

Technical Open House

Neighbourhood Plan Phase 1

Placemark welcomes you to the Neighbourhood Plan Technical Open House

to share the findings of the Phase 1 technical assessments + consultant reports. The Neighbourhood Plan scope of work is structured according to four Phases. Phase 1 of the NP involves completing technical due diligence of the biophysical, planning, and infrastructure attributes of the planning area.



Neighbourhood Planning Process

Phase 1 | Technical Due Diligence

Spring 2024 | The biophysical, planning, and infrastructure inventories completed through Phase 1 will provide the analysis for understanding the opportunities and constraints of the land.

we are here

Phase 2 | Land Use Options

Summer-Fall 2024 | Design work over the summer will provide preliminary land use scenarios, to be presented to the Village and public in the fall.

Phase 3 | Preferred Plan

TBD | With the preparation of the Preferred Plan and associated development metrics, the required Engineering Studies and Technical Assessments will be prepared.

Phase 4 | Neighbourhood Plan Document

TBD | Preferred Plan and associated metrics, figures, schedules and policies will be prepared for staff review and Council consideration.

Consulting Team

Leveraging Professional Expertise

The Anmore South Neighbourhood Planning process requires a range of professionals with specialized expertise.

The landowner, icona properties, has assembled a multi-disciplinary consulting team to prepare plans, policies, and technical reports in support of the Neighbourhood Planning process.



Placemark | Design + Development

- Lead Consultant and Project Management
- Community Planning and Design
- Community and Village Engagement



Aquaterra | Environmental Consultants

- Terrestrial Ecosystem and Habitat Mapping - Phase 1
- Preliminary Riparian Area Protection Regulation Watercourse Setbacks Guidance
- Environmental Impact Assessment - Phase 3



Bunt & Associates | Traffic + Transportation

- Transportation Impact Assessment Study - Phase 3
- Transportation Planning Advisor



SLA | Landscape Architects

- Nature-based Landscape Architecture
- City-Nature Design Advisor



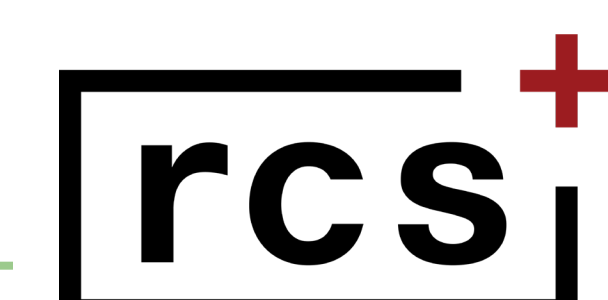
City Squared | Design + Development

- Commercial Retail Market Analysis - Phase 1
- Retail Demand Analysis Report - Phase 3
- Neighbourhood Retail Planning Advisor



Inlailawatash | Archaeological Consultants

- Archaeological Impact Assessment (AIA)
- Archaeological Impact Mitigation Advisor



RC Strategies | Community Amenity Consultants

- Proposed Recreation Amenities Planning
- Community Amenity Advisor



GeoPacific | Geotechnical Engineer

- Preliminary Geotechnical Report - Phase 1
- Geotechnical Hazard Mitigation Advisor



Aplin & Martin | Civil Engineering

- Infrastructure Servicing Concepts - Phase 3
- Civil Engineering Advisor



Deloitte | Finance and Economic Consultants

- Financial Analysis Report - Phase 3
- Finance and Economic Advisor

Anmore South Special Study Area

- **Special Designation**

Given the significant regional growth pressures, **Anmore South's 151-acre size and OCP-identified Special Study Area** designation provide an opportunity to plan for and accommodate future community needs through a public Neighbourhood Planning process.

- **Singular Opportunity**

The Anmore South Special Study Area (SSA) is the **only "major future development area" identified in the Official Community Plan** - without redeveloping existing Anmore neighbourhoods.

- **Regional Infrastructure**

The SSA designation permits the 151 acres of Anmore South to be the only lands **connected to regional sewer and water service**. Should the Neighbourhood Plan be adopted, the Village may apply to Metro Vancouver to connect Anmore South to regional infrastructure.



Anmore South Vision

Seeking Sustainability

Community Focused Vision

Recognizing the regional growth pressures and reflecting the OCP's designation of the lands as a **Special Study Area for "major future development"**, icona put forward a community-inspired neighbourhood Vision.

Rooted in Sustainability

Predicated on Sustainable Planning Principles, icona's Vision seeks to sensitively accommodate change on the 151 acre parcel, **fostering a more complete community within Anmore** while retaining the Village's semi-rural character.

Woven with Nature

By proposing a more compact higher-density residential neighbourhood, the Vision seeks to **deliver both a diversity of housing as well as more public lands** for active recreation, natural conservation, multi-modal streets and civic facilities.

A Place for Community

As a compact neighbourhood with a diverse population, the Vision **offers a social heart that includes commercial shops and services, active parks and community centre, and vibrant civic plaza** – all providing local employment and allowing Anmore's retail spending to stay in the community.

A Home for Everyone

The result is a **walkable mixed-use neighbourhood set within the forest**, offering a diversity of homes to meet a variety of life-stages and incomes – all while adding to the Anmore's long-term financial stability.



Sustainable Planning Principles

Working with Nature

Conserve Ecological Integrity

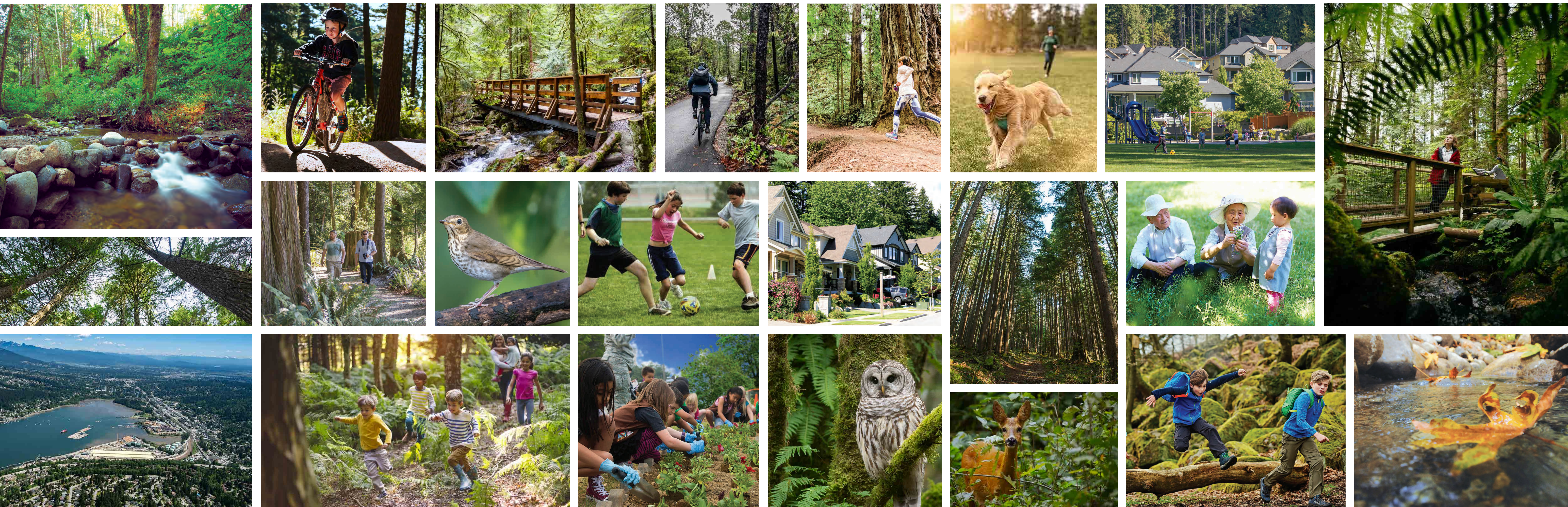
- Identify and protect both significant and sensitive terrestrial and aquatic habitats.
- Design an interconnected network of wildlife corridors to secure habitat and ensure functional ecology at a landscape scale.
- Minimize future disturbance of natural systems through comprehensive master-planning.
- Promote stewardship of natural systems through interpretive programs and outdoor educational opportunities in cooperation with local stakeholder groups.

Create Networks of Parks + Natural Space

- Provide public parks and natural spaces that are accessible within a 5 minute walking distance of each home.
- Link neighbourhoods and natural areas with a pedestrian pathway network.
- Program active and passive community parks for gatherings and recreation.
- Create a variety of parks and natural spaces to accommodate different activities and age groups.

Celebrate Our Natural Heritage

- Promote active education and appreciation of west coast natural history.
- Recognize First Nations history and culture in public realm design.
- Integrate community uses into the landscape, celebrating the unique views and vistas, landforms and natural character.
- Nurture community history and memorialize local people, places and events.
- Design public spaces that reflect the sense of place through use of native plants and local materials.



Sustainable Planning Principles

Supporting Local Lifestyles

Foster a Vibrant + Diverse Community

- Accommodate a range of lifestyles and life-stages.
- Provide a variety of housing choices, from compact single family and duplexes to rowhomes and village apartments.
- Plan for “aging in place” through a variety of housing choices and encouraging the “Safer Home” standards in response to a maturing population.
- Promote a variety of housing tenures from fee simple and strata ownership to purpose-built rental and affordable, non-market rental).
- Provide a range of amenities for all age groups throughout the neighbourhood.
- Provide affordable new homes for first-time buyers.

Support a Financially Sound Community

- Create a walkable village centre serving as a focal point for employment, shopping, and social gathering.
- Incorporate residential density to support local businesses and community facilities.
- Plan compact neighbourhoods to reduce servicing networks and maintenance costs.
- Establish a mix of land uses, household types and building forms for a variety of residents.

Celebrate Local Art + Culture

- Incorporate a sense of place in the design of the public realm.
- Design opportunities to live, work and play in the community.
- Interpret and highlight local cultural history for residents and visitors.
- Plan for the integration of art, theatre, and other local cultural activities into programming of gathering spaces.
- Infuse local art and culture into the public realm, especially streets, parks, plazas, to celebrate civic life.



Sustainable Planning Principles

Living Lightly

Design Compact, Walkable Neighbourhoods

- Create a sense of place within each neighbourhood.
- Provide a coherent neighbourhood pattern of streets + pathways with a variety of home + lot sizes.
- Design streets for people and create an enjoyable pedestrian environment.
- Encourage walking through the incorporation of amenities + parks within a 5-minute walking distance of each home.
- Promote neighbourhood safety by designing homes that address the public realm with “eyes on the street.”

Plan for Alternative Transportation

- Accommodate all modes of transport, especially walking, cycling and public transit.
- Provide dedicated neighbourhood bike and pedestrian pathways to link community destinations.
- Establish a transit-friendly street network, with future shuttles to transit centres.
- Reduce vehicle trips by providing local neighbourhood shops + services close to home.
- Explore future alternatives, such as community cars, to reduce auto-dependence.

Employ Green Infrastructure

- Foster local food systems through farms and markets, greenhouses, community gardening and outdoor educational opportunities.
- Utilize innovative best practices for rainwater and stormwater management.
- Explore alternative energy solutions, such as geo-exchange and passive solar design.
- Design greener streets that minimize the visual, environmental and physical impacts from conventional roads.
- Promote native plantings in landscape design.



OCP Application Land Use Plan

Neighbourhood Plan Baseline

Raising the Bar

Planning Foundation

The OCP Amendment Application Land Use Plan established the baseline for the Neighbourhood Planning process to further explore + detail.

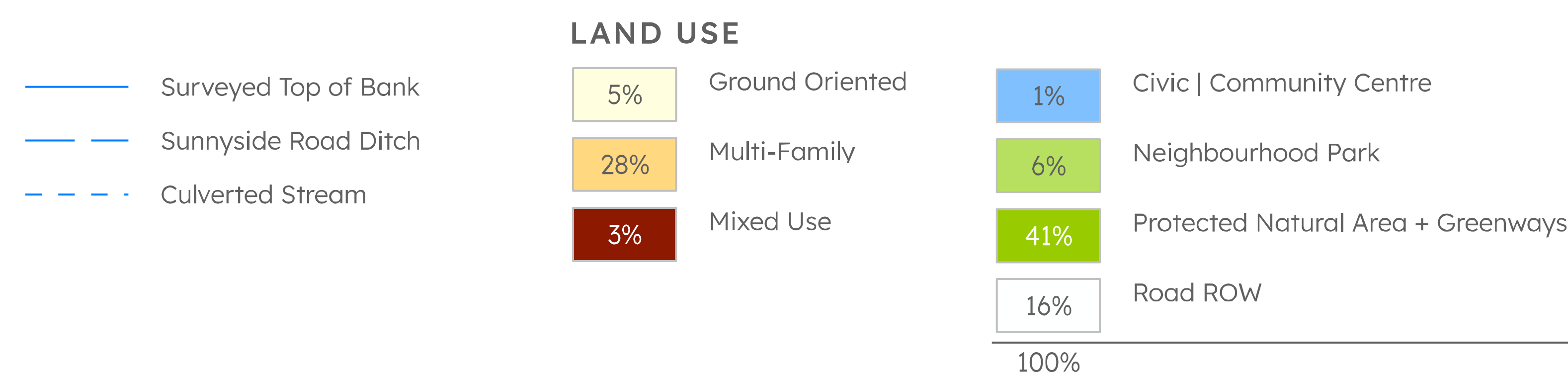
Complete Community

Reflecting a walkable mixed-use neighbourhood set within the forest, the OCP Amendment Land Use Plan envisioned the following:

- ~50% of the lands publicly-dedicated for civic use, parks, protected natural areas, and greenways;
- Over 9 acres of public parks dedicated for community recreation + gathering;
- Pedestrian/cyclist-first public realm with safe livable streets, dark sky lighting, and multi-use public paths;
- A diversity of housing to accommodate 3,100-3,500 units for 6,100-6,700 residents over planned 25-year phased build-out;
- Range of housing tenures, including below-market rental and 15 dedicated Sasamat Volunteer Fire Department units.

Detailed Planning

The Neighbourhood Planning process will further explore and refine the Vision for Anmore South through detailed planning and community engagement. Reflecting Phase 1 technical findings and community input, Land Use Options will be prepared in the summer and shared with the Village and public in the fall.

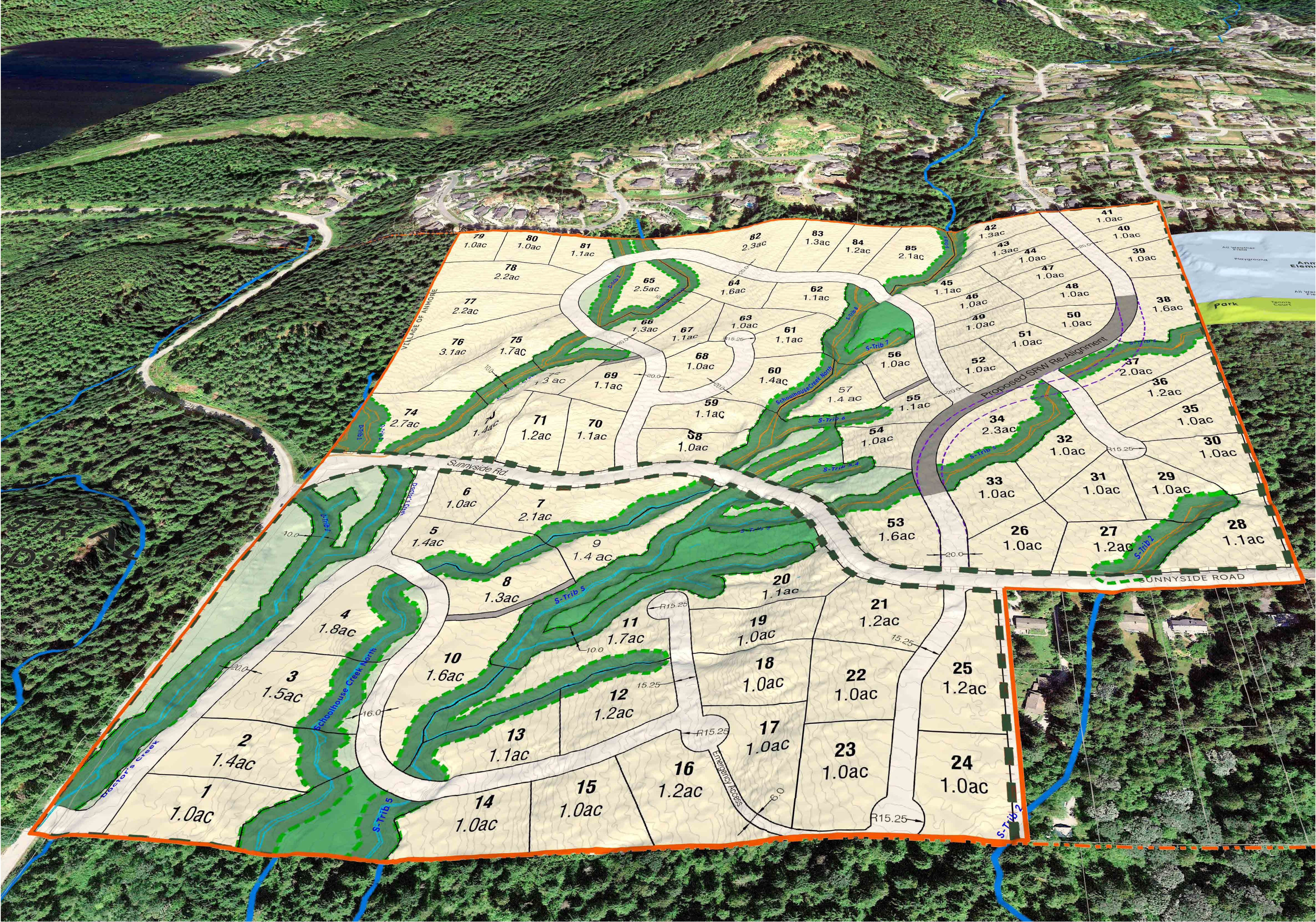


Existing RS-1 Zoning Plan

Approved Subdivision

Planning Status Quo

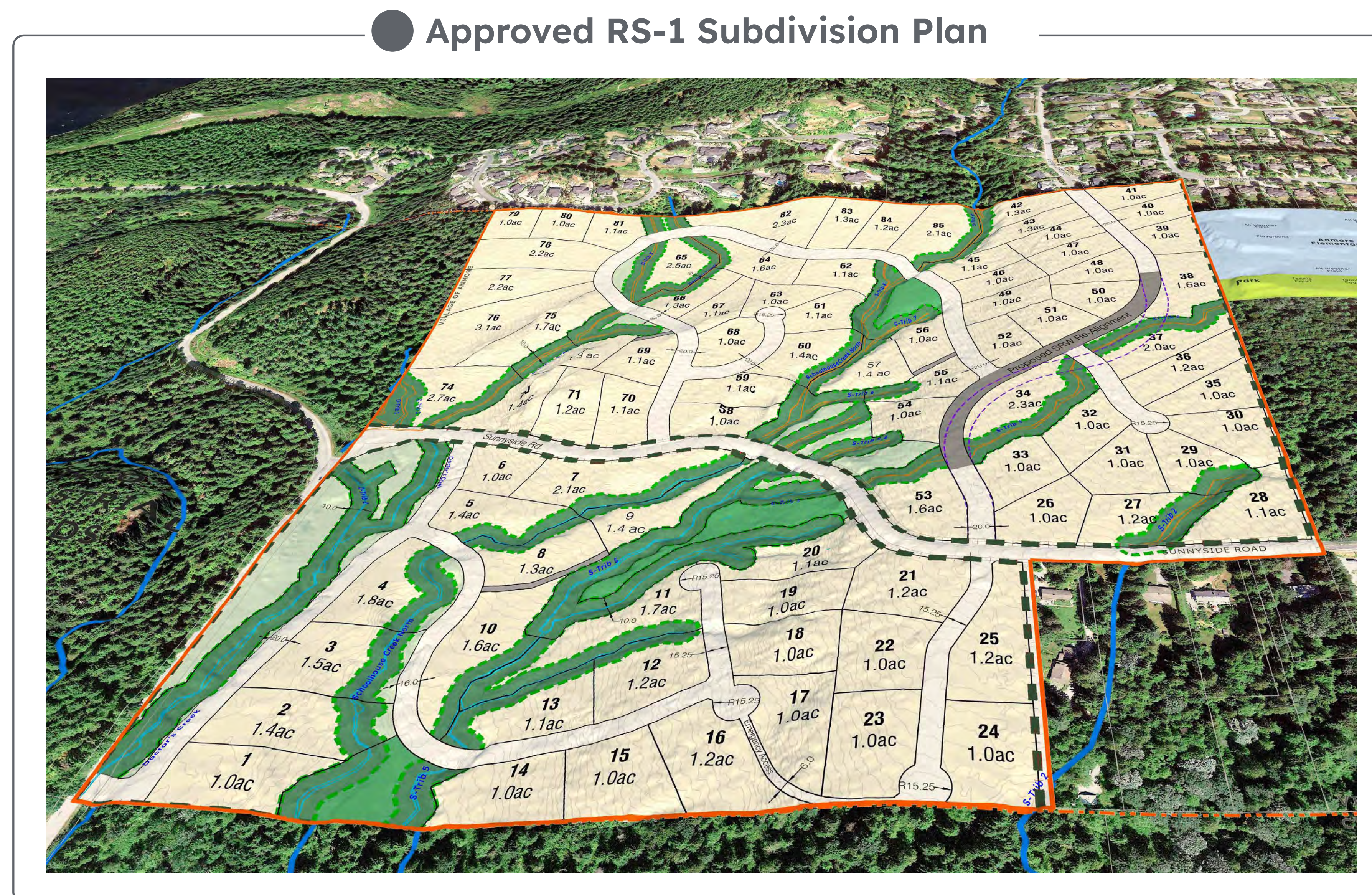
- **Single-Family Acreages**
In contrast to the vision of the OCP Amendment Application, Anmore South's existing RS-1 Zoning continues Anmore's pattern of large lot single family homes on private septic services.
- **Limited Benefit**
Should a Neighbourhood Plan not be adopted for Anmore South enabling connection to the regional sanitary system, icona properties could develop the lands according to the existing RS-1 Zoning and approved-in-principle subdivision plan, resulting in:
 - 85 Large Lot homes on private services;
 - clearing of 75% of the land for development;
 - increased demand on municipal water;
 - privatized streams and riparian areas;
 - limited on-site trails;
 - minimum public park requirement of 7.6 acres - 5%.
- **More Complete Vision**
icona's OCP Amendment application is founded on the belief that "we can and should do better than the status quo".
A more complete + sustaining neighbourhood for Anmore South is what the Neighbourhood Planning process is seeking to achieve.



LAND USE	
Site Boundary	
Municipality Boundary	
Property Line	
Surveyed Watercourse	
1m Contour	
Existing Structures	
Proposed Statutory ROW Re-alignment	
SPEA	9.61 ha 23.75 ac
Developable Area	48.45 ha 119.72 ac
Green Space	2.09 ha 5.16 ac
Potential Future Park Approx. 2.4 ac	0.99 ha 2.45 ac
61.14 ha 151.08 ac	

A More Sustainable Neighbourhood

Evaluating Different Futures



WORKING WITH NATURE

Conserve Ecological Integrity



Celebrate Our Natural Heritage



Create Networks of Parks + Natural Space



SUPPORTING LOCAL LIFESTYLE

Celebrate Local Art + Culture



Foster a Vibrant + Diverse Community



Support a Financially Sound Community



LIVING LIGHTLY

Plan for Alternative Transportation



Design Compact, Walkable Neighbourhoods



Employ Green Infrastructure



Legend

POOR FAIR GOOD

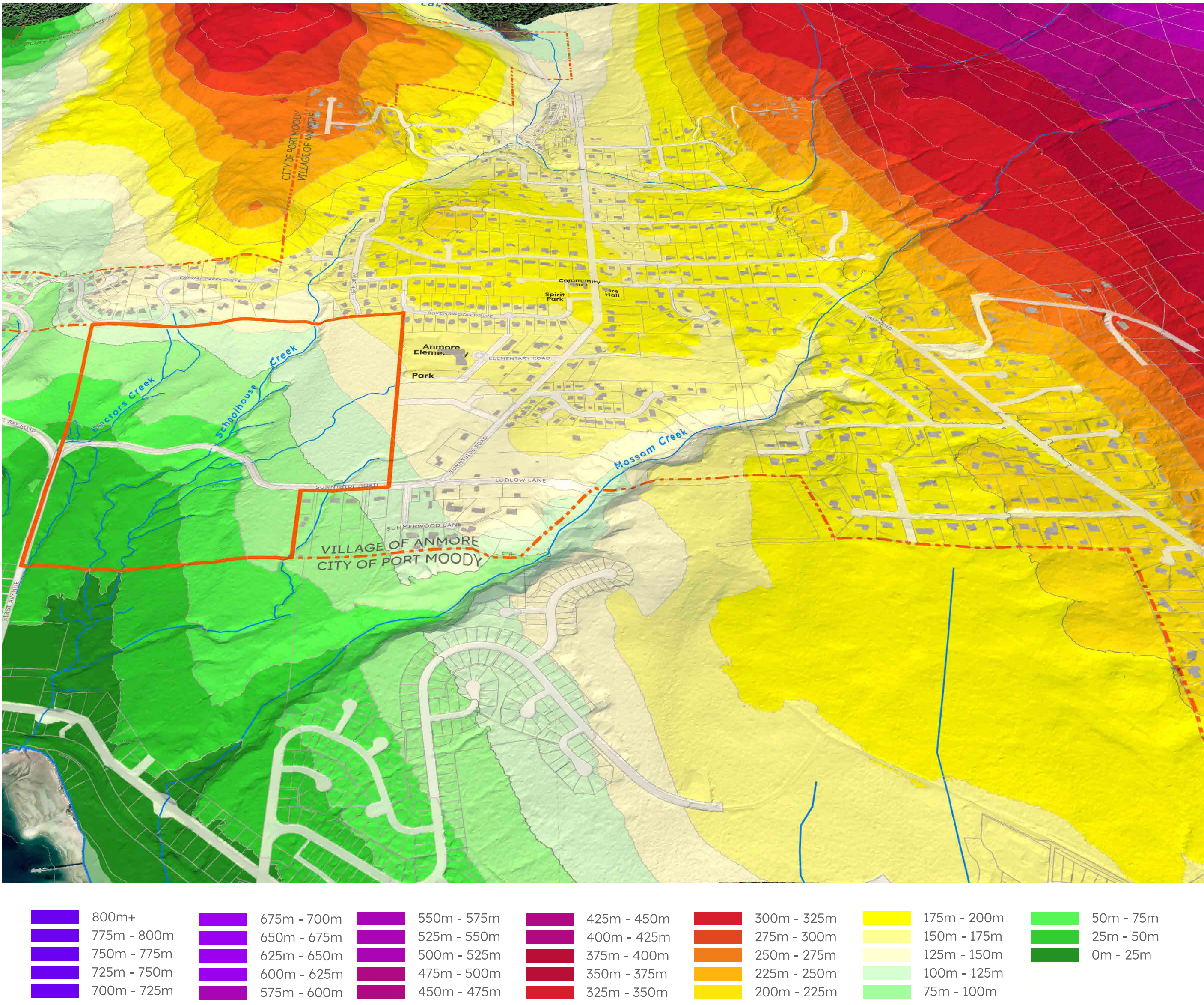
Understanding the Land

Technical Inventory and Analysis

The Neighbourhood Planning Process begins with completing technical due diligence of the Anmore South lands to fully understand the opportunities and constraints.

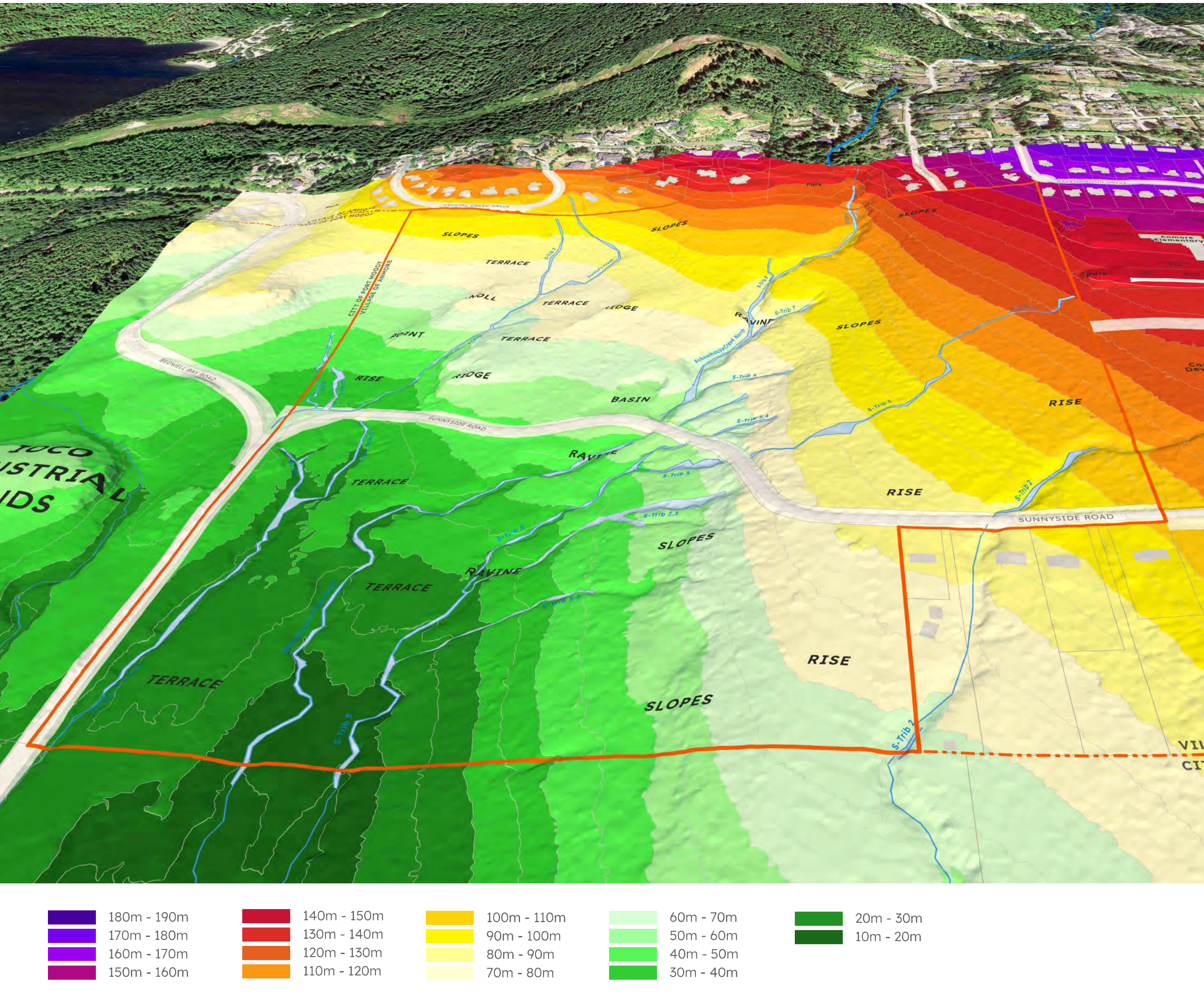
1m LiDAR data provides a topographic analysis and understanding to form the foundation of the Neighbourhood Plan.

Landform Context | Lower southwest terrace



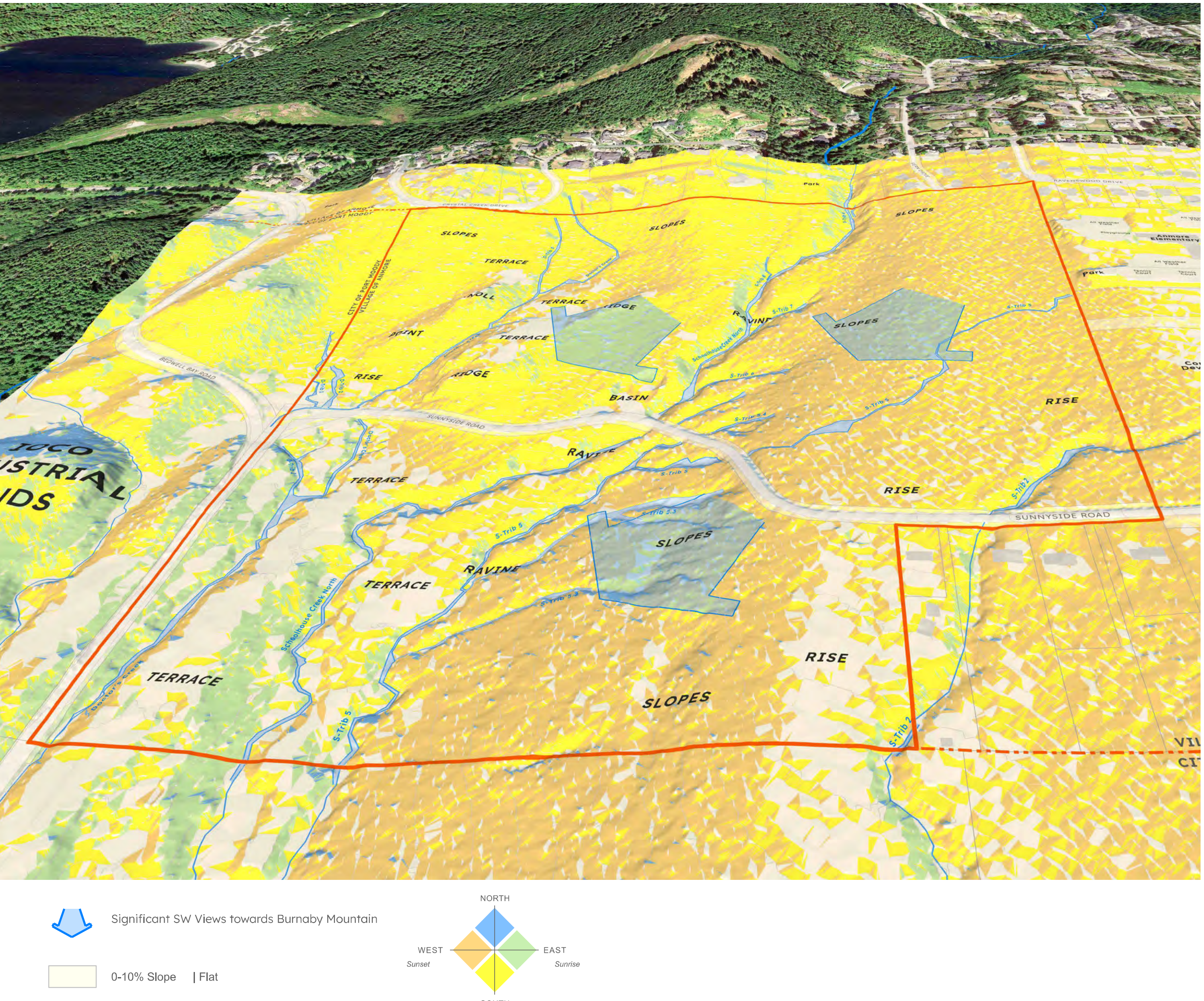
- The Village of Anmore is positioned in the Buntzen Valley, mid-elevation above Burrard Inlet and below Eagle Mountain.
- In contrast, the Anmore South lands are positioned at a low elevation in the community's southwest corner, serviced by First Avenue and Sunnyside Road.
- Anmore's neighbourhoods sit well above Anmore South, resulting in Anmore South being a distinct hillside basin.

Landform | Terraced hillside basin



- Anmore South's elevation range is dramatic - starting from 15m in the southwest near First Avenue and climbing to 165m in the northeast near Fern Drive.
- The topography is structured into 3 distinct terraces:
 - **Lower** | green, below Sunnyside Road;
 - **Middle** | cream-yellow, the heart;
 - **Upper** | red, at Anmore Elementary School.
- Anmore South's northwest and southeast corners are at the same elevation, allowing for a gentle and accessible connection from Sunnyside Road to Crystal Creek Drive.

Aspect + Views | Sunny southwest views



- The site's dominant south and southwestern facing hillsides offer a desirable neighbourhood aspect, providing afternoon and evening sunlight.
- Opportunities for positive solar gain through building siting.
- The site's dramatic hillsides above Sunnyside Road offer views of Burnaby Mountain and Burrard Inlet.

Geotech + Slope

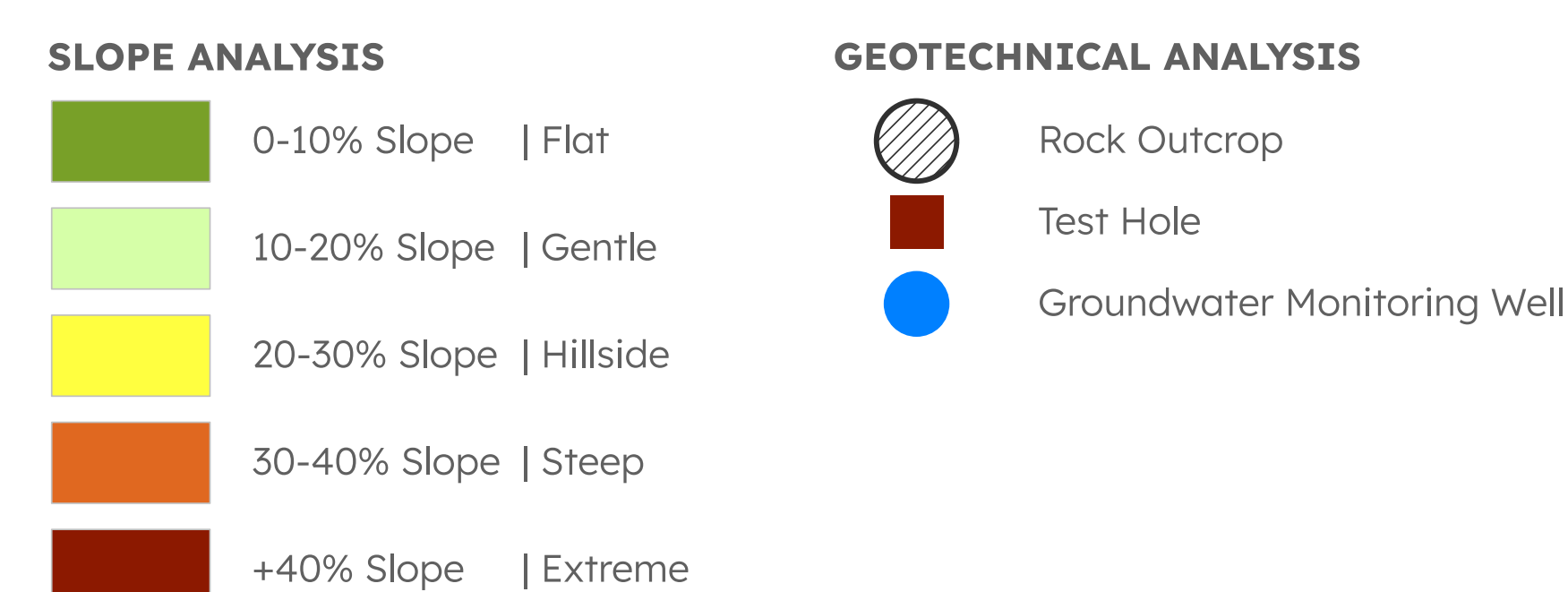
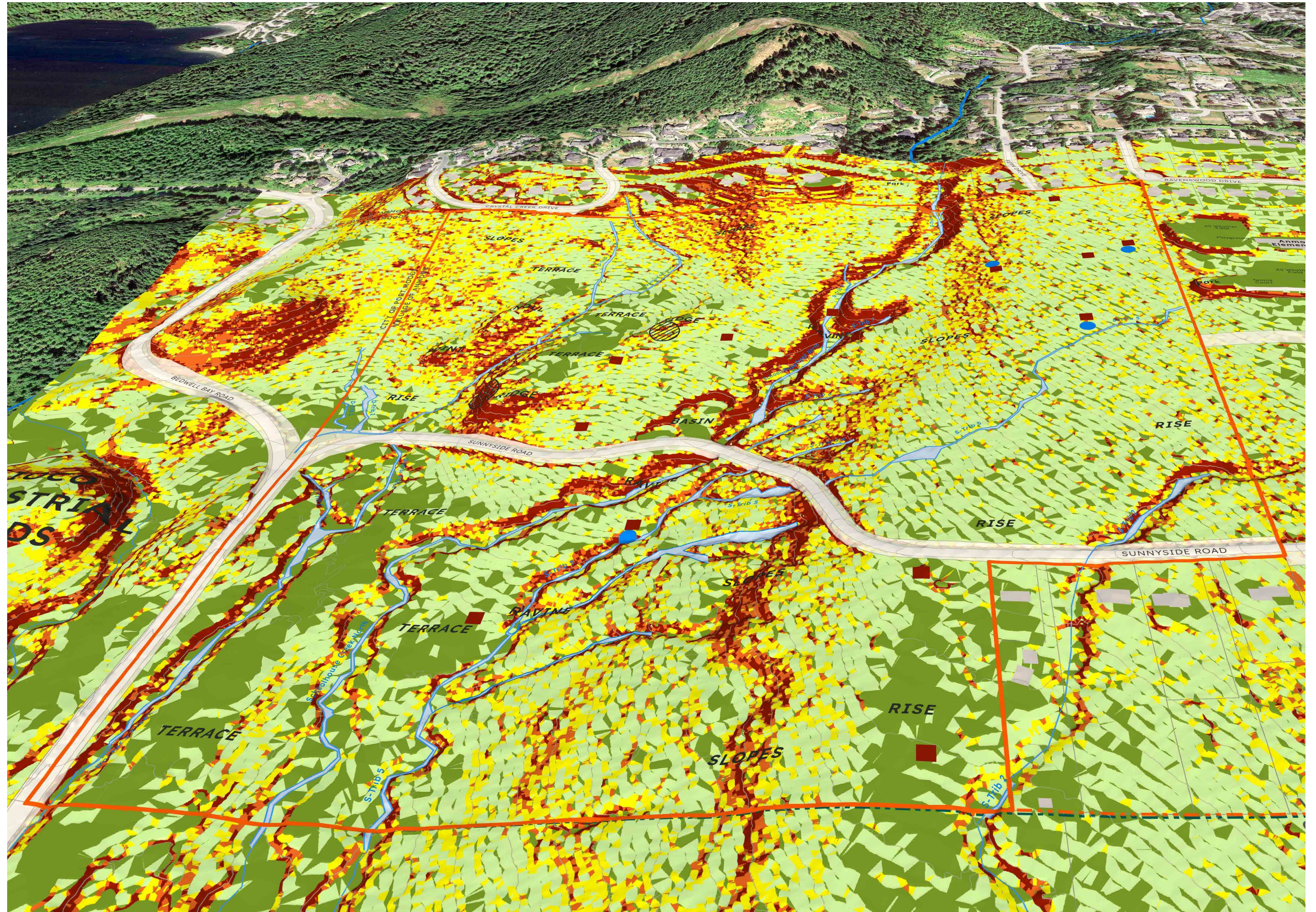
Technical Inventory and Analysis

Slope Analysis

- Slopes**
 The site is a consistent hillside with areas of steep slopes (>30%) generally related to Schoolhouse and Doctors Creek ravines.
- Terraced Hillside Basin**
 The site's terrain offers privacy and separation from surrounding neighbourhoods.
- Park Opportunity**
 Extensive gentle areas south of Sunnyside Road provide opportunities for programmed community recreation.

Geotechnical Investigation

- Field Program**
 Geopacific consultants completed a geotechnical investigation on Anmore South in October 2023, involving:
 - 13 boreholes to a depth of 9.1 m
 - 8 boreholes supplemented with Dynamic Cone Penetration Test soundings to estimate soil density
 - 4 groundwater monitoring wells installed to characterize hydrogeological conditions
- Soils**
 The site is underlain by Capilano Sediments and Vashon Drift glacial till. Subsurface soils are not expected to be prone to liquefaction or other forms of ground softening under the design earthquake defined under the 2018 British Columbia Building Code.
- Stability**
 Underlying materials have a high shear strength and the slopes are gentle to moderate. The possibility of near surface or deep-seated global instability are considered extremely remote.
- Groundwater**
 The groundwater level is well below the likely founding elevation of any underground levels as well as below the depth of anticipated cut and fill work.
- Feasibility**
 From a geotechnical point of view, the proposed development is feasible, provided geotechnical recommendations are implemented during detailed design and construction.



Environmental Assessment

Technical Inventory and Analysis

Detailed Environmental Assessment

Ongoing Assessments

AquaTerra Environmental Ltd. has been conducting assessments, studies and monitoring on the Anmore South lands since 2014, with the most recent field survey program completed between August and October 2023.

Vegetation

The field survey program characterized six vegetation types:

- Mature second-growth coniferous forest
- Second-growth mixed forest
- Deciduous Woods
- Regenerating forest
- Wetland forest
- Invasive species dominated area

Aquatic Habitat

A total of 16 watercourses were identified, including tributaries of Schoolhouse Creek and Doctors Creek, and were classified as both fish-bearing (Class A) and non-fish-bearing streams (Class B).

Fish

Coho Salmon and Coastal Cutthroat Trout have been observed in Class A streams south of Sunnyside Road.

Riparian

Streamside riparian areas are protected under the Provincial Riparian Areas Protection Act, requiring detailed assessments before development may proceed.

Wildlife

A variety of common mammal, bird and amphibian species and associated habitats have been documented on-site.

Species at Risk

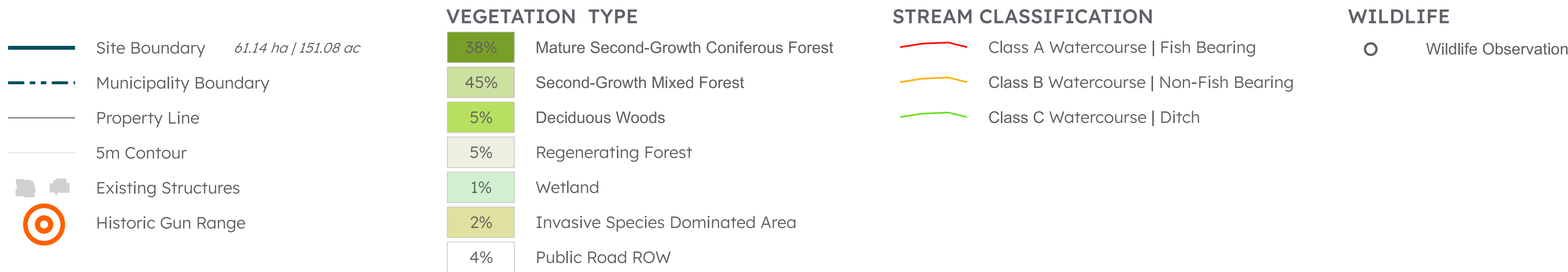
Observations of Species at Risk included Coastal Cutthroat Trout, Northern Red Legged Frog, and Olive-sided Flycatcher.

Restoration

Historic industrial logging, fish passage barriers, and invasive species provide opportunities for site habitat restoration + enhancement.

Impact Assessment

Additional field surveys and wildlife monitoring are being conducted in summer 2024. An Environmental Impact Assessment of the Anmore South Neighbourhood Plan will be prepared in Phase 3 of the planning process.



Archaeological Impact Assessment

Technical Inventory and Analysis

Archaeological Impact Assessment

Heritage Permits

Inlailawatash applied for and received heritage permits from Musqueam, Squamish, Stó:lō, Kwikwetlem, and Tsleil-Waututh Nations for an Archaeological Impact Assessment (AIA) on the Anmore South lands.

Site Records

According to available data from the provincial Archaeology Branch, there are no previously recorded archaeological sites within the proposed development area.

Site Potential

Results of the initial desktop study indicated potential for archaeological materials to be present in the Project Area. This is supported by the presence and abundance of known archaeological sites nearby.

Field Survey

Fieldwork for the AIA was conducted during October 3-6, 2023 by Inlailawatash Archaeologists. The field survey included walked transects and ground observations, and covered 92% of the site.

Test Pits

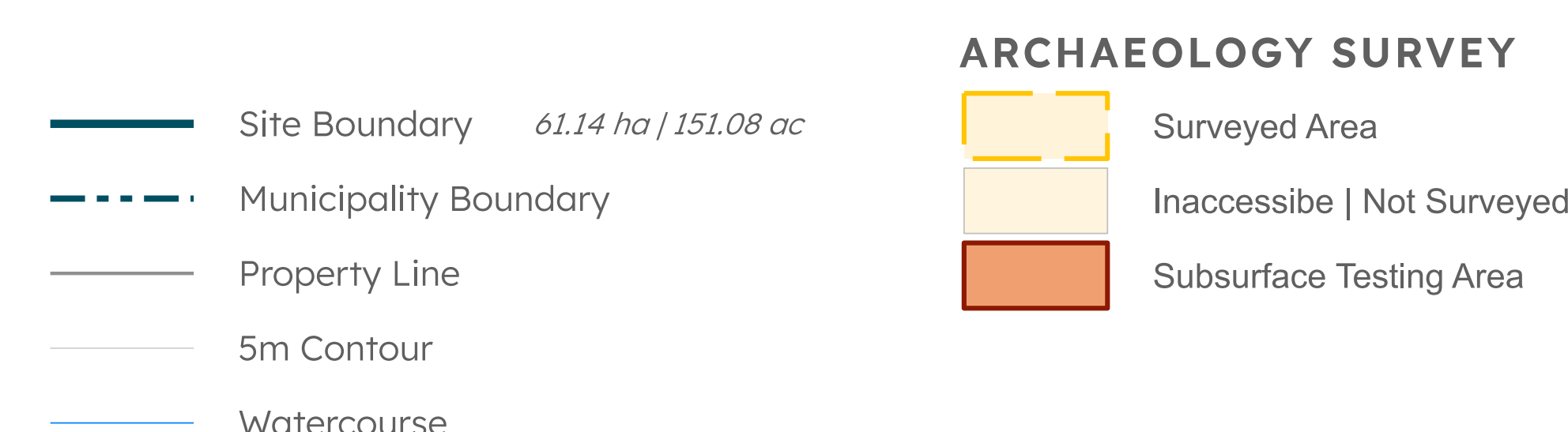
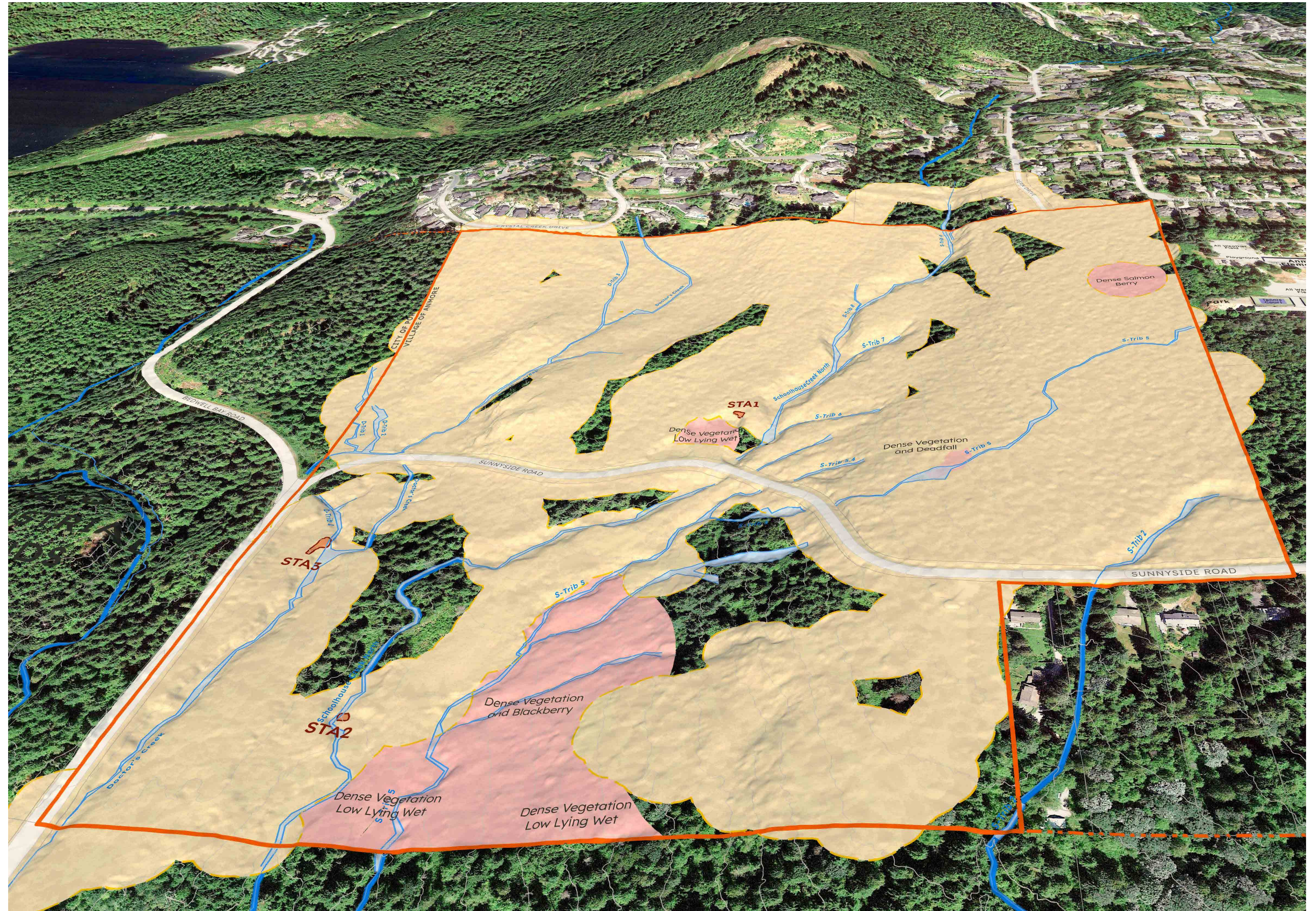
The field crew excavated 13 shovel tests across three micro-landforms identified during the survey. All shovel tests were negative for archaeological materials.

Findings

The AIA determined that no further archaeological investigations or monitoring are required for the Project Area.

Chance Find Procedures

As low-density archaeological sites may remain undetected in the Project Area, Chance Find Procedures (CFP) will be implemented during all ground disturbing activities associated with future development of Anmore South, in accordance with recommendations of the AIA.

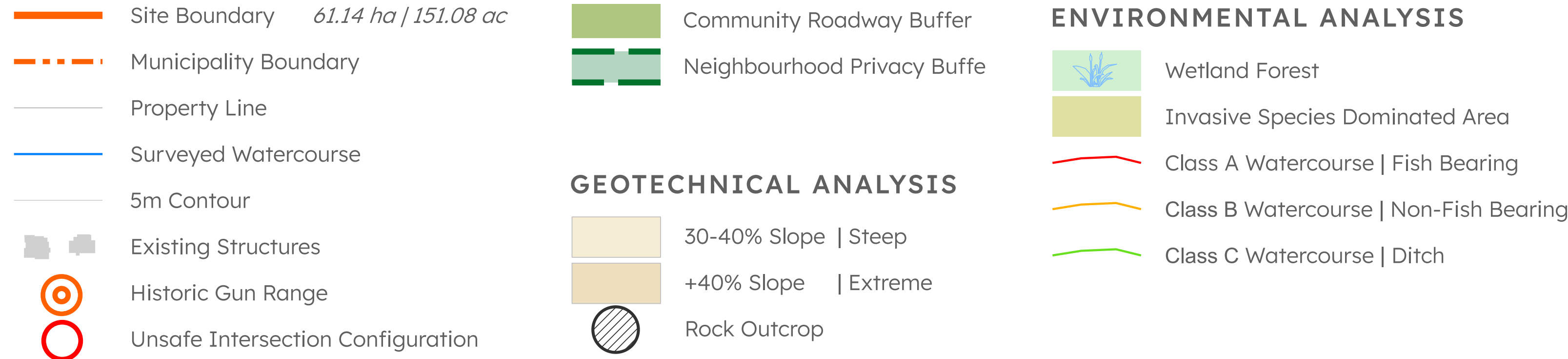
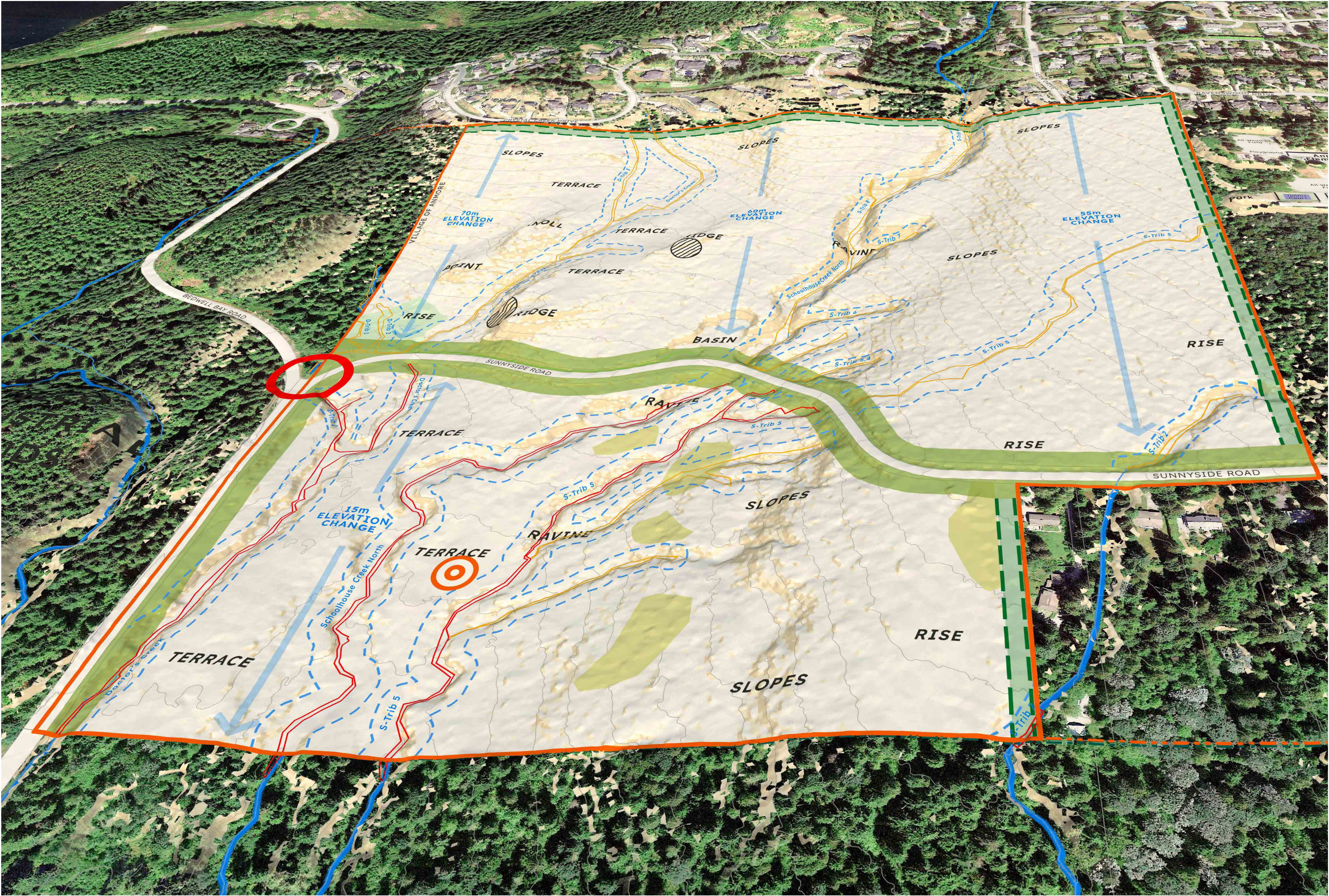


Summary Constraints

Technical Inventory and Analysis

Understanding the Neighbourhood

- Assembling the Information**
The new environmental, archaeological, and geotechnical studies completed for Phase 1 of the Neighbourhood Plan confirmed and refined the biophysical findings of the OCP Amendment Application, providing a solid foundation for Neighbourhood Planning.
- Protecting the Values**
The primary development constraints on the Anmore South lands are the forested slopes and aquatic and riparian habitats associated with the Doctors Creek and Schoolhouse Creek systems. Neighbourhood Planning aims to protect these values by preserving fish-bearing streams and forest within retained Natural Areas.
- Doing it Right**
While the Neighbourhood Planning process can protect the values of the land, best management practices will also be implemented throughout neighbourhood build-out, including environmental permitting and monitoring, geohazard mitigation in detailed design, and archaeological Chance Find Procedures.



Development Opportunities

Technical Inventory and Analysis

Structuring the Neighbourhood

- Managing Resources**
The summary constraints mapping provides an understanding of the areas to be protected within the Anmore South neighbourhood's retained natural spaces, including forested ridges and streamside riparian areas.
- Directing Development**
Extensive gentle terraces and slopes <30% provide opportunities for neighbourhood homes, shops, civic facilities and active parks.
- Topographic Opportunity**
The land's slope, aspect and position below existing neighbourhoods allow Anmore South to accommodate community development while reducing impacts on the current population.
- Forest Buffer**
The scale of the lands provides an opportunity for a minimum of 15m wide retained forest buffer to maintain the visual landscape integrity, neighbourhood privacy, and provide wildlife corridors.
- Neighbourhood Connections**
Adjacency to Crystal Creek and Fern Drives enables new local street connections to better link Village neighbourhoods.
- Views + Sunny Aspect**
The land's sloping southwest aspect takes advantage of afternoon and evening sunlight with views of Burnaby Mountain.



	Site Boundary	61.14 ha 151.08 ac
	Municipality Boundary	
	Property Line	
	Surveyed Watercourse	
	SPEA	
	5m Contour	
	Existing Structures	
	Public Street Tie-in Point	
	Street Tie-in Opportunity	
	Community Entrance Opportunity	
	Potential Public Pathway Connection	
	Potential Sunnyside Road Underpass	
	Significant Views	
	Southwest Aspect	

DEVELOPMENT SUMMARY	
21%	High Constraint SPEA 13.14 ha 32.47 ac
6%	High Constraint + 30% Slope 3.69 ha 9.12 ac
12%	Medium Constraint Access + Servicing 7.42 ha 18.33 ac
57%	Low Constraint 34.61 ha 85.52 ac
4%	Existing Road ROW 2.28 ha 5.63 ac
100%	61.14 ha 151.09 ac

OCP Application Policies

Guiding the Neighbourhood Plan

The OCP Amendment Application identifies the following policies to establish measurable standards for the neighbourhood and guide future neighbourhood planning and development on the Anmore South Lands



Policy AS-1
Neighbourhood Plan

Anmore South will be developed according to a Neighbourhood Plan to be prepared following a Terms of Reference approved by the Village of Anmore including extensive public consultation.



Policy AS-2
Residential

Anmore South residential land-use designations and zoning will provide for a diversity of housing forms to accommodate a range of lifestyles, lifestages and incomes.



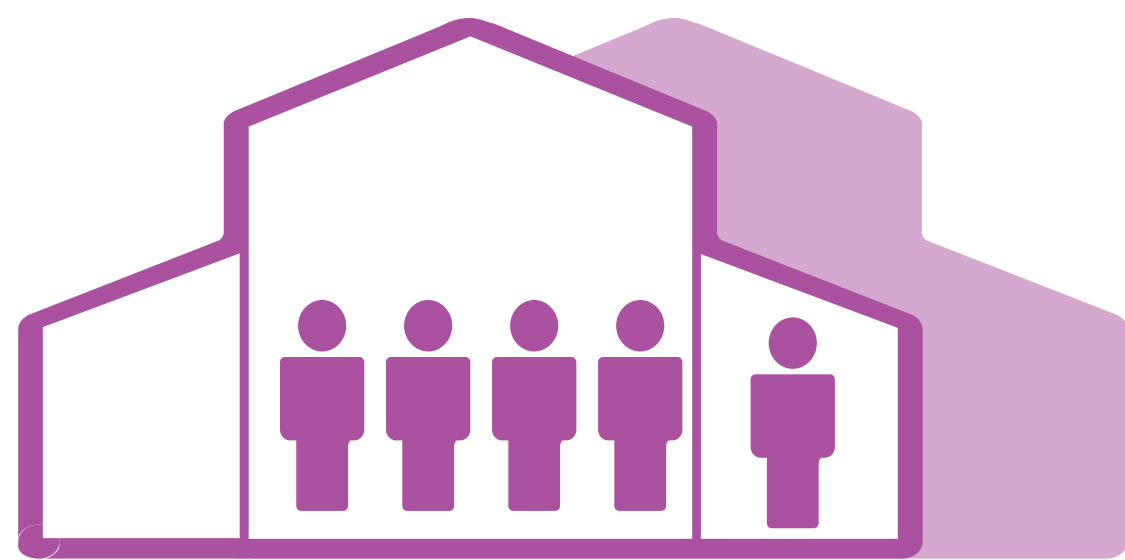
Policy AS-3
Commercial + Mixed Use

Anmore South commercial and mixed-use land use designations and zoning will accommodate a range of employment and/or commercial activity applied in locations to support a variety of employment activities and more intensive forms of commercial development.



Policy AS-4
Parks

Anmore South will provide public accessible parks and gathering places, natural areas, streetscapes, and recreational and community facilities that enhance village vibrancy and livability.



Policy AS-5
Civic Amenities

Anmore South will provide destination Civic Amenities for the Village including a Community Centre that includes a large flexihall, multipurpose spaces, and fitness facility.



Policy AS-6
Environmental

A minimum of 40% of the forested area will be preserved through dedication to the Village. The protection of forested lands will include opportunities for environmental enhancement – including fish and riparian habitat improvements.



Policy AS-7
Streets

Anmore South will provide an active transportation network of multimodal streets and multi-use paths to encourage walking and cycling while reducing reliance on private vehicle trips.



Policy AS-8
Transportation

Prepare a detailed Transportation Study for the Burrard Inlet North Shore and encourage establishment of a Transportation Working Group including municipalities, First Nations, provincial government, Vancouver Port Authority, transit authorities, and landowners to collaboratively review and address transportation needs on a regular and ongoing basis.



Policy AS-9
Servicing

Anmore South will be connected to regional drinking water and sanitary services. Regional sanitary service will be limited to the Anmore South neighbourhood to preserve the semi-rural density and character of existing Anmore.



Policy AS-10
Sustainability

Anmore South will strive to achieve the highest levels of neighborhood performance relating to: minimizing environmental impact, limiting energy requirements and related GHG footprint, reducing potable water and other resource consumption, minimizing surface runoff while maximizing at-source infiltration, maximizing waste diversion from the region's landfills, and the delivery of overall design excellence; all contributing positively to the existing character of the Village.



Policy AS-11
Culture

Prioritize the preservation of cultural heritage and the celebration of community identity, through the inclusion of public art and performance spaces, while also incorporating regional architecture, native materials and sustainable design practices to reflect the values of the Village of Anmore.

The Anmore South Neighbourhood Planning Process, including public consultation and Village review, will result in a new list of more detailed policies to be adopted as part of the Neighbourhood Plan.

Neighbourhood Planning

A Range of Housing Choice

Housing Opportunities

■ A Home for Everyone

The Neighbourhood Plan aims to realize community benefits with the following housing characteristics:

- Housing diversity to support a range of life-stages and incomes, in addition to the Village's existing stock of single-family homes
- Housing near community destinations through a compact, walkable neighbourhood pattern
- Housing density capable of supporting local shops, services, employment and community facilities
- Housing forms supporting single-level living opportunities and aging-in-place
- Housing tenures that are more affordable, including market and non-market affordable rental, along with dedicated units for SVFD firefighters

■ Homes in a Diversity of Forms

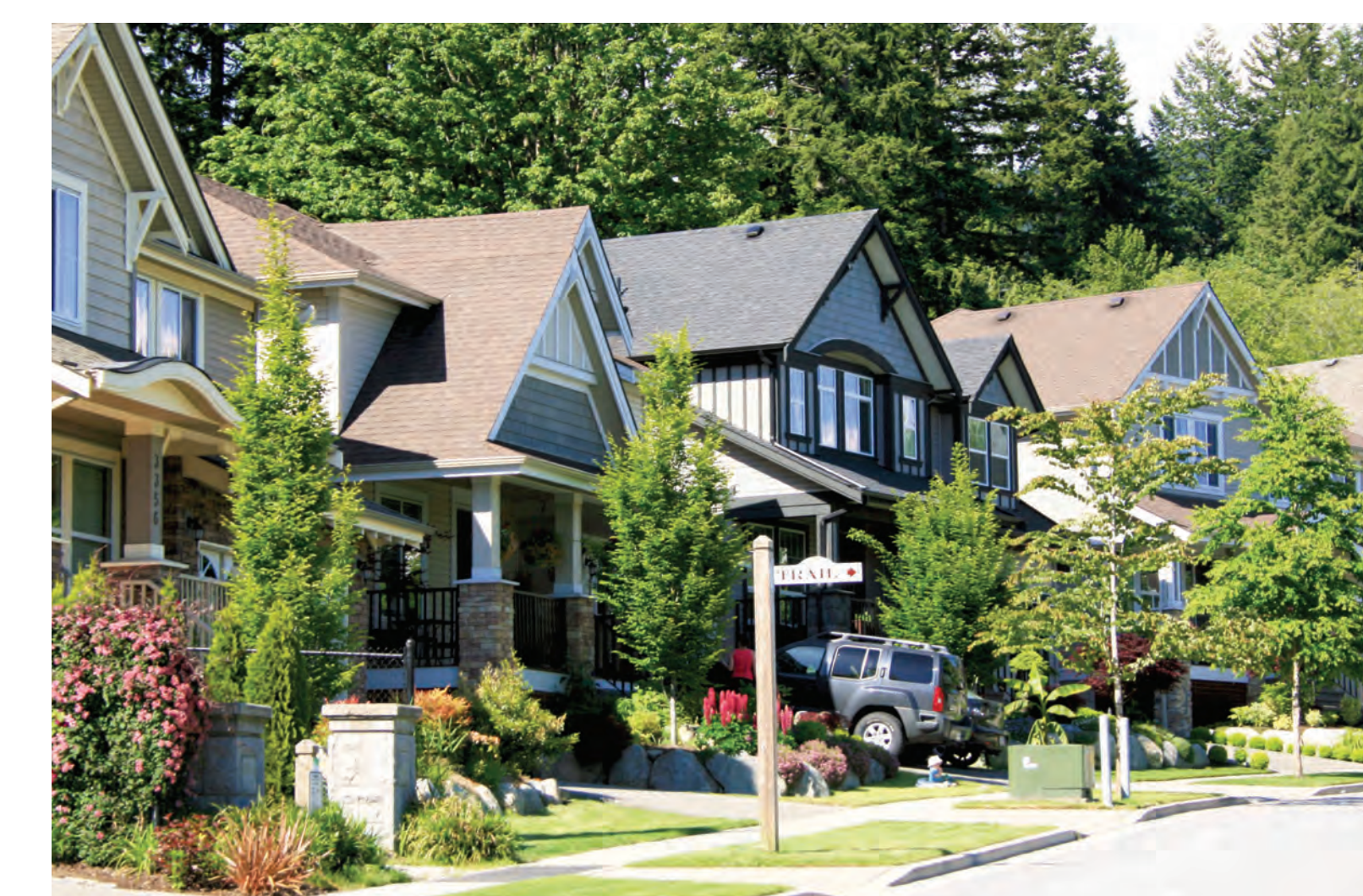
The Neighbourhood Plan will provide a mix of housing designations, including ground-oriented compact homes, townhomes and mid-rise apartments.

■ Community-reviewed Options

Distribution of housing designations within the neighbourhood will be explored in Land Use Scenarios – ultimately leading to the preparation of a Preferred Land Use Plan for Anmore South. The community will have an opportunity to review and comment on Land Use Scenarios and the Preferred Plan later in the process during Phases 2 + 3.

■ Long-term Policy Security

Detailed Housing Policies will be adopted in the Neighbourhood Plan to guide long-term build out of the Anmore South neighbourhood and further secured through rezoning of the lands.



Parks + Trails

With Room to Roam



- Surveied Top of Bank
 Sunnyside Road Ditch
 Culverted Stream

Development Areas
 Neighbourhood Park
 Protected Natural Areas + Greenways

Village Greenway | 4m Multi Use Path
 Community Pathway | 3m Multi-Use Path
 Sunnyside Off-Street Crossing
 Potential Stream Crossing
 Trailhead

Community Park
 Neighbourhood Park
 Community Centre

Mixed-Use Village
 Elementray School
 Recreation Field House

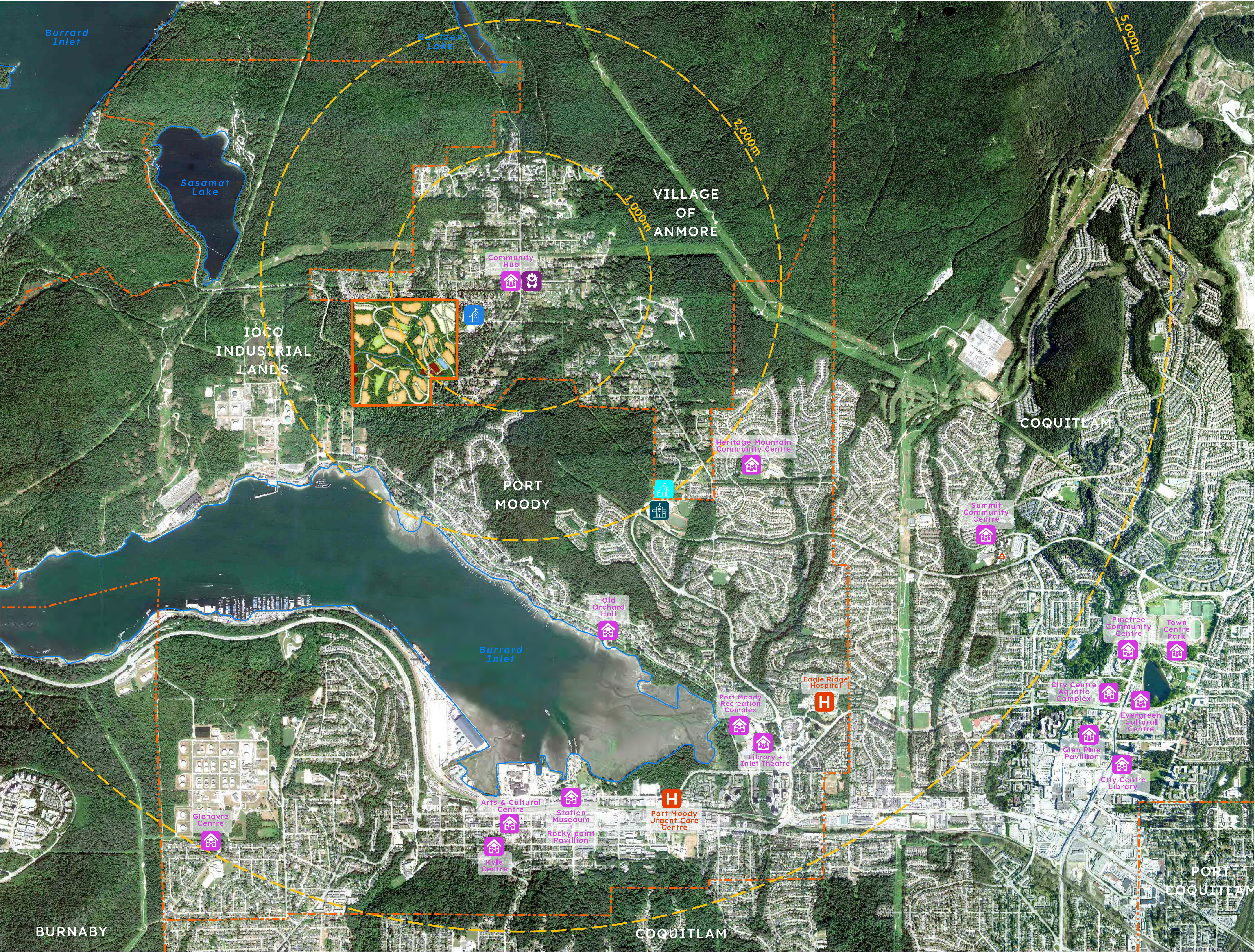
Conservation + Recreation Framework

The proposed OCP Amendment Application provides the opportunity to **protect ~50% of the land within publicly-dedicated Parks, Natural Areas + Greenways**, with a connected trail network, forested buffers along streets and existing neighbourhoods, and >9 acres of public parks dedicated for community recreation and gathering.



Community Facilities Inventory

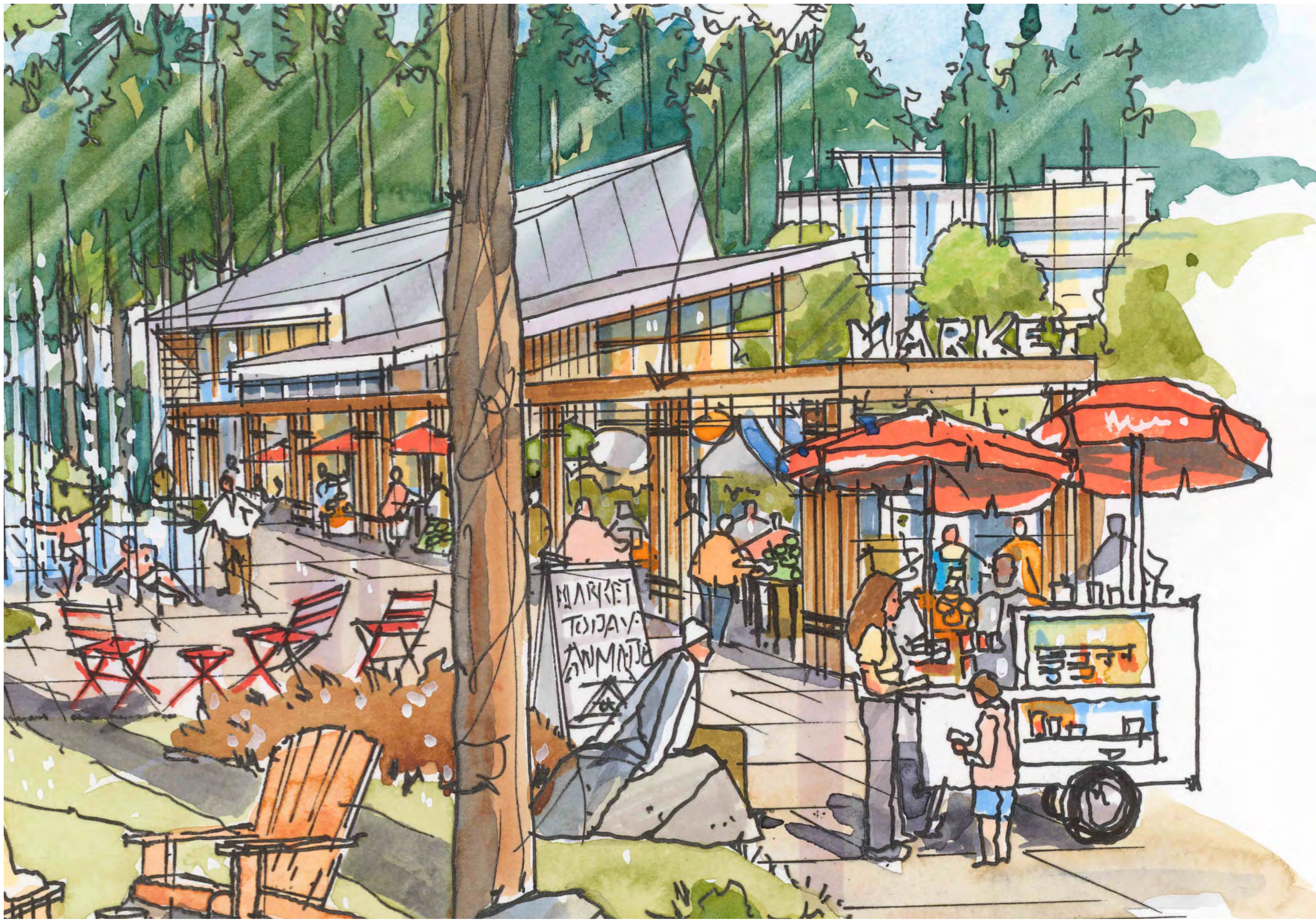
Civic Facilities + Recreation



Community Centre

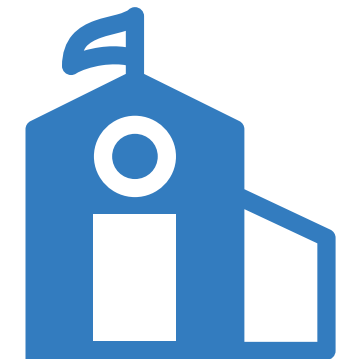
Currently, the Village Community Hub is the only Civic Facility in Anmore. Anmore South proposes a new ~25,000 sq. ft. Community Centre positioned adjacent the mixed-use district on Sunnyside Road. Within a 5-minute walk of Anmore Elementary, the proposed Community Centre would feature active recreation spaces supported with safe accessible pathways, seating areas, and public washrooms, all set within an integrated parks and trail network.

The specific Community Centre program will be explored through the Neighbourhood Planning process and will be finalized as part of zoning.



Market Analysis

Market analysis for the Tri-Cities shows there are currently **36 publicly accessible recreation or community facilities in the Tri-Cities** with regular programming - **none are in Anmore.**



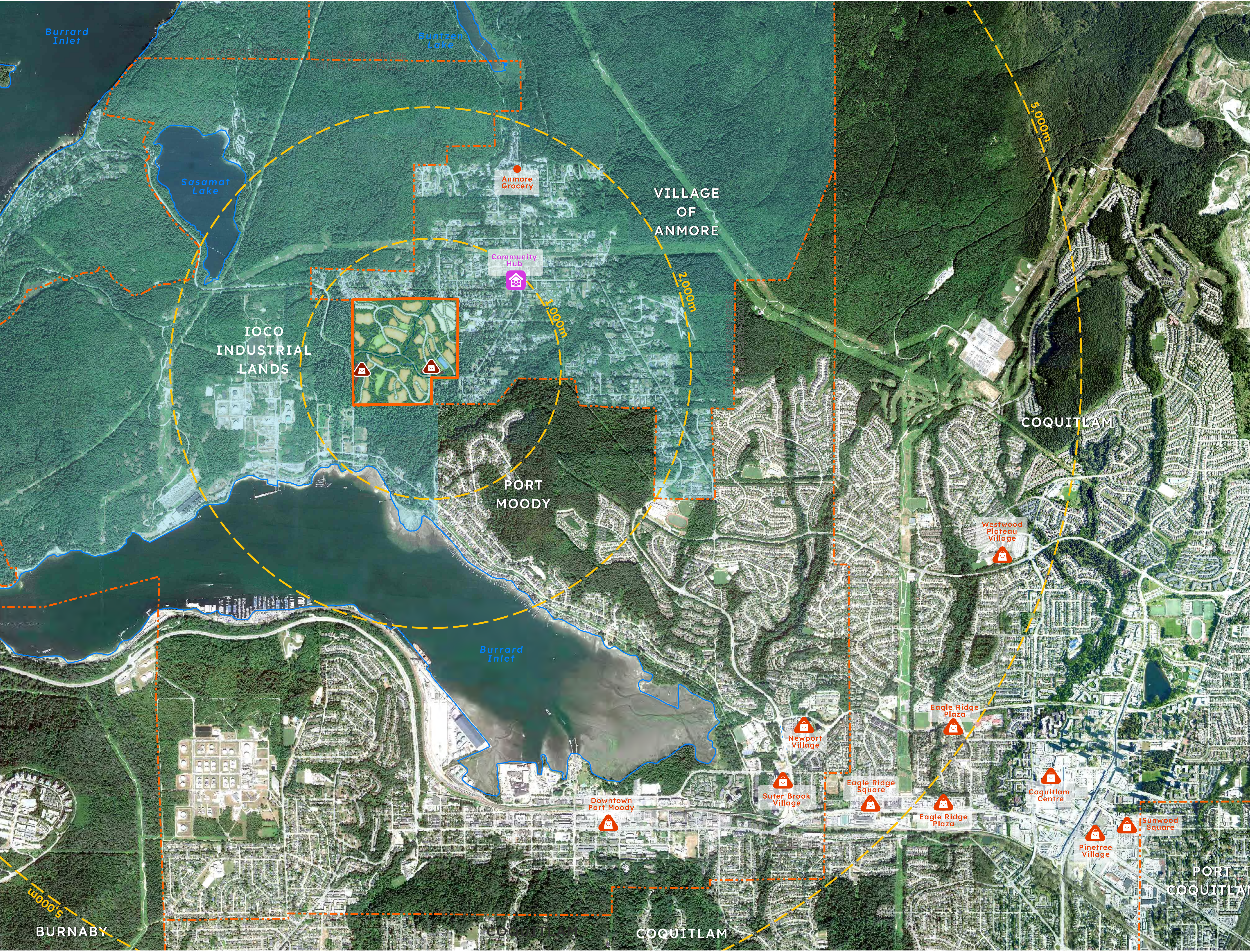
Elementary School

Anmore Elementary School is facing **declining student enrollment:**

- 181 students in 2011/2012
- 125 students in 2019/2020
- 114 students in 2023/2024

Shops and Services

Walkable Local Retail and Office

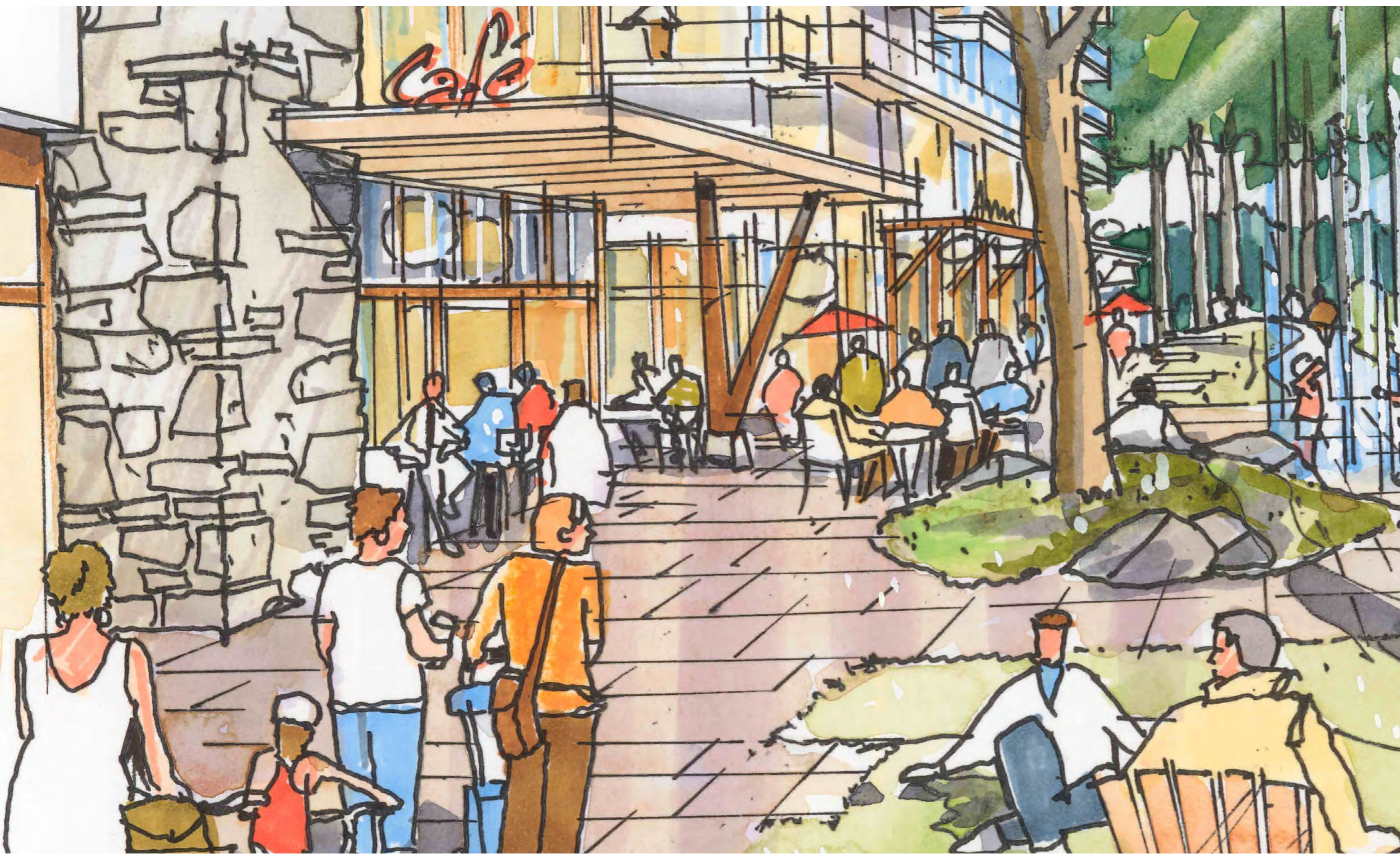


Commercial Retail Shops + Services

Currently, there is only a single store in Anmore. The Anmore South Retail Market Analysis projects that at full build-out Anmore South could support a retail floorspace of 56,000-65,000 sq. ft, with the potential to include a grocery store, pharmacy, liquor store, cafe, pub, clothing, pet food + homewares stores, and local offices for professionals and health practitioners - all allowing Anmore's retail spending to stay in the Village.

Anmore South's shops will serve the Retail Catchment Area of the Villages of Anmore and Belcarra, and will not include destination outlets such as big box stores.

The Retail Market Analysis will be finalized in Phase 3 of the Neighbourhood Plan once the Preferred Plan unit mix, population projections, and conceptual phasing have been determined.



Market Analysis

Market analysis shows there are **50 food stores** of various types and sizes in the Tri-Cities and each community has one store for every 4,000 to 7,000 residents - with the exception of Belcarra + Anmore.

city
squared.

Infrastructure Inventory

Existing Anmore Servicing

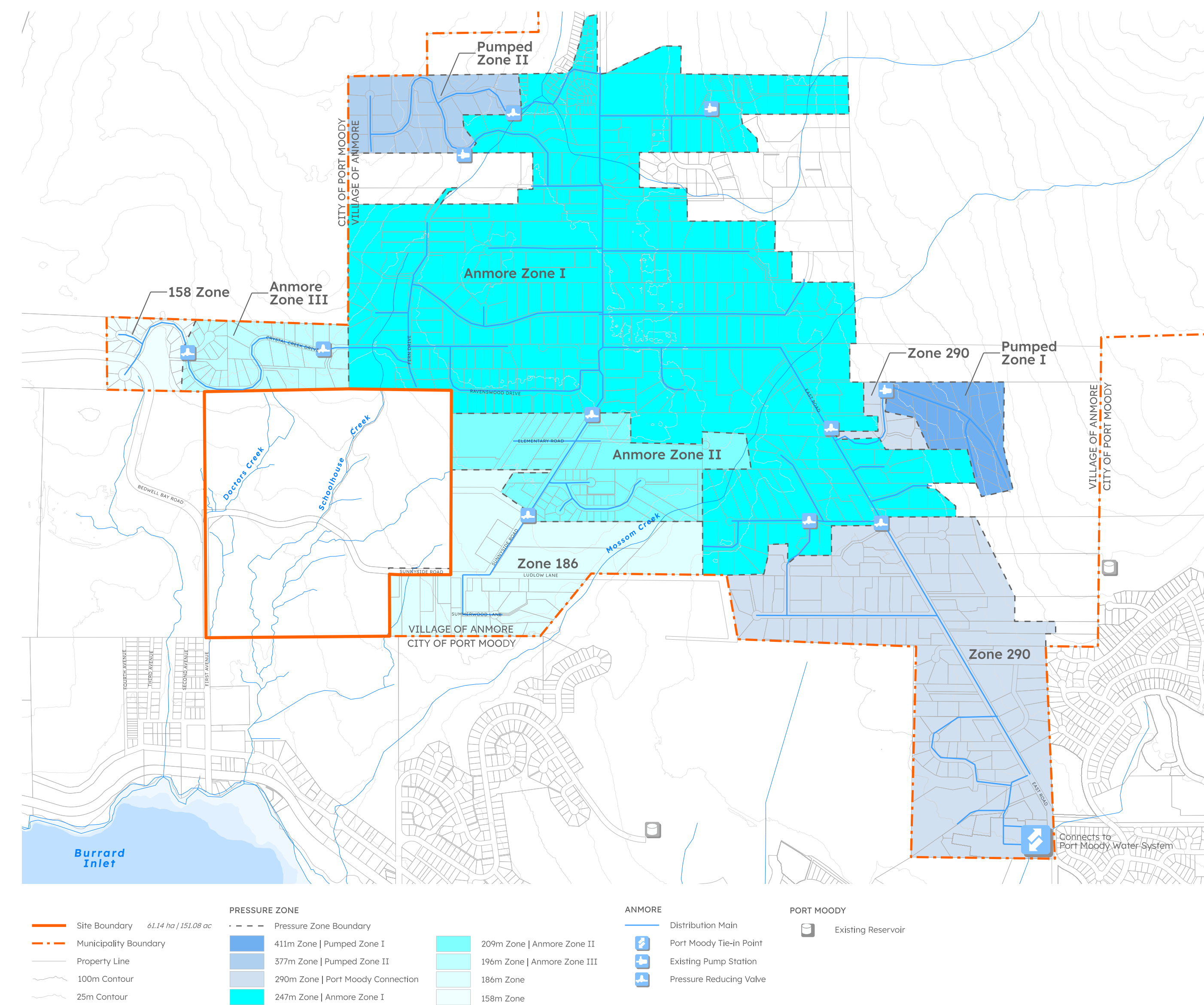
Limited Municipal Infrastructure

Existing municipal infrastructure in the Village of Anmore reflects its rural development and is not able to support a more complete community at Anmore South.

Detailed infrastructure servicing plans will be prepared by Aplin Martin during Phase 3 of the Neighbourhood Planning process once the Preferred Plan is determined. New water and sanitary connections will tie-in to Anmore South at First Avenue to limit impacts on existing neighbourhoods.

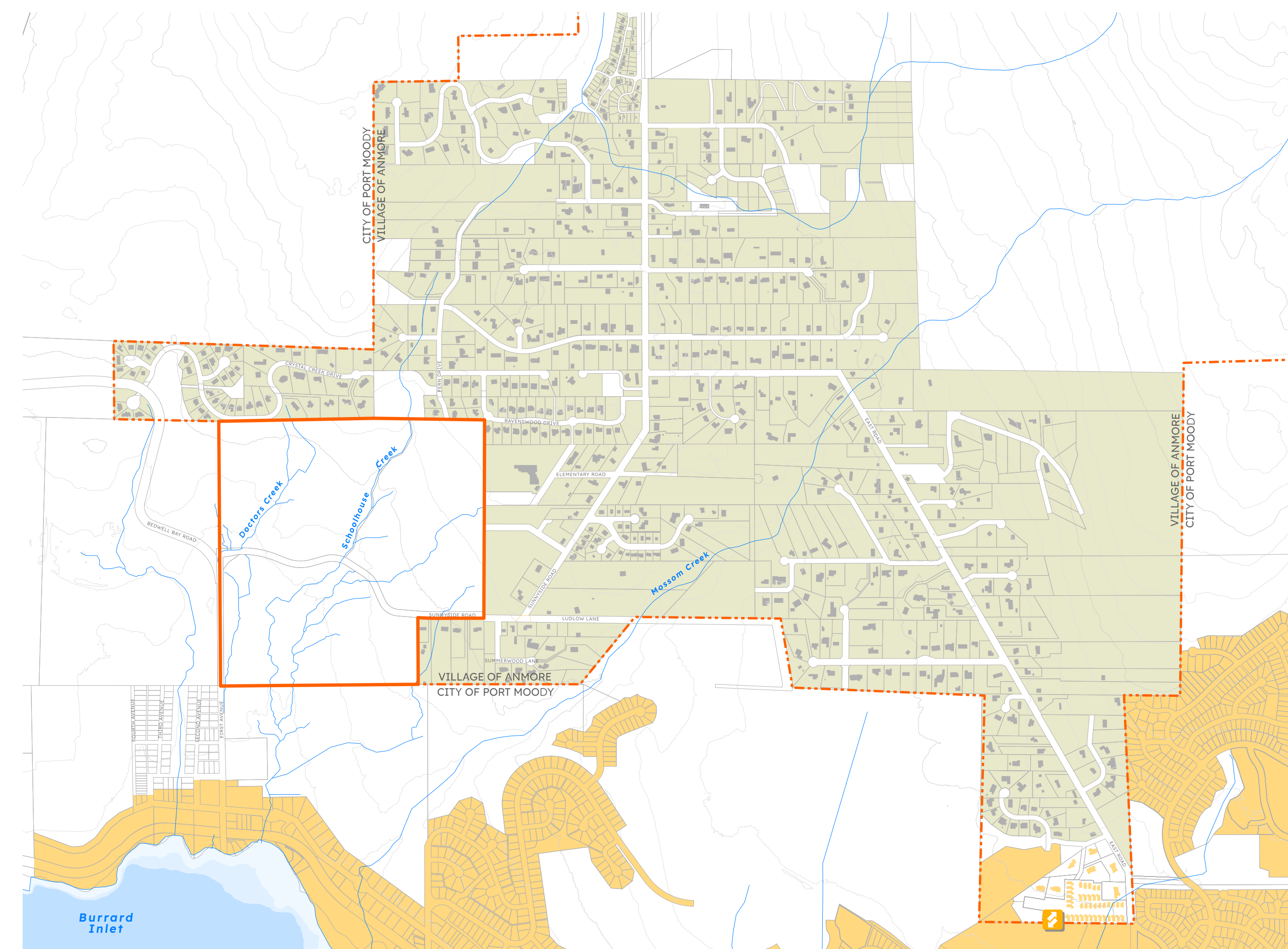
In compliance with OCP Policy, new Anmore South infrastructure will be paid for by development and will not burden existing taxpayers.

Water | Drinking Water from Port Moody



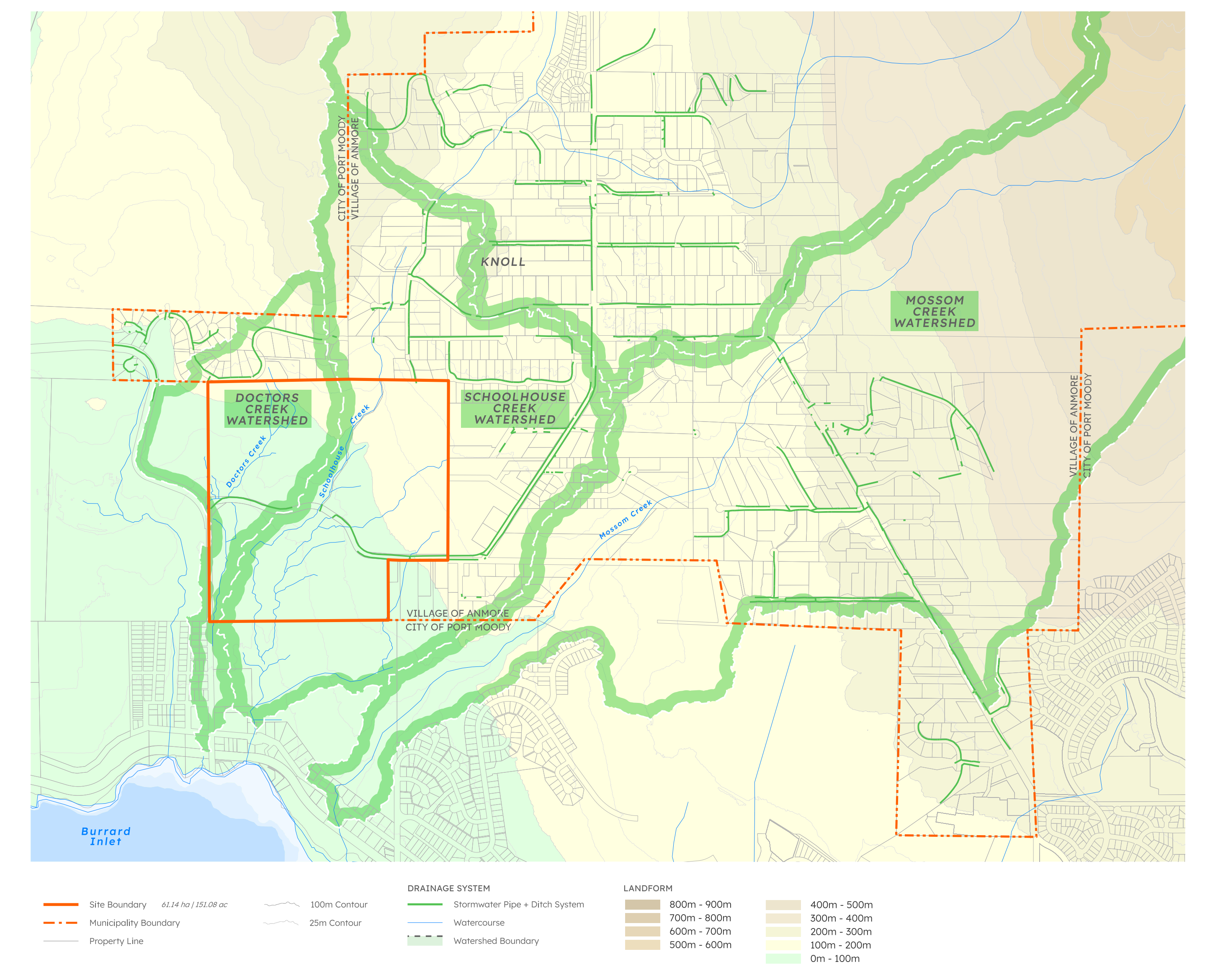
- The Village licenses water from the City of Port Moody, with a connection tie-in located at the municipal boundary on East Road.
- The system distributes water across 8 Pressure Zones, including 2 pumped zones.
- Some parcels near Anmore South on Sunnyside Road are not connected to the water system and are reliant on private wells.

Sanitary | Private Septic Systems



- The Village is almost entirely on private septic service, requiring septic fields on each parcel to manage waste.
- Eagle Mountain Middle School and the Anmore Green Estates subdivision at the southeast of the Village are the only areas connected to municipal sanitary sewer within the Metro Vancouver Sewerage District.

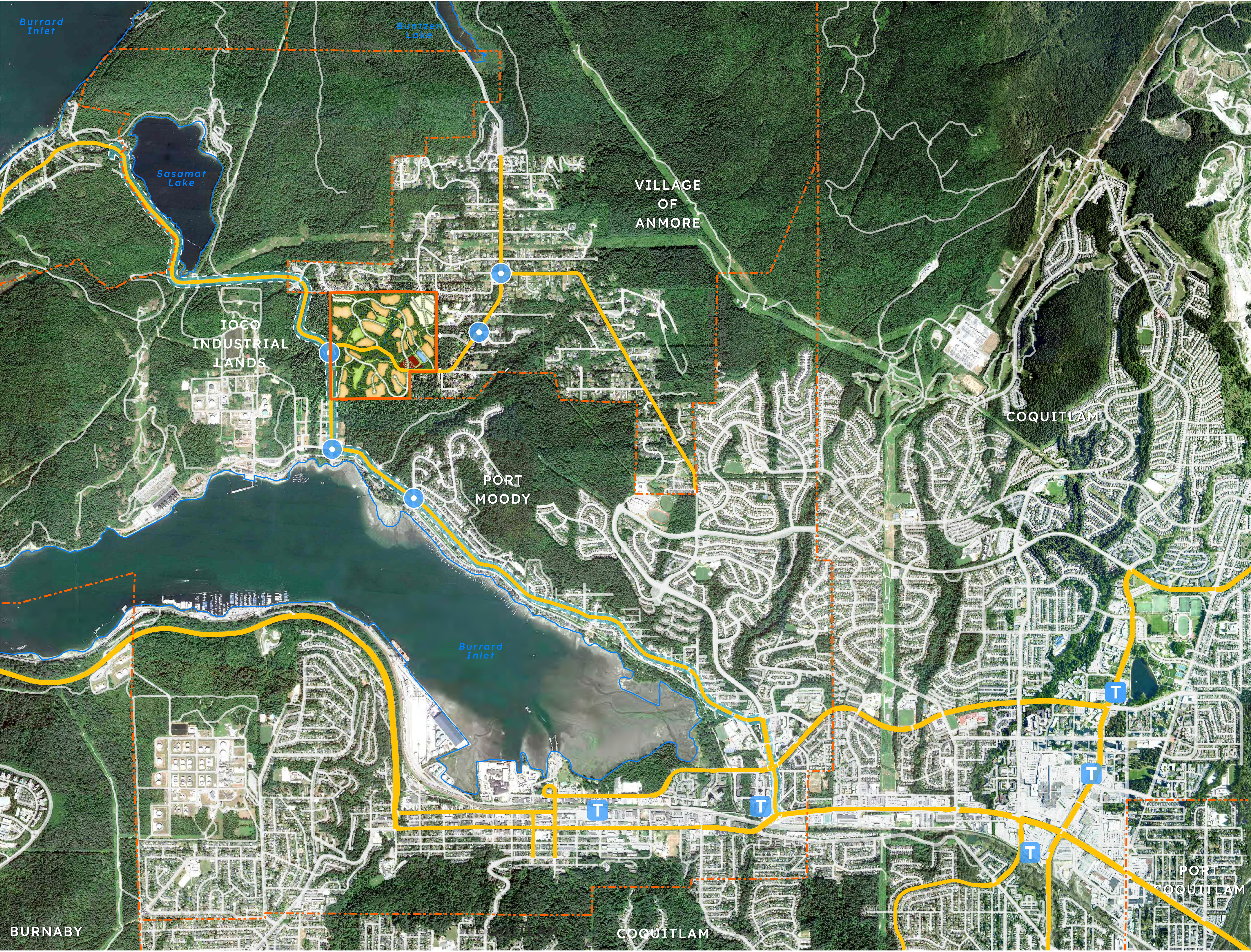
Drainage | Distinct Rainwater Catchments



- Anmore's rainwater is managed through a system of pipes and open road-side ditches.
- Distinct rainwater catchments direct surface water runoff into the natural stream network. The Anmore South lands are located within the Doctors Creek and Schoolhouse Creek watersheds.

Streets, Traffic + Transportation

Local and Regional Street Network



Traffic Assessment to Support Impact Analysis

Bunt & Associates Transportation Engineers completed traffic counts in Anmore and on Ioco Road in the summer and fall of 2023 to understand peak traffic flows.

The following preliminary findings have been documented based on the 2023 traffic counts:

- All major roads in and leading to Anmore currently have some spare capacity.
- The 2023 traffic data shows overall reductions in vehicle volumes throughout Anmore compared to May 2017 counts.
- Traffic volume reductions are likely the result of increase in work-from-home post-pandemic and the implementation of parking pre-booking and lot closures at Buntzen Lake and Sasamat Lake.

A detailed Transportation Impact Assessment report will be prepared in Phase 3 of the Neighbourhood Planning process once direction on the Preferred Plan has been determined.

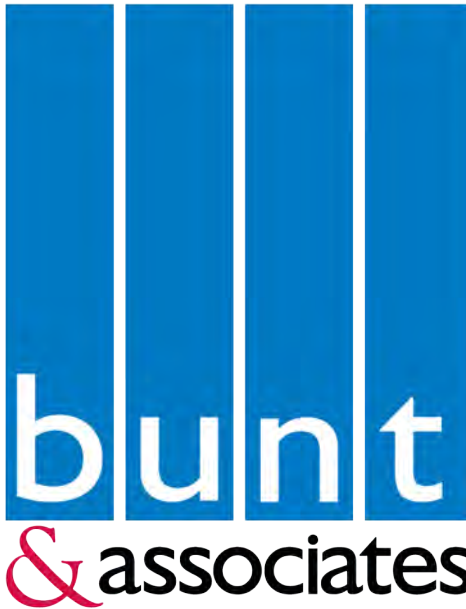
Road Conditions Analysis from Phase 1 Transportation Commentary

Table 4.1: Roadway Peak Hour Directional Volumes				
ROAD	PEAK HOUR DIRECTIONAL VOLUME (VEHICLES PER HOUR)			
	WEEKDAY AM [1]	WEEKDAY PM [1]	SATURDAY PM [1]	
1 st Avenue (between Ioco Road & Sunnyside Road)	150 vph north & southbound	250 vph north & southbound	250 vph north & southbound	
Sunnyside Road (between 1 st Avenue & East Road)	100 vph westbound	100 vph east & westbound	100 vph east & westbound	
East Road (east of Sunnyside Road)	150 vph westbound	150 vph east & westbound	250 vph westbound	
Ioco Road (east of April Road)	250 vph eastbound	300 vph east & westbound	300 vph east & westbound	

[1] The weekday AM and PM volumes were taken from summer 2023 counts, which the Saturday PM volumes were taken from early fall 2023 counts. This reflects that the weekday counts were found to be higher in the summer, while the Saturday volumes were found to be higher in the early fall.

Table 4.2: Roadway Directional Peak Hour Spare Capacity				
ROAD	DIRECTIONAL CAPACITY	PEAK HOUR DIRECTIONAL SPARE CAPACITY		
		WEEKDAY AM	WEEKDAY PM	SATURDAY PM
1 st Avenue (between Ioco Road & Sunnyside Road)	750 vph	600	500	500
Sunnyside Road (between 1 st Avenue & East Road)	500 vph [1]	400	400	400
East Road (east of Sunnyside Road)	500 vph [1]	350	350	250
Ioco Road (east of April Road)	500 vph [1]	250	200	200

[1] Due to rolling terrain, the theoretical capacity was reduced by one third.



Finance + Economy

Financial Sustainability

Economic Impact Analysis

An Economic Impact Analysis report was prepared by Vann Struth Consulting Group Inc to analyze the economic impact of Anmore South, with the following key findings:

EMPLOYMENT IMPACTS



Entry-level jobs

Retail + service businesses will provide additional opportunities for **entry-level and part-time work**.

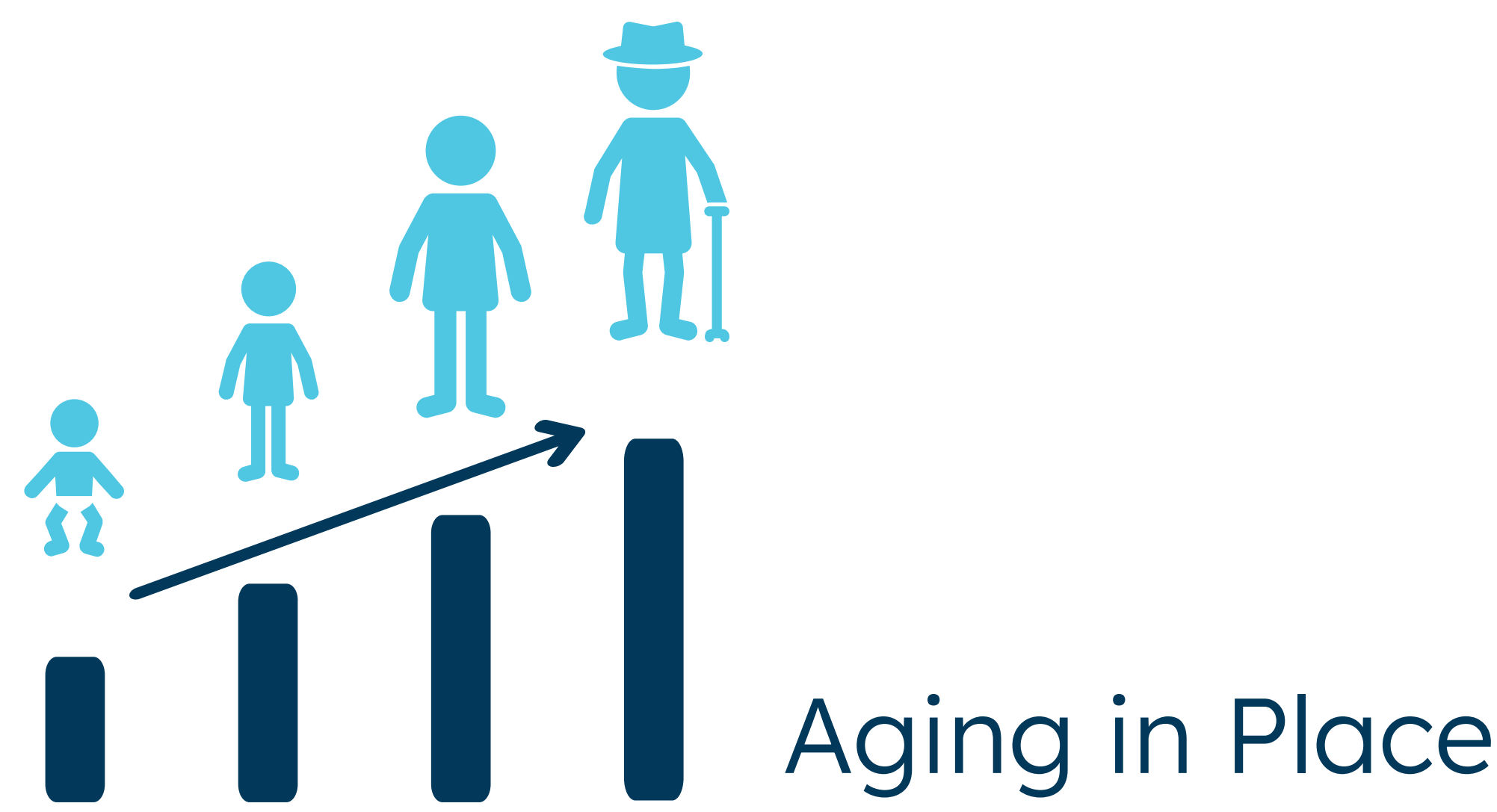
Appealing to youth, students, parents of young children, or those in semi-retirement who are interested in flexible employment.

Working from Home Alternatives

Anmore has a **significantly higher rate of working from home than the regional average**.

The availability of office space may provide alternative locations for Anmore residents who would like to have external office space, but not commute far from home.

DEMOGRAPHIC AND HOUSING IMPACTS



Population

Anmore currently has a **population around 2,400** and its **population is aging**.

Current projections suggest the largest population increase will be in the age 65+ range.

Aging in Place

The diversity of homes at Anmore South will provide the **opportunity for residents to stay in the community** + find their preferred housing options over the course of their entire life.

Infrastructure Financial Analysis

An Infrastructure Financial Analysis was prepared by ISL to analyze the finances of Anmore South infrastructure maintenance and replacement, with the following key findings:

PROPERTY TAXES



Property Tax + Infrastructure Replacement

The Analysis concluded that both **RS-1 and CD Zoning development scenarios for Anmore South would result in higher property taxes**, as the low number of new parcels are unable to offset the infrastructure replacement costs for the Village.

Multi-Family development that leverages the Special Study Area is **able to pay for infrastructure replacement and result in a net financial benefit for the Village**.

Fiscal Impact Analysis

A Fiscal Impact Analysis report was prepared by Vann Struth Consulting Group Inc to analyze the fiscal impact of Anmore South, with the following key findings:

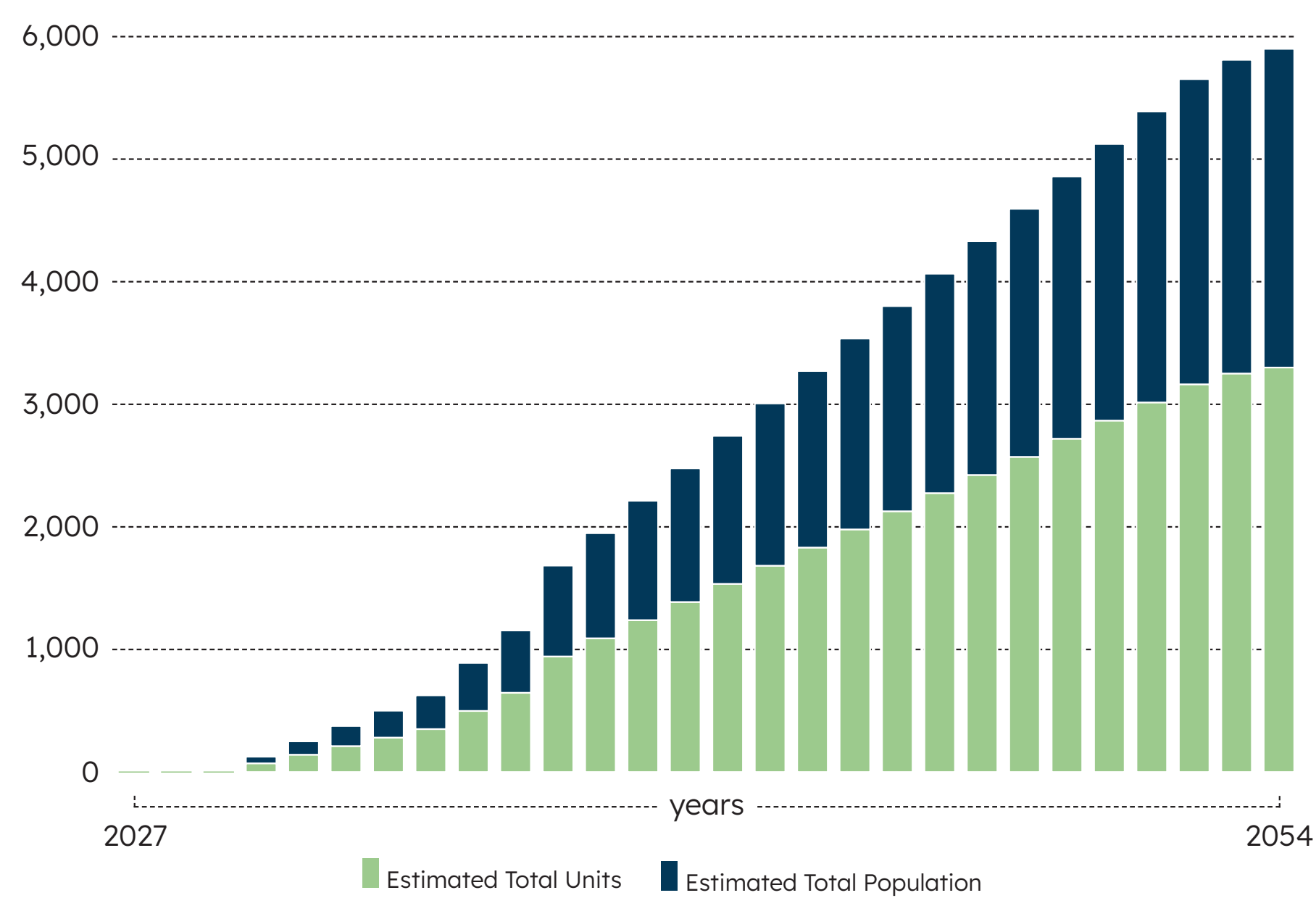
NET FISCAL IMPACT OF ANMORE SOUTH



The **net impact** on Village finances from Anmore South is **significantly positive**.

These **funds expand the financial options** open to the Village, ranging from the creation of new or improved services to accelerating the renewal of Village infrastructure to reducing taxes.

ANMORE SOUTH PROJECTED UNITS + POPULATION



Next Steps

The Way Forward

Thank you for attending the Neighbourhood Plan Phase 1 Technical Open House

We will be preparing Land Use Options over the Summer based on technical information, staff comments, and community input received during Phase 1 of the process.

We look forward to meeting with the community again in the fall to share the Land Use Options.



Neighbourhood Planning Process

