

Anmore South | Fire Fighting Enhancement + Mitigation

May 23rd 2025

In response to the South Anmore 2025 Risk Assessment prepared by SenseNet Inc., this letter provides clarification on the wildfire mitigations and firefighting preparedness measures incorporated in the Anmore South Neighbourhood Plan.

The SenseNet report emphasizes generalized regional climate trends and landscape-level fire behavior, without taking into consideration the **extensive planning, infrastructure, and mitigation strategies that will be implemented as a result of the Neighbourhood Plan**. Contrary to the report's implication that the project increases community risk, the Neighbourhood Plan will provide fire resilience and community safety not only for Anmore South, but across the entire Village of Anmore.

Anmore South-Specific | Fire Mitigation + Enhancement Measures:

- **MATERIALS** | All buildings in Anmore South will be constructed to current BC Building Code standards, including the latest wildfire-resistant materials such as non-combustible roofing, siding, and triple-pane windows.
- **SPRINKLERS** | All multi-family buildings and townhomes will be sprinklered, significantly reducing structural ignition risk.
- **WATER SOURCE** | A direct Metro Vancouver water connection will be constructed, dramatically increasing available water flow rates for fire suppression.
- **FIRE FLOWS** | Water modeling confirms that pressure zones and hydrant flows across Anmore South meet or exceed firefighting standards.
- **FIRE HALL** | The existing Sasamat Fire Hall is within a 5 km travel radius of the entire site, meeting the Fire Underwriters' standards for response time.

Village-Wide | Fire Mitigation + Enhancement Measures:

- **VILLAGE-LINKED** | This new system provides an opportunity for a looped water network connected to Anmore's existing supply—boosting system redundancy, reliability, and fire-fighting water pressure across the Village. A memo outlining recommended actions for connecting the water system and improving Village fire flows is provided as an attachment to this letter.

- **EQUIPMENT + TRAINING** | Funding from the project will support acquisition of a new Type 1 aerial fire engine and enhanced fire department training to transition from “Exterior Operations” to “Interior Operations” over time.
- **SVFD HOUSING** | The Neighbourhood Plan includes policy requiring dedicated housing for volunteer firefighters to improve recruitment and retention for the Sasamat Volunteer Fire Department - strengthening service levels for all of Anmore.
- **ACCESS** | Emergency access will be enhanced through new street connections to Crystal Creek, Fern Drive, and First Avenue, expanding evacuation routes, reducing chokepoints and reducing the number of dead-end roads.
- **FIRE FIGHTING** | The Neighbourhood Plan includes policy to support wildland fire prevention and firefighting through detailed design of water servicing infrastructure.
- **FIREHALL EXPANSION** | The Neighbourhood Plan provides 1.2 acres of designated Civic Reserve land, which is available for future civic institutional uses such as a new firehall.
- **EMERGENCY PLANNING** | The Village maintains an Evacuation Plan, prepared by emergency management and disaster response professionals, that is updated on an as needed basis. This plan will be regularly updated to reflect ongoing build-out of Anmore South along with other residential growth in the Village.

Rather than increasing risk, the Anmore South Neighbourhood Plan introduces the very infrastructure and design interventions needed to help protect the Village against escalating wildfire threats. SenseNet’s landscape-level model fails to reflect the specific fire mitigation strategies, infrastructure upgrades, and operational enhancements incorporated in this development. The result is a safer Anmore - not only for those who will live in Anmore South, but for all current residents as well.

Attachment:

- Letter Memorandum: Anmore South Secondary Water Supply to the Village of Anmore, Aplin Martin, May 20th 2025

LETTER MEMORANDUM

To: Icona Holdings Ltd. **File No:** 23-291

From: Ben Loewen, P. Eng, GDBA, PMP **Date:** 2025-05-20

Re: Anmore South Secondary Water Supply to the Village of Anmore

Icona Holdings Ltd. (Icona) has engaged Aplin & Martin Consultants Ltd. (Aplin Martin) to conduct a high-level review of the potential impacts of connecting the proposed Anmore South development to the Village of Anmore's existing water distribution system.

The development presents the potential to improve available fire flow within the Village by introducing new water main connections. In particular, a second connection to the Metro Vancouver supply main, proposed to connect to the west side of the Village through the Anmore South development, would add redundancy to the current system, which relies on a single supply point from the southeast. To fully realize the potential benefits of these new connections, additional upgrades may be required, including new pump stations and storage infrastructure to address existing deficiencies, support future demand growth, and improve system reliability.

It is recommended that the following actions be completed in order to better understand the Village's water distribution system and any potential upgrade options:

1. Hydraulic Modeling Analysis of the existing and future scenarios
 - a. No current OCP scenario in the Village model. Aplin Martin could build a future scenario based on growth assumptions to ensure upgrades are sized, accounting for future growth (i.e. Bill 44 and Bill 47 implications)
 - b. Water Age Analysis – to evaluate future considerations of water quality concerns
2. Fire Flow Testing
 - a. Aplin could provide the village with a hydrant testing plan in order to calibrate the hydraulic model in order to ensure that the model reflects real-world results, in order to advise on the best upgrade strategies and solutions
3. Infrastructure Assessment
 - a. Review the existing infrastructure and size the potential proposed upgrades (i.e., storage tanks and pump stations)

These actions will help provide the Village with a clearer understanding of the current system's capacity, identify any existing or future deficiencies, and support informed decision-making regarding infrastructure investments. Ongoing coordination between the Village, Icona, Aplin Martin, and Metro Vancouver will be key to ensuring reliable service and making sure any upgrades are planned and implemented effectively.

APLIN & MARTIN CONSULTANTS LTD.



Ben Loewen, P.Eng, GDBA, PMP
Project Manager