. There are other zoning options available.

Again, I knew what was available when I chose to live here. We are close to everything we need.

No comment.

shopping is available 12 minutes in Port Moody and Coquitlam we do not envision that there would be enough interest in local to make viable.

I am really concerned about the transportation to and fro this development. Right now there is no provision for it. And there's no cooperation with Port Moody. Developing a neighbourhood plan without being a neighbour to Port Moody and consulting them seems wrong

- Important in terms of revenue for the Village - Convenience for homeowners to have a wide range of businesses close by

Cafe, bakery.

We live very close to all of this ...

We are in close proximity to many commercial Shops and services. I do not see the need For anything more in Anmore

It would be lovely to have a grocery store such as thrifty foods, a bakery, deli,

We have both Port Moody and Westwood Plateau shopping centre close by. Currently Anmore has the village shop and it should be kept that way.

Again, despite being classified as rural, we do have all full amenities available to us within 10 minutes to Port Moody, 15 minutes to Coquitlam, 25 minutes to Port Coquitlam. We don't need this and we don't want it.

I don't believe that most commercial businesses will survive in this area. There is and will be a limited population in this area and it is out of the way for outsiders to come and use this commercial space.

Long live and hope to see expansion of the Anmore Store

Better roads to connect with Port Moody and Coquitlam

Anmore Grocery also needs support. What will happen at Hub retail space?

How will the village go about supporting existing small businesses, such as the Anmore Grocery, while considering and possibly opening the village up to other businesses? Is there already existing and unused space at the Hub to accomplish these services?

Amenities for this area would reduce the need to drive to Port Moody or Coquitlam which then reduces pollution

If it was a long distance to Port Moody we may think otherwise but don't feel there is a need for such commercial services. A general store is all that we really need and we already have one that is much loved in the community I choose to live in Anmore because it is not a destination. I don't mind driving 10 minutes into Port Moody for groceries or getting groceries delivered. I also know that many small businesses operate in people's homes. Grocery, cafe, restaurant, laundry, wellness clinic

Grocery store big chain,like Save on

A small cafe would be nice and an option for basic groceries.

I did not move here for commercial services. I moved here specifically to get away from that! It is only an 8 minute drive to pprt moody when we need to go in for groceries, etc. That would change the whole feel of Anmore - and add way more people than currently live here; an issue for not only the qiet feel of our village, but also safety for in and out access,

This is ridiculous, Anmore will not have the "comercial services" that people want and regularly use. People from the tricities will not drive out to Anmore for these services. Anmore is a bedroom community to the greater area and will never be a commercial draw.

Again we have adjacent cities within close proximity to offer retail, cafe's, etc. Anmore is far too small to be trying to develop forested lands for commercial services.

A very large population would be required to to "service" a commercial area and even then the survival of many businesses would be highly questionable in the near future. Even the existing Anmore Grocery store struggles. Perhaps a larger version of the Anmore Grocery with a more general store orientation could be successful in a more central location. Persons on the East Side of Anmore would still be more likely to conduct their shopping in equally close areas of Port Moody and Coquitlam.

This is only needed if you put in high density residential areas. We are doing just fine without it. With an additional 150 acre lots under the original plan, we don't need commercial opportunities.

There are no commercial services in Anmore, we have to drive out for everything we need.

Commercia amenities are convenient in Port Moody and Coquitlam.

As already discussed years ago in the planning process we would like to see a Anmore residents be provided with the first opportunity to run their own family businesses in the commercial spaces and ensure no "big box" retailers are in the spaces.

We have everything just down the hill in Port Moody

It is important to keep Anmore a rural area.

It would be nice to not have to leave Anmore for services.

Rural village please would prefer to visit a town for this!

Yes any way to have more service up here is amazing

Keep anmore as is. Respect the current OCP plan

We have all the services we need down the street at Suter Brook and Newport.

Is there anything else you want the Village to consider as part of the next steps in the process to consider this OCP Amendment Application and Neighbourhood Plan?

Reject the application and do not allow the Urban containment boundary to move. Listen to the community, we have a plethora of highly educated, successful individuals who can be used as assets if you listen. provide an open forum town hall with council and residents in 2-way conversation

Provide an open forum town hall with council and residence in to converate

It need to have some sort of public imput. Be it town hall. Referendum or door to door polling. To many people have no idea what's happening or the effects to the community Such a joke municipality. Let's destroy our earth!!!

Yes, try to find a way to encourage those who want this development to speak up. The vocal minority (maybe 150 people) doesn't represent Anmore.

Consider the will of the majority of the people that do not want this density. Consider a referendum. Consider not amending the OCP. Perhaps then the landowners will come up with yet another option that is more palatable.

Consider listening to what David Gregory and Doug Richardson have said. No apartments/condos. Less density. Consider the traffic. Consider Maintain RS1 I am asking for a Referendum. Council knows how it would go though, so they won't do it. It's unbelievable that we, as citizens don't get to say we want or don't want. Majority doesn't want this OCP change. I do not support the OCP amendment. The financial meeting last night was eye opening. Very glad I attended it. Financially we clearly don't need this to happen. Something shady is going on, and it will be uncovered. Residents want a town hall with council. They also want a referendum on this with options. The language in this survey is biased, and I think residents are tired of the engagement process - it's too formal and also biased toward large development. I strongly support the proposed development and its diversity of housing types, layouts and additional amenities and strongly discourage maintaining the current zoning. Anmore needs to do its part to support higher density and more accessible housing as part of Metro Vancouver's broader needs. We fully support the application and neighbourhood plan. Anmore needs to provide diversified housing so that our young adult kids and my husband have options for housing within Anmore in the future. Keeping the zoning the same is not in alignment with the needs of the broader community. Make people voices heard. There was no opportunity for us to say no to this ridiculous proposal Leave us rural. Listen to the residents. Leave Anmore as is! Consider changing the study area to less density and more protection of the untouched forests. You have the power to control what and where, use it. What's being proposed is not fitting nor sustainable or reasonable. In other words let them build duplexes and maybe townhouses like Anmore greens but only on one part of the land, let the rest be what it is. If you can change the study area to more density then you surely can change it to much less density than RS1 zones too. Listen to the people. Please secure Anmore class and beauty... NO apartments ... if you MUST put one in ONE near the city centre only makes most sense. Otherwise traffic is going to be WAY worse than it is now for rush hour. REMEMBER INLET DISTRICT is being built now as well. Going to change a 10 min travel time into 20 min with density that bad. Learn from the mistakes made in Surrey. SINGLE family homes - most Townhomes and duplexes Too many townhomes in drawings need more single family homes and row house with yards. don't change the OCP. HAVE A REFERENDUM. HOW HARD DO WE HAVE TO SCREAM FOR IT. also why are we having a survey then an open house when the financial report was not received?? Why? What is the real reason for this? Anmore should stay residential, commercial ecosystem is a short drive away, let's not get excited about spreadsheet modeling of revenue source but access real total cost impact to residence, structure of community, environment etc Traffic and secondary or even third access to the site for a better traffic flow and in case of emergency. Push for G5 bridge from Belcara to Deepcove. Don't want added taxes to support new neighborhoods No more high density because traffic congestion is out of control Please don't continue to destroy the place I once loved. The idea of townhomes/apartments of any sorts being in Anmore is truly beyond sickening. I planned on living in Anmore the rest of my life, yet now plan to get the hell out of here as fast as humanly possible. To see the destruction this will bring and has brought (this has become so completely polarizing to the people of Anmore), as i said is sickening and truly devastating. I do not want the OCP to be amended to include apartments, condos in the village. Anmore has been a quiet place, left alone, and for good reasons. Because the people like the way it is mapped out. If they didnt like it they would go to Port Moody, Coquitlam, or up around westwood plateau for more condense housing and living. Anmore is known for beautiful nature snd single detached homes. Lets keep it that way while everywhere else is changing. The OCP amendment for Anmore South is essential and must advance now-time is of the essence. Guided by the Seven Generations Principle, rooted in Indigenous wisdom, we must plan for sustainability seven generations ahead, not cater to short-term elitist interests. Since the developer's 2021 letter of intent, progress has been delayed, we've delayed long enough. A small group's "not in my backyard" opposition, disparaging renters like my parents and marginalized groups, hides social profiling behind false environmentalism. Their resistance ignores our duty to create an inclusive, sustainable community with diverse housing, recreation, commercial spaces, and green areas. The Preferred Plan's vision-35% natural areas, 10.72-acre parks, a recreation centre, and commercial hubs-meets urgent needs RS-1 zoning cannot. We need local amenities now, not reliance on overcapacity neighboring facilities. Stalling serves only the privileged few, not future generations. The Village must reject

elitism, advance the application to the next step without delay, and stay on track to build a vibrant, equitable Anmore for all, as our Indigenous elders urge: plan for seven generations. That is sustainability. Maintain the current zoning

Multituit the current zoning

more discussion and referendum on the issue.

For the love of God, do not put condos, townhouses or duplexes in Anmore

Reset the process and do this correctly. This survey is yet another example of a bias based study. Why are we saying there are only two options? Honestly. We can do better anmore

I feel it is not right to be plowing forward with a development like this without including Port Moody. They have NOT been adequately consulted engaged or even informed.

Don't turn Anmore into Burke Mountain... please

It's unsafe to do this level of densification with only 2 roads in and out. Inconvenience is one thing but if there is an emergency (fire or earthquake) there is not enough escape volume available. Also what about fire services, police etc. have these been factored into the needs? I know from some brief research that translink and Port Moody have not and are not planning for this level of development so I feel it is paramount to engage the other stakeholders beyond Anmore for this level of development

I must point out that the offered 6 options are an incomplete set, because it does not include an additional option: Maintain current RS-1 zoning with the option of increasing density moderately via Comprehensive Development (CD) zoning. This missing option is my real #1 option. And, it does NOT require an OCP Amendment. None of these are important or necessary.

Retail consultants that came up with the commercial plan are not giving good advice. Ask a commercial realtor if a grocery store would survive in this development. The answer is no. Consider also the Deloite financial impact study and how flawed it is. Can you trust consultants? They are basically professionals at making [redacted] up. Keep OCP as it is or call a referendum Listen to the residents

Listen to community feedback.

Consider a Referendum to get the Anmore residents opinions on this project! We are not anti-development. We are anti- massive growth with limited roadways, infrastructure, emergency services, schools, and medical facilities. It is unrealistic to assume that people may use bus/bikes to travel. Too many people are carting kids to/from school or sports, or work in different cities, or are too old or out of shape to bike to places, or would never take a bus. The inconvenience of bussing or biking is very evident. The traffic is the major concern for everyone. Have you ever driven behind a big utility truck along East Rd or Ioco Rd? At lease 10 cars minimum lined up behind one truck, outside of rush hour! What will happen when there are 5 or 10 dumptrucks hauling stuff in and out of Icona lands at any given time? I think there will be so much road rage, and possibly increase in accidents for people. This for the next 20 years? With no other roadways in or out, and single lane traffic, I believe this will become a major problem that the residents of Anmore will be saying "I told you so", but nobody listens to us apparently. I'm hoping this development does not happen, and I hope Icona goes back to the drawing board, asks questions that are not manipulating to get our answers, and perhaps puts the residents considerations to heart. I will be planning on moving in the next couple of years, so you won't be getting my tax dollars to support this development.

None of the above. You failed to include the best and only realistic option, CD zoning. And CD doesn't even require amending the OCP, it is an already available option.

I would ask council to respect the residents wishes, and maintain the current zoning status for the land referred to Anmore South. This community's beauty lies in the predominantly one acres lots. We do have other houses options in the village, Anmore Green Estates, Countryside, along with other current options.

If the developer brings in sewer we need them to run it up Sunnyside to the Hub and elementary school We (village) should get someting more than just a few park lands that cant be developed

Ask the village residents what they want in their village growth plan. The current counsel and Mayor are being pressured to accept a developers plan and have already decided to accept it. Each counsel member should be required to explain why each is voting against the wishes of the residents that they represent. This should go on record. The residents of the village should be developing our growth strategy, not a developer. This is not a survey when answer options are so misleading. I am surprised I haven't seen something asking if we feel our children need a safe place to play? 2200 units is not acceptable

I completely disagree and oppose the Anmore South Development proposal as well as the OCP Amendment Application. More feedback from residents and a referendum should be conducted to confirm resident support for the proposed changes of the Anmore South lands.

Again misleading question because: 1. The 3rd, 4th, 5th and 6th points above are not important to me at all. 2. I don't want Anmore to consider this OCP Amendment Application and Neighborhood Plan. It is a great project for another area. Anmore does not have the infrastructure to build an additional 2200 units.

I do not like this survey. The village needs to consider tts residents and whether they want this development or not. A consensus should come via a referendum.

OCP application should only move forward after a resident referendum.

The OCP amendment should not move forward until the residents can have a referendum on when Anmore South have a rural designation or change to an urban designation

Protecting the environment is the most important thing for me. Anmore has great natural biodiversity and is valued as a rural, not urban, area. I think population growth should be kept as low as possible while maximizing protection of the environment. One-acre lots are not the answer, but neither is tripling Anmore's population via the "preferred scenario". There must be a "sweet spot" where some additional density can be achieved but with a corresponding benefit to the environment.

Maintain current zoning and density with single detached housing. Please

I added in the top because I couldn't proceed otherwise but I do want a mix of housing like duplexes or smaller homes. Not the way it's presented to me in the choices. It would be in keeping a density that the Village can sustain with respect to financial considerations like police and fire fighter services. As well, with the large number of construction vehicles it will take in the building process, there should be consideration for the impact on existing residents with plans for traffic flow.

I think I've said it already. I am not in favor of large scale development of the Anmore South lands. Leave Anmore semi rural like it is. It would be much easier to support the proposed changes if someone would tell the residents just how & where exactly would they provide the road infrastructure to handle the construction traffic and traffic for thousands more residents to come and go? How about using Fern Drive??? See my point?

Why is there no option for "don't want at all"?We don't want either all single 1 acre or apartments, but this biased survey does not allow for the option of saying that. We don't need commercial services or recreation amenities at this time. We have beautiful natural recreational areas that we can enjoy.

Anmore should stay rural, and population increases should be kept at manageable levels. I am very concerned about the environment, traffic, and infrastructure. Please don't wreck the village we love with urban sprawl and traffic gridlock.

Many of the questions in this survey appear to lead respondents toward supporting the OCP Amendment by framing amenities like parks and recreation centres as only achievable through high-density development. This creates a false choice and undermines public trust in the consultation process. A truly democratic planning process should be rooted in transparency, accuracy, and genuine respect for diverse community perspectives.

we all want anmore to stay as is. we do not need mass development here. there is a housing crisis that needs to be addressed, but anmore is NOT the place to put in massive high density development. we would need transit, police, hospitals, schools, more roads etc... to be built. This is not the place to do it. so all i. want is to keepthe natural areas. don't develop!

1 acre lots only

Leave everything as is

maintain rural status no more than 300 homes

I grew up in anmore and I would love to come home to have my family here !

After listening to David Gregory go through the financials, I'm so down with the best financial outcome of keeping to single family homes on 1 acre lots.

the costs for tax payers, government services, and various authorities is immensely underestimated in your studies. Goes to show how and why literally every government receives studies and then greatly surpasses budgets. The revenue is overstated, expenses underestimated, and net annual gain for the Village of Anmore is far from worth the risks and problems that will arise in the area. The economic factors and financial numbers in the 3 options must be scrutinized further, as this rural area indeed can sustain itself for many decades before turning to urban. The infrastructure and bridges should be in the long term plans (for Metro Vcr, translink, health, high schools, etc etc etc) and budgets if moving to urban, dense centers in this area.

I very much like current proposed development

I dont want an OCP amendment

Develop hiking trails, add a small neighborhood store like Anmore Grocery at Buntzen Lake. We really LOVE the way Anmore is. NOT all change is good. Going in this direction with Icona just invites increased density, parking issues, traffic endangerment, and the destroys the quaintness that makes Anmore what is is - a Village. Traffic on both Sunnyside and East Road will clearly be affected by this development. I believe the technical study materials regarding traffic impacts underestimate the true impacts. While additional traffic is a necessary consequence of this development, I believe traffic flow improvements on both Sunnyside and East Road (including four way stop signs at more intersections) need be included.

Why do existing residence have to pay for this millionaire to make millions more on the land value, when it was purchased with RS! zoning . I was told by ICONA that my taxes would increase . Please listen to your voters . Anmore already has reached it's new homes quota set by the province and will surpass this all the in fill going on . I

thought when we moved to a small community that our council would be more concerned with public opinion , that seems not the case . Why you are consdidering 4 -6 story building when you don't have a sewer agreement . Anmore will become the next Burke mountain . A referendum

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Keep it the way it is

Keep Anmore Rural designation!

Roads are not adequate for the amount of population you are trying to bring in

Stop being so exclusive, be open to development and why people might want to live here.

I would like to see the application approved as it will still take significant time to service and build the homes.

Parcades and parking should be underground for lower level apartments. Would hate to see the areas around the apartments used up by parking. Is there an order to what they build. Do all the community stuff gets built after the money making products get sold or before? My vote is before.

I feel this question is misleading and also not complete. I would add safety to the list. The only thing I really want is to keep the OCP designation as it and leave the Anmore south project as RS-1 until proper technical reviews and all of the checks and balances have been completed. The current infrastructure cannot withstand additional growth. It is my understanding that Ako Road is designated as emergency services Road should there be an evacuation or emergency situation. This means the only road we would have to evacuate East Road.

This is not a well designed question as requires adding points that I would not include in any of my answers. This will skew results to obtain a specific outcome and clearly is not designed by a council that is unbiased and looking for actual feedback from residents

Please keep Anmore semi-rural, the last of its kind in the ever expanding development around us

Single family homes would preserve the rural nature of Anmore

This is our only opportunity to provide diversified housing, parks, and stores in Anmore so please approve it

Please consider not building more homes.

They should hold a binding referendum and actually listen to what the people want - not just this survey. We keep hearing about this "silent majority" support this absurd development - lets see how big this majority allegedly is. Traffic / road infrastructure

The old rich people are destroying the community with their racist and NIBMY approach. More housing for the average person and family is needed here.

Reserved parking options at locals lakes/beaches for residents of Anmore.

There are 2 things that are most important to me 1) a grocery store- but we need to have the population density to support a business like this and therefore diversified housing will be needed 2)playgrounds Would love for the parks and trails to be developed as the projects goes not saved for the end

Housing for all NOW!!!!

Should have options to not rank the items above because it gives the impression I like some of this items.

As Someone used to live on East Rd and now lives elsewhere in Anmore traffic can already be an issue. tripling our population will only make it worse, without the David Avenue connecter completed, I can't see Ioco and East Rd handling the volume of traffic that this development will bring. It is unreasonable to believe that people will not be car dependent when they purchase in the new development.

Ever hear of a referendum?

Please don't destroy Anmore for the sake of profit and business. We can never come back from the devastating loss of our dark night and rural space. Please please consider why we all moved to Anmore!!! Not for artificial parks, lighted streets, crowded roads and fake recreation facilities. Please don't move forward with this amendment. Wishing you all the best. I am sure there will be resistance from a lot of residents who do not want change in their small community.

This mandatory ranking that states order of preference is flawed. It is forcing selection of things I disagree with, do not feel is realistic or sustainable, or i do not support.

My #3 choice needs to be qualified - I don't agree with apartment complexes.

Nothing wrong with Anmore the way it is now.

Leave it alone.

No high rises and or high density housing as this is a rual neighborhood feel

I hope that Anmore council will vote to approve the OCP Amendment Application and Neighbourhood Plan put forward by the property owner. This is an opportunity for Anmore to become an independent community that will provide more opportunities for all residents to connect with one another in our own backyard rather than depending upon other municipalities to provide us with everything. Developing this land into more single family 1 acre lots with homes that are priced out of reach of most young families today does not provide any benefit to current residents. As a senior, I would welcome the opportunity to be able to downsize and still remain in the Village that I have enjoyed living in for the past 27 years.

Nothing else needs to be considered

Slow down the process and listen to all the voices in our community as elected officials

We see right through your public input and "we can only talk about this proposal". "It is proponent led" "wait for the next phase to talk about the OCP change". "We are legally bound to (bring it to a public hearing)" This is wrong, it is unethical, and we have had enough.

NO to #5 and #6 above. Survey doesn't allow for that option please make a better survey where we can accurately give opinions. You didn't ask about Indegenous spaces.

N/A

Being able to hook up to Municipal Services like Sewer and Water

The original vision for this special study area came from Mayor Hal Weinberg over a decade ago, and the growth needs that residents identified back then need updating. This plan does exactly that. Stop this madness

Keep Anmore rural. Create CD zones in Anmore south and allow for smaller lot sizes. No apartments wanted. Keep our current OCP and keep Anmore rural. We need a REFERENDUM.

Consider amending existing areas in the city that are incredibly under-used (such as single-family homes on multiacred properties) before cutting down more natural areas.

Let the residents/tax payer have a say

Honestly? It'd be awesome. Not having to drive to Port Moody every time my family wants to shop, join a class or play a sport would save us time—and it'd make our community feel more complete.

I understand the desire to preserve Anmore's character, but growth is inevitable. The Village should consider a balanced mix of housing that welcomes new residents while giving existing ones the opportunity to downsize, age in place, or support family members nearby

forest fire dangers. LIMIT DEVELOPMENT

I do not consider the other non selected options at all important for Anmore.

Some options above are not even important in my ranking Each item should have had its own ranking from 1 to 10.

I would want to have the confidence that the vision and plan presented ensures the safety of the environment & the people living in this area (in terms of fire evacuation routes for eg most specifically. This feels more of a concern, even without this development, I have felt more vulnerable here). Also financial feasibility & scalability. Assuming the above is the case, I would want to have the confidence that the vision and plan that aligns with this to be what is actually delivered. It is unclear to me if the parties making these proposals would be the ones ensuring that things are followed through on and held accountable if they are not. I would like the village council to continue to work within the existing established processes & guidelines & make those decisions consciously, without pressure or bias, within their purview while soliciting as much feedback as possible & truly considering that feedback to come to the best outcomes possible. I will continue to trust and respect the time & space for the village to manage through complexity & I acknowledge that not everything can & will be solved upfront. Though, I believe issues relating to safety should be addressed upfront as much as possible. I acknowledge that this process is being accelerated as there is a compelling event, with the largest privately owned land up for development. But I do expect the village to always be conscious of not being overly influenced by particular stakeholders.

Community input Is Anmore in need of a development of this magnitude? Could a scaled down/lower density version of this development be an option? Road access concerns Environmental concerns

Our community is a unique gem, defined by its natural beauty, rural charm, and the tranquil lifestyle that residents have chosen to embrace. The desire to keep Anmore as it is reflects a strong consensus among citizens who value the peace, privacy, and connection to nature that our current environment provides. Any significant changes or developments could disrupt this balance and lead to a transformation that many residents do not wish to see. I urge the council to respect the wishes of our community and prioritize the maintenance of our beloved Anmore in its current state. Let us protect what makes our home special and ensure that future generations can enjoy the same serene atmosphere that we do today.

The above question is not a fair question. It gives me no ability to not select items that are of no importance at all. I do not want to show any support to items 3,4,5 & 6 but was not able to move on without giving them a space.

The previous question assumes the options are inclusive of one another. I dont want more parks and trails, commercial services, or expanding recreational amenities. Under Icona's plan it is assumed the only way to get commercial is to go with their plan. I would like to see a coffee shop at the Hub and I believe the zoning for a coffee shop is already in place.

Density will destroy what makes Anmore special.

The overflow of traffic on the two roads leading in and out of Anmore.

This question is biased and the instructions are telling me I have to place importance on these items which do not have any importance to me. This is not a valid questionnaire. This is not how I want my government to represent me. I want them to listen and give me opportunities to express myself. This is not it.

Ensure that any future chosen location to link a road with Crystal Creek Drive does so at a location where there will be no blind spots. Alternatively, allow the current pathway to become a road.

Stop pushing the Icona vision, ask residents what they want. Then let Icona know they can develop within those parameters.

The traffic situation would be absolutely horrendous

This proposal has too many flaws. There hasn't even been a study done of traffic during construction. Why is Anmore doing this? Money? For who? This makes no sense. Keep Anmore the way it is please.

More input needed

Redo that curvy part of sunnyside. That whole road was an old slider road from logging operations 60-70 years ago. Cars go into the ditch all the time. It's unsafe. Now is our opportunity to redo the road and not just a little here and there. The whole design to be thought out. Non of the water ways lead to the hatchery, they cl go into the inlet so we can create new crossings with box culverts (which would have to be done anyway) allows movement of wildlife under the roads. This is one of the most important things to be addressed.

Cancel the current proposal

dont commercialize or densify Anmore - Anmore is special for a reason

I would like Anmore to keep as much natural trees and natural village as it is now.

Yes. Perform a simple referendum om whether we even want to revise the current OCP.

Need infrastructure ie roadways before the area is develped

I have been here along time and seen many proposals. I think this will be very good for the Village. So many of our volunteers and young families came from smaller homes, I was one of them. We need diversity. Diversity is essential for the financial, social, cultural well being of our community, for all communities. I want my leaders to be strong and do what they were elected to do, make decisions in the best interest of the Village. ANOTHER ROAD

The preferred plan is not an appropriate plan for the Village of Anmore, the vast majority of the residents don't want this and various other developers think the plan is ludacris.

Think more for people who live here, make more reacreation facility, nice cafe, small outdoor or indoor pool 25m-than bring here triple more people, cars, pollution and problem for everybody

A major concern is access through Port Moody to get to Anmore and Belcarra both for the 20 to 25 years it takes to complete the development but also after. This includes the disruptions to traffic to bring in services as well as all the construction traffic. I would also like to comment on the last question which again suggests that there are only two options - keep the existing zoning or accept the preferred option.

The hue proposed change from rural is unequivocal and irreversible ramifications- I don't see it being more positive than negative. Anmore is still adding enough new homes to meet our tax base needs at present. People moved here knowing it was rural- not because they didn't have a choice, because it was their choice. A proper infrastructure plan with proper road studies (not ones after 11 am on a Saturday only in the summer) - because anyone who lives here knows everyone flocks to the lakes and trails (outside of Buntzen) first thing to guarantee they get in, needs to be given more thought. Proper estimates of adding police, fire, and costs of upkeep of all these 'amenities' need to be looked at and calculated before, not after. This information should be available when asking for feedback. It has not been available at any previous sessions because 'we aren't at that stage', but it seems the stage would be after pushing this through. We do not have obligations to Icona- we do not need to go fast through this process because they want to. Our obligation is to the residents who choose to live here.

Listen to the people of Anmore.

This survey is so slanted towards Icona that it is really a joker !

Yes I'd love you to consider all the Anmore people and why they object so much.

Road infrastructure. Cost to residents. As we increase density, police and fire services needs increase.

I don't believe that Anmore should be connected to the Metro sewer system. That is what sets us apart from all of our neighbours, and will set the limits on our development. It also keeps us from being responsible for the ever escalating costs of the system.

Listen to the community and respect the village's identity and history, that is what makes Anmore - Anmore.

I would like the village to first do a proper OCP review with the community as this has not been done in over 11 years. I would like a referendum to be done to clearly understand what the community wants.

Please consider the comments from people in the village. Anmore will be ome another Newport Village and lose its character that most people moved here for.

My biggest concern is the traffic and lack of options to expand the roads. Housing densification will open opportunities for recreation, commercial services and more green space but at a cost to the current residents that will struggle to get in and out of Anmore.

I belong to the group of people who feel like the village is not listening to us, that the mayor and counsel have made up their minds already and are pro massive development. The mayor and Counsel are doing their best to silence people against this massive change during meetings and that is not what you were elected to do. You were elected to listen to your constituents, and we say slow down and listen to us.

Housing mix with more small lot single family, duplex and townhomes. I am not a fan of apartments in this area. If apartments are proposed, they need to make up a much smaller percentage of the proposed units. Another trick question that will be used to create a manipulative narrative. I will not answer

provide an independent costing of how this is going to lower our taxes or if it will add to our taxes, short term and long term

My concerns are about transportation safety and overall financial benefit to the village. How can the roads be safe and not overly congested with such an increase in population and only two routes? During construction, during an emergency evacuation? I question the accuracy of the commissioned traffic report. The projected financial benefit to the village is minimal. The developer seeks major profit through density, but the changes to the village and surrounding forest would be profound with little to no benefit. If the goal is actually a range of housing to provide affordability, why not purpose built affordable housing?

Appropriate Safety plans, procedures and infrastructures, including appropriate transportation for quick evacuation of residents AND summer visitors in case of emergency Daily efficient and safe flow of residents and visitors re: transportation (cars, transit, etc) Purpose-built housing When referring to commercial spaces, I mean the addition of a locally-owned coffee shop, restaurant, and/or grocery store.

Not completely opposed to development but this does not seem to be at all in keeping with the Anmore concept and seems quite unpopular with many Anmore residents. The roads do not support this much traffic too far from transit, and it will get expensive adding infrastructure . A referendum is needed

The Zoning could allows for Council to create requirements of the developer to allow for the above. Keep the unique small community feel of Anmore.

Less density

Please retain tree canopy cover and the semi rural nature of our community. We are outside the urban containment boundary and it's not a smart growth strategy to put density in such a car dependent community.

I cannot order these 6 items from most to least important as they are mostly NOT important and in fact are NOT wanted. Where is the order in list of rank in order of most disliked? NONE of the things on this list are most important. If you had an item of mixed housing without the apartments - maybe. WHy is this presented as an all or nothing - agree of against format? Ridiculous. Most important to me and a lot of others I've talked to: 1. NO Apartments 2. Keep Anmore concept - keep the space and feel the same - that's why we moved here. NO APARTMENTS 3. Development and density only to level that can be supported by septic and maintain current rural designation - small homes on small lots, duplexes, townhomes ONLY - NO APARTMENTS. There CAN be an in-between. 4. Retain natural areas and expand parks and trails but only as possible with pockets of mixed houseing single homes, duplexes, townhomes only - NO APARTMENTS. 5. NO Commercial - not why we live here. 6. NO more indoor recreation areas - we have a new HUB we don't even use, lets not build another white elephant to pay for.

This is stupid question! Providing a mix of housing can be easily changed by changing the RS1 zoning. Natural areas are retained by law from both the province and feds (riparian areas of which there are many). As stated, commercial areas in Anmore make little sense, people will not drive to Anmore for what is here, thus most will fail as there will not be the population to support them. As far as I have read Icona, other than the uncosted rec centre offers zero ammenities; as such this will just put a burden on Port Moody's and Coquitlam's facilities. In my opinion, beyond stupid!

Anmore Village Mayor and council need to allow for a referendum vote on whether zoning should change in Anmore South or not. I believe a large contingent of Anmore residents are not in favor of rezoning and further development and densification in Anmore South however from what I've seen, residents can voice opinion but council continue to pursue development. I strongly feel a referendum allowing all residents of Anmore to vote 'yes' or 'no' to changes to the OCP is the only fair step forward. If this does not happen then I believe all further development is done at whim of the Mayor and council and I will be forced to consider relocation out of my home village.

The above forced choice format is inappropriate for ranking the remaining options as equally unimportant. This is a very poor survey design.

Keep current zoning. Have open public council meetings with public input.

Approve this please!

This is a loaded question, I do not want the aspects 4,5,6 I do not want expand recreational amenities, a mix of housing and commercial services. They are already available in Port Moody.

I do not support the OCP Amendment Application, I believe the area should stay within the current zoning requirements.

I do not support the OCP Amendment Application and Neighbourhood Plan.

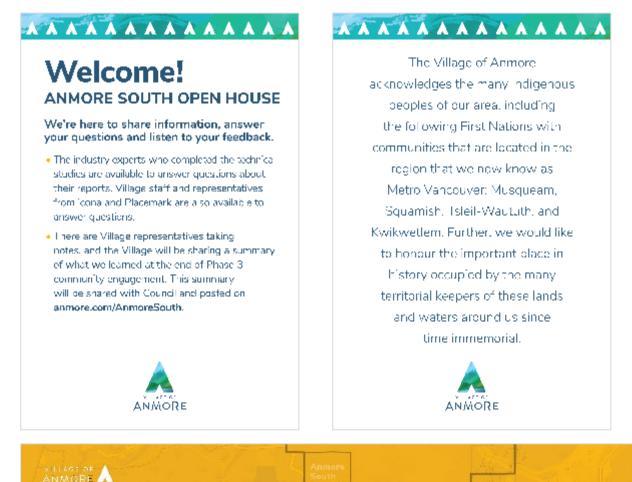
Please consider a space for a daycare centre. Anmore Elem only has one Daycare that provides before/after care.

Stay as a rural village

I think just trying to make these is easily accessible for the average Canadian living in town or wanting to move to town. And how can we do this in the short amount of time possible to help with the housing crisis? Keep anmore as is. Respect the current OCP plan

Access, there is not enough access or lanes to get to this development and the increase in traffic will be horrible

3 Open House Display Boards & Handouts



OCP Amondment ylaw No 686 2023	Common by	Neighbourhoad Flan				
 First Beading	ncagement Fromework Approva	erms of Deterence Approval	Community Indecement Phase 1	and use sources clevelopment	Community Engreenment Phase 2	soften in the second on part the state was from an each rich and the state of or the state of the space of the
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The OCP Amendment Application review process has included community engagement, technical studies, discussions with Council and review by Village staff and consultants. Based on the outcomes from Phases 1 and 2 of this process, a number of changes were made to create the Preferred Lane Use Plan.

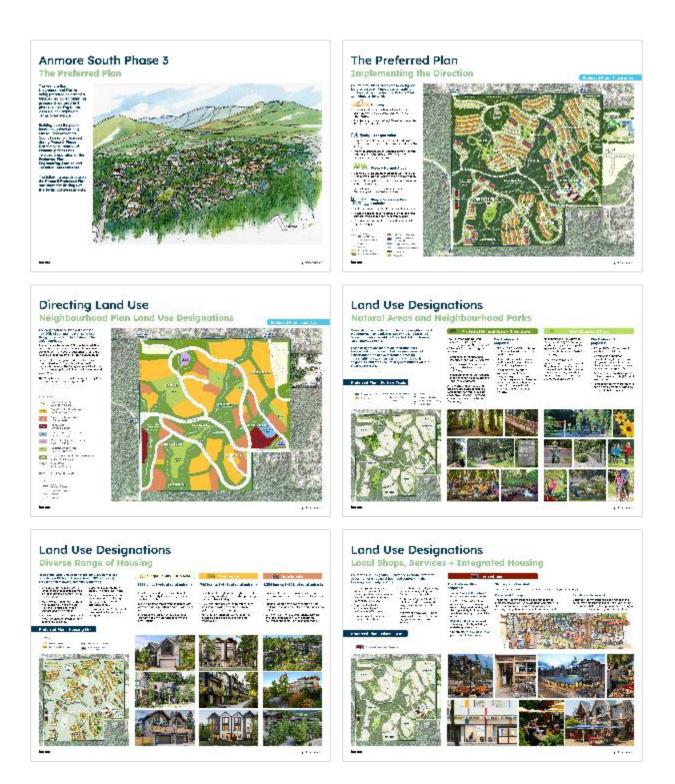
INITIAL OCP AMENDMENT AFPLICATION (NAY 2023)	PREFERRED LAND USE PLAN (AFRIL 2025)
2550 homes (550 single family) dap av Hernes 456 townkernes, 3,500 keartmenter	2.202 homes (126) angle (27) h/ dup sy hernes. (44, seven remes 3,304 aperimentes
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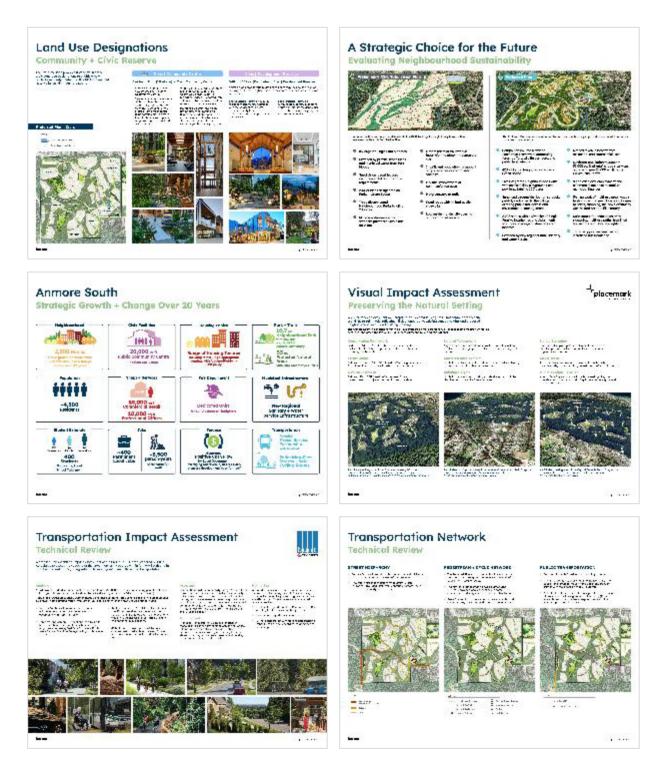


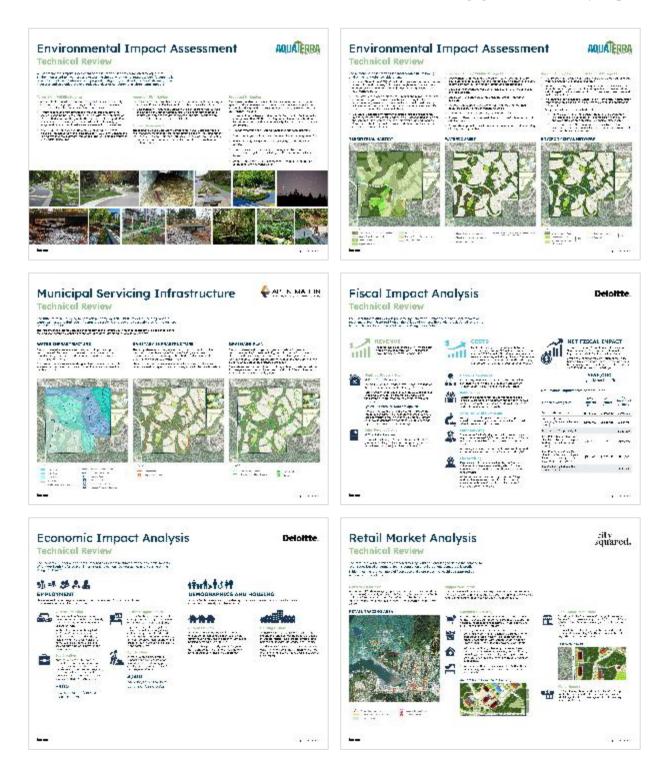
Process Update & Next Steps

- Complete Phase 3 Community Engagement
- Underway
- Draft Neighbourhood Plan.
 Underway
- Revise CCP policy based on the Neighbourhood Plan. Underway
- Ting ize Neighbourhood P on and OCP collay changes following public consultation
- Initiate OCP bylaw consideration process including bylaw receives and scheduling of a Euclid Healing.
- ssue Public Heating official not fication.
- Hold Public Heating public input opportunity.
- Council consideration of Stol Reading of the OCP emendment, bylaw following the Public Learing.
- Fithe by aw receives 3rd Respired apply to Mean Vancouver for a mendments to the Metin 20x0 Regional Growth Strategy.
- ENotes Veneouver approves the Village's application, present the proposed OC 2 Bylaw to Council for final consideration (4th Reading or adoption)













Village Greenway linking to new Anmore Elementary Sports Field





Infrastructure Servicing Report Summery ------

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To review full-size versions of the display boards, technical studies, related summaries and clarification memos in full size, visit HaveYourSayAnmore.com and/or anmore.com/anmoresouth.

4 Open House Verbatim Responses

4.1 Open House Feedback

Note: the following verbatim responses are based on notes taken by the Village engagement team and are presented as written. No changes were made other than to remove personal information.

Open house notes

Where does the sewage pipe connect? Can the rest of Anmore connect?
Will there be 35% green space preservation?
Buntzen Lake is too busy. There's need for parks for Anmore residents specifically.
Wants more positivity about Anmore South
Wants more people in the Village. More people, more energy in the Village.
Traffic is a concern

Concern- what happens to the road during sewer construction?
Is there a plan to connect all Anmore to the sewer system in the future?
Concern about video call from retail market analysis expert— is it surveillance?
"It [sewer plan] looks great!"
Storm mains?
"There will be pushback to building on/around Ioco, moving off septic"
How does the gravity-based drainage work?
Excitement about possible sewage connection for whole Village. When?
How far into the future are we planning for?
We should have an aqua-bus, within walking distance and connection Anmore centre to the pier, maybe even
North Van. Would give access to new trails. Good way to convince people concerned about transport.
Have planners met with Mossom Creek?
Where will the right-of-way go?
Q. Would like study on school impact. Who will pay for increased class sizes, more students? Deloitte study didn't
cover it. A. (answer for financial impact needs workshopping) the school district has been contacted. Because
Council is going with the lower density plan, there should be very little impact on the elementary school. No new
school or significant upgrades needed. PoMo's school might. Current taxation analysis says there won't be a major
burden on tax payers.
What's the capacity of the planned pipe?
Will it go all the way to 1st?
"Sewage will all drain into the same PoMo pipe? That pipe is 50-60 years old."
Are the technical reports available online? It's important for accessibility
What would be the benefit of a redundant supply?
How would the 2nd pressure reservoir work?
The sewer system would pose major cost to Village.
Is the Village building the infrastructure for Anmore South?
Would there be an option to connect the whole Village [to the sewer system]? How big would the main need to be?
is there a cost analysis for that?
Would the Village be responsible for increased costs?
Finds stormwater analysis lacking. Wants more information about flow rates and capacity.
What's the pipe's lifespan?
Can [the pipe] be expended?
Can [the pipe] be expanded?
Was the cost analysis for the pipe for materials only? Doesn't think labour was accounted for in the study + the cost
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Have Belcarra residents expressed concerns? How do neighbouring communities affect this process?
Will there be increased traffic from neighbouring communities using our new amenities and services?
Will there be enough usage to justify these amenities?
The improvements to access roads is necessary for the whole development- How does this move forward?
David extension? Can the province strong-arm municipalities to get that extension? Many agencies and
stakeholders involved.
Concerns about 20 years of construction vehicles travelling along already tight roads
2-6pm on Saturdays— deemed busier in winter than summer? —> question about the report- 2-6pm is quietest
time in resident's experience
Q. Do studies of traffic during construction periods often take place? A. Often included in construction
management plan
Large vehicles add enormous travel time. Major concerns about construction traffic.
Concern about evacuation route during forest fire— it's fast and evacuation would be too slow
What would a comprehensive traffic plan for this area look like?
Transit times from Anmore are too long. Almost an hour to get to Coquitlam Centre
Who is paying for notetakers?
Concern about no meaningful engagement. No referendum— concern that the Village will be going ahead with OCP
Amendment without following due process —> engagement is ineffective
It's only 5 minutes to get to PoMo, don't need services in Anmore
Politicians are saying we don't have the infrastructure. We are in a car dependant community. There is nothing worthwhile in Anmore or neighbouring communities, only Downtown. Some shops here want to change that
What will happen to Ioco Rd?
"I don't like being told what is and isn't true."
Icona is telling us that we are doing a bad job of developing the community
How adorable will places actually be?
We're pissed off because they are riling people up
They won't hold a referendum so they are probably lying to us or hiding something
Feel like the cart is before the horse, everything is a ploy by the developer to sell their plan
Has a study been done that captures study traffic?
Who hired the transport study consultants?
How do we propose we get people in and out of Anmore with additional population?
Does this project depend on cooperation from Translink?
Opinion that transportation report is flawed— concerns hat the assumption that lower % of community will rely on
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Not worth taking transit for how long it takes
If you are trying to bring in young people with kids, transit is not an option
Taxpayers are paying for notetakers!
Will Icona be associated with the development or sell out to developers?
Anmore doesn't have manpower or budget monitoring water quality and turbidity during construction
Concerns about GHG emissions and no studies done in terms if what the emissions would be
Suggestion- anywhere roads or creeks there be free span bridges for wildlife crossing
Q. What animals exist in the area?
Q. Clarification about what meant about conservation area?
Q. Is there going to be traffic lights?
Q. How did they estimate # of cars?
Q. Wondering about wildlife corridors and how they will change when construction + completion crossing roads?
Q. Question about edge effects— worry about compaction. How will that impact trees and has it been evaluated?
Q. How much forest is going to be clear cut? how is it going to be protected?
Q. Has assessment been done into how will impact wildlife?
Q. How much of an obligation does the developer have to implement the mitigation measures? Think they have no
obligation. How can we hold them accountable?
Person with Tri-City Bear Aware (PoMo?) wanting to ensure wildlife corridors. With development. As long as they
have wildlife corridors, there isn't an issue
Q. question about how trail system will look— inside or outside the setback and how close to creeks?
Q. How will manage water quantity and quality?
Are the creeks salmon bearing?
What is the gravel like?
Is it ok to walk the property?
How far will the salmon be able to spawn?
Have you done bio-swells anywhere else?
What if the financial projections are incorrect?
What is the next step in the process?
Policing costs grossly underestimated
Maintenance costs associated w/ infrastrucutre
Q. Plans challenged by David Gregory of the Finance Committee. Will the projections be revisited? A. Concerns
raised re. Fiscal Impact Analysis at last meeting will be addressed. Detailed report in progress
What are assumptions re. policing costs?
150,500 vs. 750,500 net benefit in Alternative Report for update posted by Anmore. Difference in assumptions re.
policing costs
Concerns about ramming through report w/out considering
The process does not provide sufficient time for residents to consider the reports
Net Fiscal Impact seems low given the density associated with the project. Policing and fire costs are largely
contributing to additional costs training, equipment, and infrastructure
Economic analysis does not include school/education costs. An 8-fold increase in school costs are anticipated.
Need to build larger school
Cost of mutual aid response? Was that considered?
Would the nature of fire service provided need to be enhanced?
What is the timeline for the Village to revise the work done by Deloitte and reviewed by Coriolis?
Disappointed that the Village has not communicated timelines for responding to the Coriolis report
Why are the financial projections being presented when they were "debunked" at the recent committee meeting?
Will the size and location of the fire department need to be updated?

4.2 Comment Cards Verbatim Responses

Note: the following comments are presented as provided. No changes were made other than to remove personal information.

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Question/Comment Card no people what to not apply dogun or a your going to two this place into a city every body Like the trees and annotic deesn't the need more kids Don't do i dant what another 4,500 people a Animils will die and need to moon For the invironnt and Were running of Name: Your personal information is protected by the Freedom of Information and Protection	it's BAAd!! e elamantp) t!!!! wee !!! the poor re its bad iut ore thees hail, con
Question/Comment Card	ANMORE
How long will it take to evacuate Village of the a wildfire ? What would projections be in terms Unable to evacuate ble of gridock & - the vade bred on the proposed p	of numbers lack of

Name: _____ Email: ______ Email: ______

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Question/Comment Card	ANMORE
- Very concerned about traffic	impat
- Very concerned about traffic - Existing roads will be over a with 40% puild-out?	apacity_
- Not Sure if I should k	peleive tax
- implication analysis - Concerned that all of village will Pay for sewage connection. Name: Email:	need to

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Question/Comment Card Biggest concern continues to be the	ANMORE
overall density and how that changes the character of the village we love. I heal strongly that eportment -style buildings just den't belong at all	
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NUMER AND	24
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Question/Con I support this	project. We need controlle
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Question/Comment Card ANMORE Why do we reed a new community Centre? We were led to believe the current one would offer frighting for locals truce. - Major road retwork concerns. Recalling traffic back ups for Buntzen prior to the ticket programme 2,200 more cers, our road are single lare, feel duct lare would be needed in case of Emerging Name: ______ Email: _____ Email: _____ and a state of the second s Your personal minimum and Protection of Privacy Act (FIPPA). Question/Comment Card VILLAGE OF ANMORE tesperator and I have lost south in our willage and don't believe they have our best interest at heart. Down Gregory gove his opinion and they aren't listening. Slow this down.

Your personal information is protected by the Freedom of Information and Protection of Privacy Act (FIPPA).

1004

Email:

Sherryd.

Name: ¥,

Question/Comment Card ANMORE · Please can us slow down. have numerous concurs about: - henning demostry - hansportation vouks bring congester is this weath PEMo's responsibility - environmental, impacts · 1 do not fail that council is "istering for considering these Name: He States Email: Your personal manufactures protected by the Freedom of Information and Protection of Privacy Act (FIPPA). I am definitely learning towards I are parcel develop Please note that I am not alone m experiencing these concerns Many Anmore commanely members share them too. I am requesting a referendum so that our community I currently have serious concerns regarding this whole development-process.

BTW Whow with the commund cand end up? With the thousands of other cards, amails + connects CON uestion/Comment Card VILLAGE OF ANMORE Placese listen to year citizens CCF ١í Changing our Q. R.D.HOV OV-Prot Ompay 03 Liste 0 60 di Of that are IN PC abort who Cav 10001 Onl all Cow Email: Defection Name: Your personal information is protected by the Freedom of Information and models of vivacy Act (FIPPA). the whole story torrupublic cond 5100 me That no one gets to see or recorded for us to see but not listened too?

Question/Comment Card ANMORE I don't believe the majority of the residents are hoppy with this popul of Teana's Illa movea here because ne love the rural people drastally charges Why is There to referenden Name: / Email: by the Freedom of Information and Protection of Privacy Act (FIPPA). Your pers

Question/Comment Card



ANMORE 25 years aga my parents built their first home in athmore # 25 years later our family is still here & continuing to grow in Anmore. Now that I am the same age as my parents were I realize how unatternable it is for me to plan my future here. Anmore South gives me & others alike the opportunity to grow famillies, stay close to loved ones, raise their children outside & Continue to support the only place they have ever lived. I am in 100× Support of Anmore South!!

Name: ______ Email: ______ Your per______ I by the Freedom of Informulari and Protection of Privacy Act (FIPPA).

Question/Comment Card ANMORE move this 15 no reason to our designation to audely change community doesn't ban. his SW being Persion DIESSUI NO our decision Spould COME Email: Name: Your personal information is protected by the Freedom of Michinand Protection of Privacy Act (FIPPA).

Question/Comment Card



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Question/Comment Card ANMORE I have many questions regarding this proposed development. Hour reads can and will not support the added traffic There are no plane to change. Foce in the Ret Marty 2000 Plan. It's barely manageable in the summatime today. Email: nail.cem. Name: U. Your personal Protection of Privacy Act (FIPPA). over.

2 - Fire and Police costs are under extended and will not be enach to support this developmentand additional Annual Brouth

- # 3 There are large holes in overall financial autysis which was proven in the last committee meeting.
- #4 The commercial cide of the development is Very small and they making it look a lot larger than what is proposed. # 5 Transportation proposed is WAY to light to what will be required its essentially be

Question/Comment Card 120 K.1.A Email: Name: Your personal information is protected by the Freedom of Information and Protection of Privacy Act (FIPPA).

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Question/Comment Card	
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Question/Comment Card



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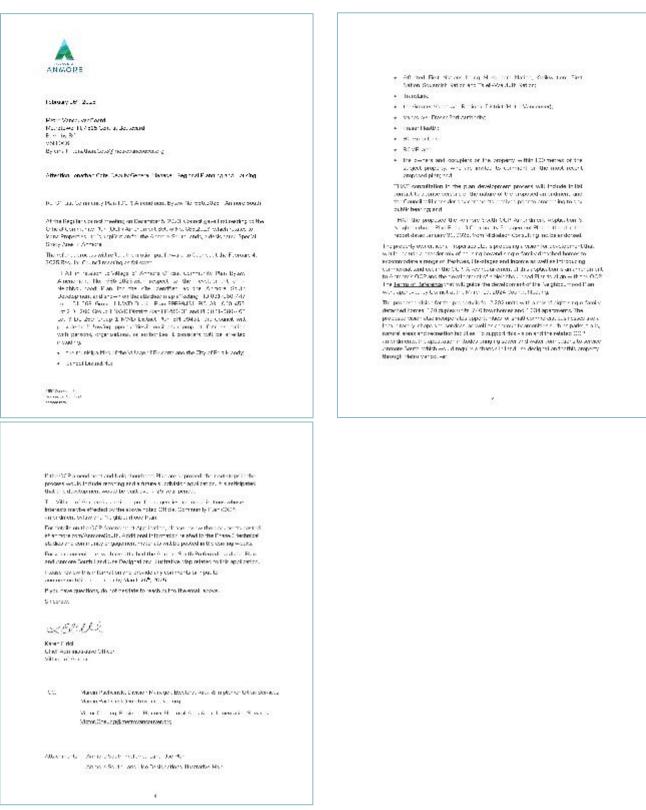
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5 Local Government Act Section 475 and 476 Referral Letters



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6 Local Government Act Section 475 and 476 Referral Letters Responses

Metro Vancouver

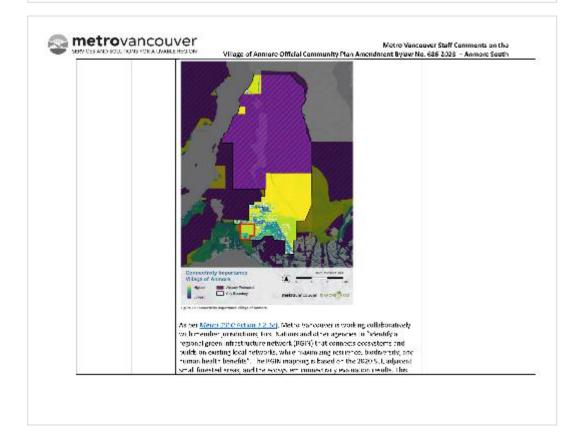
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Amendment 5 appropriate, li future iteratio February 27, 3 Anformation transportation	in for the apportunity to review the VII age of Anmore Official Community Flan Maw No. 685-2023. We encourage the VIIIage to provide a response, where in the designated of unit to maintain a continuous feedback loop when we receive are of the Ameridmont Bylaw/RSS Ameridmont. Attached to this small is a letter dated 2024, tkies, VMage of Anmore Meighbourisoud Han – Metro Vancoarer-Related This letter serves as a general reminder on relevant points related to Metro 2050, planning, Reg and Luguid Waste Services, and Regional Water Services. Resp etter and our comments as you progress through your local amendment process
If you have an	y puestions, please feel free to reach out to Charles or me. We are happy to set up a
call to discuss	any specific comments or questions you may have with our policy leads.
Best regeros,	
Victor	
Regional Plan Regional Plan 1, 236,466,561	ang, IPP, MCP Inner & Electoral Area and Implementation Services Inng and Broking Services B/ trovancouver

		Village of Anniore Official Community Plan Amendment Bylaw No	a. 686 2025 - Anmore South
Topk/ Page.	Department	Metro Vancouver Comments	Municipal Response Commen Society in Secretaria Especiales
Merca 2050 ano-mômer process	Regional Planning	We confirm that as a topsial study Area (SAA) in Merce 2000, this would be a type 1 amendment, requiring a 5.65 + 1 weighted vote of the MMM1 Asian. In the endowed method, MACA, MS2 amendments, please reference the confident study for the Confirm 1 and 1 study Amendments.	
Metro 2050 amendment process	Pegional Planning	Please confirm that the Neighbourhood Plan area is entirely contained within the 968 (i.e. without any additional kinds included).	
<i>Idens</i> 2019 amendment process	Pegion:1 Planning	 The terms of Reference notes that, "the Wilage nakes application to Motive Vancouver to update the key chall concert Statement and redestprate the Amore State Statement is for information of the state of the statement in the statement is the statement in the statement is the statement in the statement is the statement	

Growth in Priority Arcas Regional Priority Arcas The proposed amondment process. Growth in Priority Arcas Regional Planning The proposed amondment does not appear to be consistent with a number of Merry 2010 process class to growth in priority more Goal II. Plase consider how the process development source being any with the strategies and pall does in added was previde a rationable for changing from these pointes. Mathematical Strategies III: Contain unbain development automate for changing from these pointes. Mathematical II. Contain unbain development automate for changing from these pointes. Mathematical Strategies III: Contain unbain development automate for changing from Transline so try actions II.10 and II.11. Strategies III: contain contain Contres and Prequent Transit Development waves Image: III: Contain unbain Contres and Prequent Transit Development Arcas III: Contain Contres III.2, IIII.2, III.2, III.2, III.2, III.2, III.2, III.2, III.2, III.2, IIII		soverage real, for more information, see the <u>incommentation</u> <u>Guideline: Duers on of Regional Serverage Serverage</u>
Priority Areas Planning Merce 2010 policies relative to growth in priority areas (Scali). Plase consider how the processed development could before a growth in the stategies and policies is debelow on preview a rationale for charging inom these policies. Mattery 11: Contain union development within the Other Containment tomoday. In principal policy actions 1.1.1, 1.1.2, 1.1.9(b) and Transfilms to tay actions 1.1.0 and 1.1.1.1. Stategy 1.2: Focus growth in Orban Centres and Prequent Transfilms to tay actions 1.1.0 and 1.1.1.1. Stategy 1.2: Focus growth in Orban Centres and Prequent Transfilms to tay actions 1.1.0 and 1.1.1.1. Stategy 1.2: Focus growth in Orban Centres and Prequent Transfilms to tay actions 1.1.0 and 1.1.1.1. Stategy 1.2: Focus growth in Orban Centres and Prequent Transfilms to tay actions 1.1.0 and 1.1.1.1. Stategy 1.2: Focus growth in Orban Centres and Prequent Transfilms to tay actions 1.1.0 and 1.1.1.1. Stategy 1.2: Focus growth in Orban Centres and Prequent Transfilms to tay actions 1.2.2, 1.2.4, 1.3.5, 1.2.2.1, 2.2.2.3(a) and (b) and Transfilms to Elevelopment targe of scalings are arreantized in the scale action 1.2.26 and 1.2.37. Strategy 1.3: Develop restlient, healthy, connected, and complete communities with a range of scalings are arreantized in the scale action 1.5.7(b) & in (b). We call that the scale action 1.5.7(b) & in (b). We call that the composed account targe of the scale action of scale actions of the scale action of the scale acting the tactendevelopment of Complete Communities taction of the t		
	Priority Areas	 Metro 2010 points relate to growth in priority areas (Scall II. Please consider have the processed development source between a prior with the strategies and policies is set below or process rationals for developing from these policies. <u>Mathey 11</u>: Contain union development within the Urber Containment formalisty. In prilouity, policy actions 1.1.1, 1.1.2, 1.1.9(b) and Translink so ity actions 1.1.0 and 1.1.11. <u>Strategy 12</u>: -basis growth in Orban Contress and Preparent Translink so ity actions 1.1.0 and 1.1.11. <u>Strategy 12</u>: -basis growth in Orban Contress and Preparent Translink so ity actions 1.1.0 and 1.2.11. <u>Strategy 12</u>: -basis growth in Orban Contress and Preparent Translink policy and (b) and Translink policy actions 1.2.2, 1.2.4, 1.2.5, 1.2.12, 1.2.2.8(a) and (b) and Translink policy actions 1.2.2.6 and 1.2.2.7. <u>Strategy 13</u>: Development 1.8.7(a) (and 1.8.7(a) (b). <u>We note that the proposed amendment appears to be convicient with second acting at some some theory of the source are any of the source of </u>
Strategy 1/2 Trotect Bundlar dy front adver coveringment • In particle, an policy ections 1.4.3, 1.4.2, and 1.4.3(a).		

Region: Gicenway Network	Parks	The updated linguish (Greenway Vetwork may identifies regional previous) roughly along the alignments of Sumyscle Boad and Edwell they Isoah. These alignments were identified to consult a certain those roughls align (Supresentiatives, The land use plan does not absolute to continue, they update the approximately the denotified rightments or matter native continue, it would be appreciated if numerical staff could county of the regional previous symptomets affected by this proposalized to be noticessed on this process and if so huw.
Solutive Loosistem Incentory	Hegonal Flammag	Although not references in the <u>An</u> , a terra 2022 environmental assessment, the Vilage may be brindlar with the <u>An</u> , a terra 2022 environmental assessment, the Vilage may be brindlar with the <u>An</u> , a terra concever vilaged and <u>Losses</u> with <u>Context</u> and <u>Lossess</u> and <u>Lossess</u> <u>An</u> , a <u>Lossess</u> <u>An</u> ,
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Protection Folices		 The Annual double control of Selected mention that the Neghbourhood Mariper Collection in the annual protection, conservation and writedet end protection? Indicates that 258 of the site will be "Protected Natural Area". The vected Resumal Area" length write protection tool(p) will be used to head by Protected Natural Area. The vected Resumal Area" length write protection tool(p) will be used to head by protected head area. The vected Resumal Area" length write protection tool(p) will be used to head by protected head area. The vected Resumal Area" length write protection tool(p) will be used to head by protected head area. Also consider how the proceed development. K an opportunity for the Village model area of areas areas of areas areas of an area of the areas areas of areas areas of the areas areas of the areas areas of the areas areas areas areas of the areas areas of the areas areas areas areas areas of the areas areas of the areas areas areas areas of the areas of the areas ar	
Updated Ecosystem Connectivity Evaluation and the Regional Green Infrastruct, re Network	Bagional Planning	Metro Vancouver recently retained Dismond Head Consulting to evaluate occession connectivity across the Metro Vancouver region. The results of that evaluation indicate that the Bouth Annone area is highly important for hobitat and wild be movement between the Bolea to Regional Park and Messman Creek Park. See map below with the she out incellengthy in rec.	



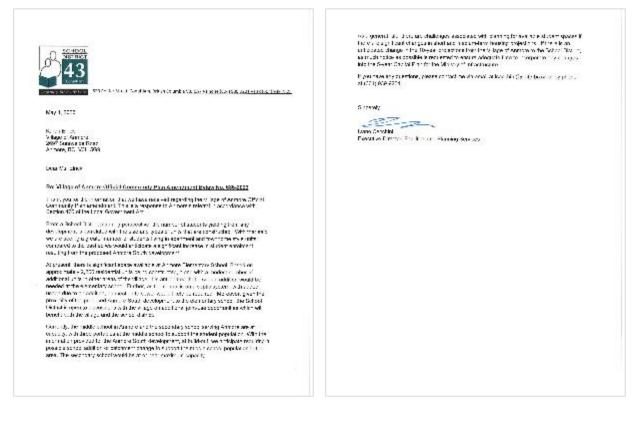


		/ recreations connect why) and how they support the regions green infrastructure retwork	
AquaTerra Phase J Environmentel Azsessment (Antalerra 2021)	Forional Fianning	As ber <u>fiden a 2000 Action 3.2.75414</u> Member Jurisdictors will finderate row, the infertace between eccessters and other land uses will be managed to maintain occlosite. I they try, any edge planning, and measures such as one scall before, or development permit requirements? The Acura Tart 2020 report notes that "the municipal framework parameters for the Village of Anners" were used to identify anticipated in minimum technologies planning and the standards. The second technologies are used to identify anticipated in minimum technologies planning and the "Action for the Village of Anners" were used to identify anticipated in minimum technologies and posted being and the Village of Anners" were used to identify anticipated in minimum technologies and the second test. The Acura 2022 were not exclude the Action for the Village of Anners' were used to identify anticipated and the Actional test and the Village of Actional and the second test. The Acura 2027 were used to the Village of the Actional Act	
Stornwater	Regional	The Terms of Referencement on the creation of a foor septical Painwater	
014° AQ+104° .	Paur ng	Manager ent Plen", Will due loce oped aness be required to include space for engineeros, and enhanced green infract noticing e.g., on garcens, Bisswales, green records, mas not cells to also of and sion the "low of nait water, intrigate downst man file oling, and reduce screambank ensitie insk? What does 'level C refer to (large 20 in the Terms of Reference)?	
Gestal	Regional Parring	Units can have the processed development, may interact shared Marzz 2007 Largets and colorities a such as the GFG entrician targets out fund in 3.3.7.4). The proposed development may result in direct GHC entricians date to transactuation results and huming type.	

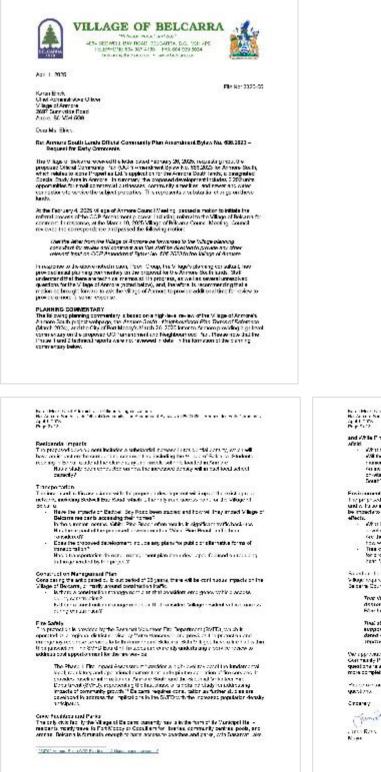
General	Reponal Planting	Consider haw the processed development will align with <i>ideated</i> 2650 policies <u>1145 - 1541</u> , Greet the statist location, consider reviewing local-toxic maps for howards such as toxiculturated to justifying and hundrides to determine then policitian rate, and withor brittle grassical and with the proposed divelopment	
Housing Cholessing Forms	Housing Policy and Planning	One goal in Metro 2020 is to ensure that a dive thy of housing types, at varying also diability levels, is available in communities throughout the region. The current providel available incommunities throughout the region. The townhomes, a form of housing which is scarce in the region relative to demand and meets the needs of a variety of nouseholds. In terms of deersity of tenure and alfordability, does the Village of Annone take any policies to place to encourage this cover/openent to include a macket on all component on alfordability includes any component? To many details on what of the communities in Metro Variantees are using in encourage the debay yof many para scelar through thousing and affordability could conside see the Research for Affordable and through and fordability metro to coming uses the Research for Affordable and the scelar component to main gases the Research for Affordable and the scelar component to main gases the Research for Affordable and the scelar component to main gases the Research for Affordable and the scelar component to main courses the advised of the scelar to each provide the scelar the scelar courses of the debay of the region scelar through the schedule course the Research for Affordable and the scelar course of the debay of the region scelar through the schedule course the research for Affordable and the scelar to the debay of the region of the fordable and the scelar to the debay of the region fordable and the scelar to the debay of the region of the fordable and the debay of the region fordable and the debay of the region fordable and the debay of the region of	
Halising Choices and Farms	Housing Policy and Planning	Action 2000 outlines regional objectives for meeting the region's housing needs, service list that the compact has is given opport to tartion. Contrast, it was not transit. Development General Housing, or Mayor Linux Growth Contrasts, without the thron Containment Housing). The Orban Linux Growth Contrasts, without method to be set allowed for infan development that protect eVgrowthead, Conservation and General mutan through ands from dispersed development sattenes and that supports the efficient provision of regional development sattenes and that supports the efficient provision of regional development sattenes and that supports the efficient provision of regional development with read PSG new monitor growth control of sectors and this OCP are indicated to bring momentain 2.500, remes to the community over a 25 year cort of, How much of this projected housing read could be achieved throug in the Village's constitution of the bit method to be reading and the achieved throug in the Village's constitution of the bit method to be the tot the tot muting operation.	
Transo-station (Coal 5)	Regional Perrony	the proposed at endowent down out appear in the servisitent with a number of KANNO 2002 primite relation to any primarian (GARS). Please cansider have the processed downlopment could be the align with the strangers of pointing laters back an provide a rational for diverging from these policies.	

 In perticular, policy actions 5.1.2, 3.1.5, 5.1.4, 5.1.7, 5.1.14-a), (c) and (f) and Transitive believ octions 5.1.15(a), (c), (c). Strategy 5.2: Coordinate lark use and transportation to sub-service safe and efficient movement of vehicles for passengers, goods, and so haves In particular, policy actions 5.2.2 and 5.2.6(b) and Transitive pelicy actions 5.2.5. We note that the proposed amendment appears to be constant with several believ actions 5.2.6 periods and the panel for account of the sub-service safe and with several believ actions 5.2.6 periods are the sub-service safe and service safe and the panel of the sub-service safe and the panel service safe and the panel service safe and the panel service safe and any other supportive factors 2050 policies in the application materials.
 efficient movement of vehicles for passengers, goods, and sendeds In particular, policy actions 5.2.9 and 5.2.6(b) and Transi file policy action 5.2.9. We note that the proposed amendment appears to be consistent with several cellsy actions and or Gool 5 partial ring to that separator in environis (e.g., provintivy to minimum to plant and the planned Regional Greenway Section 5.0. We would encourage the village of homore to the these and any
celley actions under Goel S partaining to thanspartation networks (e.g. provimity to municipal truck routes and the planned Regional Greenwoo Retwork). We would encourage the VII age of Ammore to the these and any

School District No. 43



Village of Belcarra



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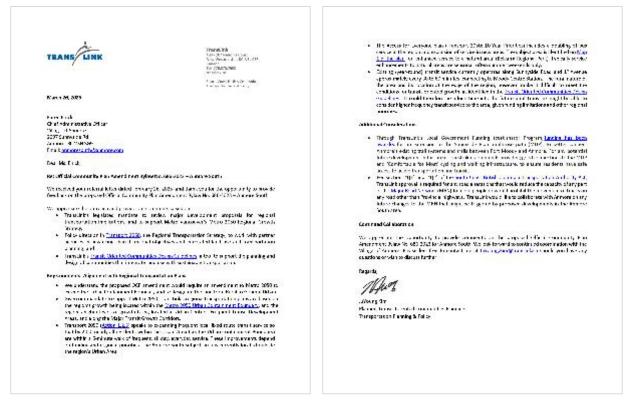
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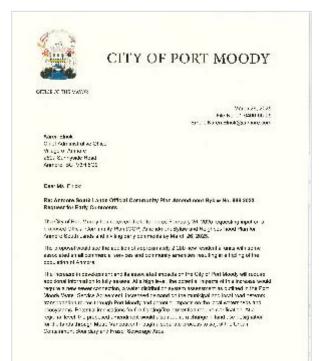
Vancouver Fraser Port Authority



Fraser Health



City of Port Moody



MONORPORT Definition (Control Action Control Action

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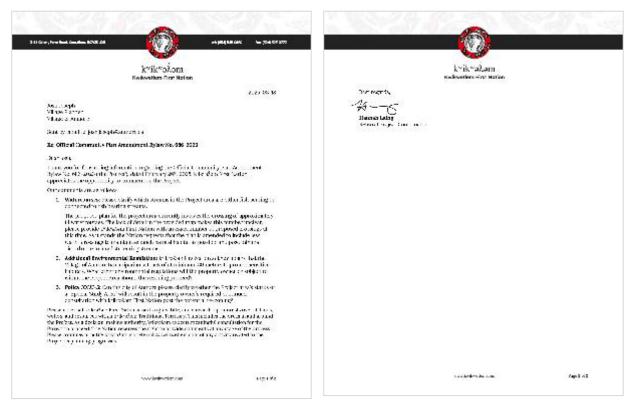
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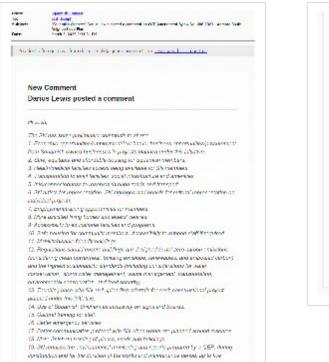
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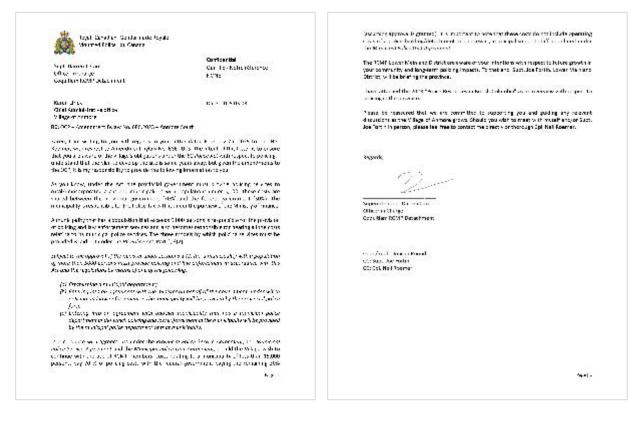


Squamish First Nation





RCMP



7 HaveYourSayAnmore.com Questions and Responses

Visit https://haveyoursayanmore.com/anmore-south?tool=qanda#tool_tab

The comments and questions included in this summary include input from July 1 2024 to May 4, 2025 (Phase 2 and Phase 3).