

Village of Anmore History

Land of Pioneering 1860 - 1961

For millennia, First Nations have occupied this area, maintaining its cultural and historical significance. With the arrival of Europeans, the region experienced dramatic transformations, yet the importance of Indigenous communities has continued to endure.

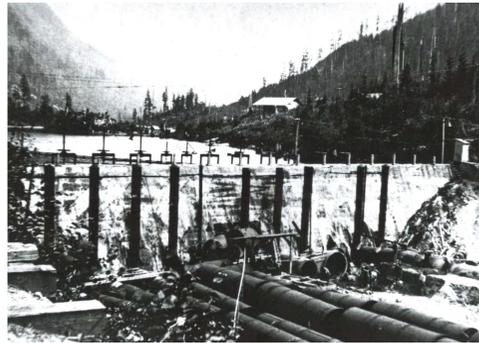
Pre-1774 | First Nations

Prior to contact with European explorers, First Nations groups lived and thrived on the lands around Burrard Inlet. The lands continue to be the traditional territory of local First Nations.



1860s-1870s | forestry

Sawmills are established and timber berths are granted on the shores of Burrard Inlet, leading to industrial-scale logging of the north shore slopes.



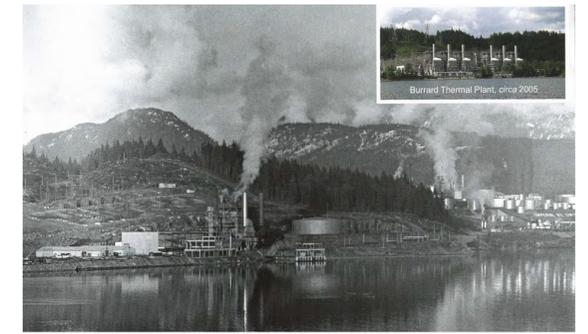
1903 | buntzen dam

The Buntzen Powerhouse, Vancouver's first hydroelectric plant, is established on Trout Lake (now Buntzen Lake).



1915 | ioco refinery

The Imperial Oil Company Refinery begins operation, producing 1,000 barrels a day.

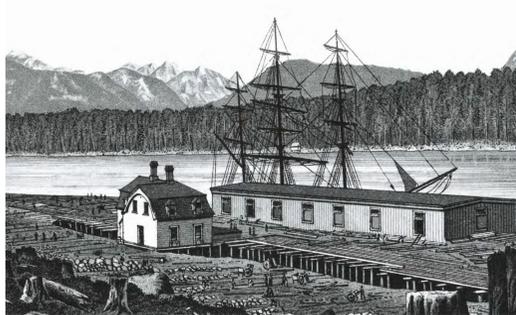


1961 | Burrard Thermal

BC Hydro commissions the first of six generating units at the Burrard Thermal Generating Station, reflecting major industrial investment on the North Shore.

1882 | CP rail

CP rail Canadian Pacific Railway completes termination of trans-Canada railroad with construction of dock and train station at Port Moody Harbour.



1914 | anmore homesteading

Lots in the Buntzen Valley (a.k.a.) 'Sunnyside' and 'Anmore' are auctioned off as 'Homesteads' by the Dominion Government of Canada.



This is the greatest speculative 'snap' offered this year

Advertisement for Sunnyside Lots
BC Saturday Sunset | April 1909

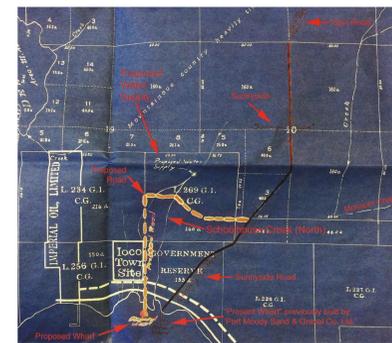
1919 | ioco townsite

Refinery townsite established to provide much-needed housing for refinery employees, eventually adding community facilities



1925 | sunnyside road

Work starts on the new 'Sunnyside Road', beginning at the north end of First Avenue and traveling up the hill.



1953 | trans mountain

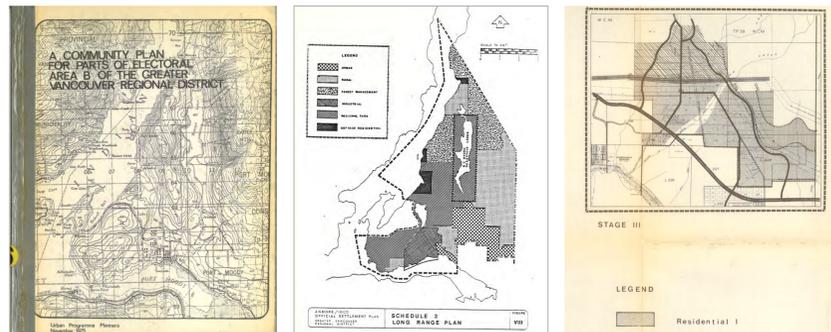
The Trans Mountain Pipeline between Edmonton and Burrard Inlet opens, starting the transport of crude oil + refined products.



Village of Anmore History

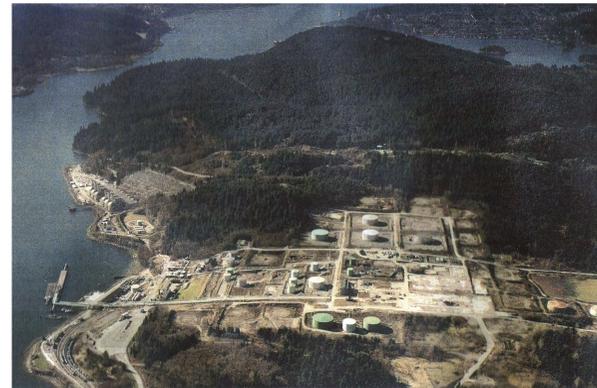
An Evolving Community 1961 - Today

As industry declined and the region looked to develop the Anmore Valley, the Village incorporated to preserve its semi-rural lifestyle.



1978 | Anmore Development Plan

The GVRD prepares the Anmore Advance Development Plan to facilitate subdivision in Anmore and accommodate development for 15,000 new residents



1995 | The Imperial Oil Company

Refinery ceases operation and the Ioco industrial site is converted into a distribution-only facility



2003 | The Buntzen Powerhouse

Marks its centenary, celebrating 100 years of operation



2015 | The Imperial Oil Company

With the SSA designation in place, the Imperial Oil Company sells the eastern half of the Ioco Townsite - including the Anmore South lands

1987 | Anmore's Incorporation

The Village of Anmore incorporates as a municipality, partially to prevent the GVRD development plans and annexation by Port Moody



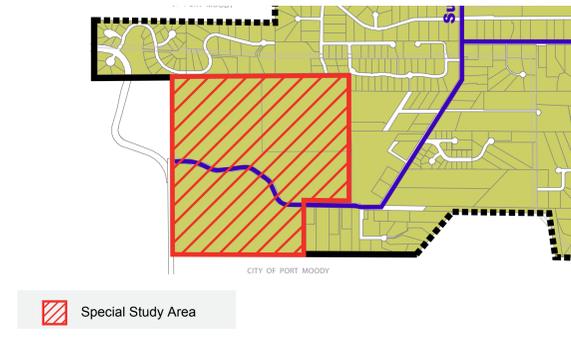
1999 | TransLink

Assumes responsibility for the Major Roads Network (MRN), including Ioco Road, First Avenue, Sunnyside Road and Bedwell Bay Road



2011 | Special Study Area (SSA)

The Village of Anmore requests a Special Study Area (SSA) for the Anmore South lands within the Metro Vancouver Regional Growth Strategy



2016 | Burrard Thermal Generating Station

In response to air pollution concerns, the Burrard Thermal Generating Station is permanently closed by BC Hydro



2024 | Community Hub

The Village of Anmore opens the new Community Hub



Anmore Today

Village Strengths + Emerging Opportunities

Village Strengths

The Village of Anmore has a series of unique attributes contributing to the valued semi-rural lifestyle:

- One of only two Villages in Metro Vancouver Region
- 150 years of pioneering history on the North Shore of Burrard Inlet
- Set in nature at the doorstep of urban convenience
- Surrounded by 6,795 acres of natural green space;
- Near Regional Transit at Inlet Centre + Moody Centre Stations
- Celebrated for natural seclusion and privacy
- Small-town charm where people know their neighbours
- Village population | 2,356 residents;
- Mixture of rural homes, acreages, and luxury estates;
- Close to destination parks and trails | Sasamat + Buntzen Lakes;
- Local Elementary with close proximity to Middle and Secondary Schools;
- New Village Community Hub Facility;

Thoughtful and strategic community planning is needed to protect what's most important in Anmore - including its natural ecosystems and semi-rural lifestyle.



Emerging Opportunities within a Changing Region

The Metro Vancouver Region continues to receive a record number of new residents - 26,000 in 2023 alone. In response to the Provincial housing crisis, Bill 44 - the Housing Statutes Amendment Act was adopted, to permit greater housing diversity in single family neighbourhoods.

Like all of the Region's 21 municipalities, Anmore faces a series of emerging challenges:

- Limited housing diversity
- Vehicle-first streets
- Limited diversity of municipal revenue sources
- diminishing elementary school attendance
- reliant on licensing drinking water from Port Moody
- lack of local shops + services, and employment opportunities
- limited active parks + recreation facilities

Special Study Area

The Anmore South **Special Study Area**, identified in the Village's OCP and Metro 2050 RGS, presents an opportunity to respond to emerging challenges through:

1. Accommodating Change in a way that meets local and regional objectives; and
2. Protecting Anmore's existing semi-rural character by focusing future growth within the Anmore South SSA.

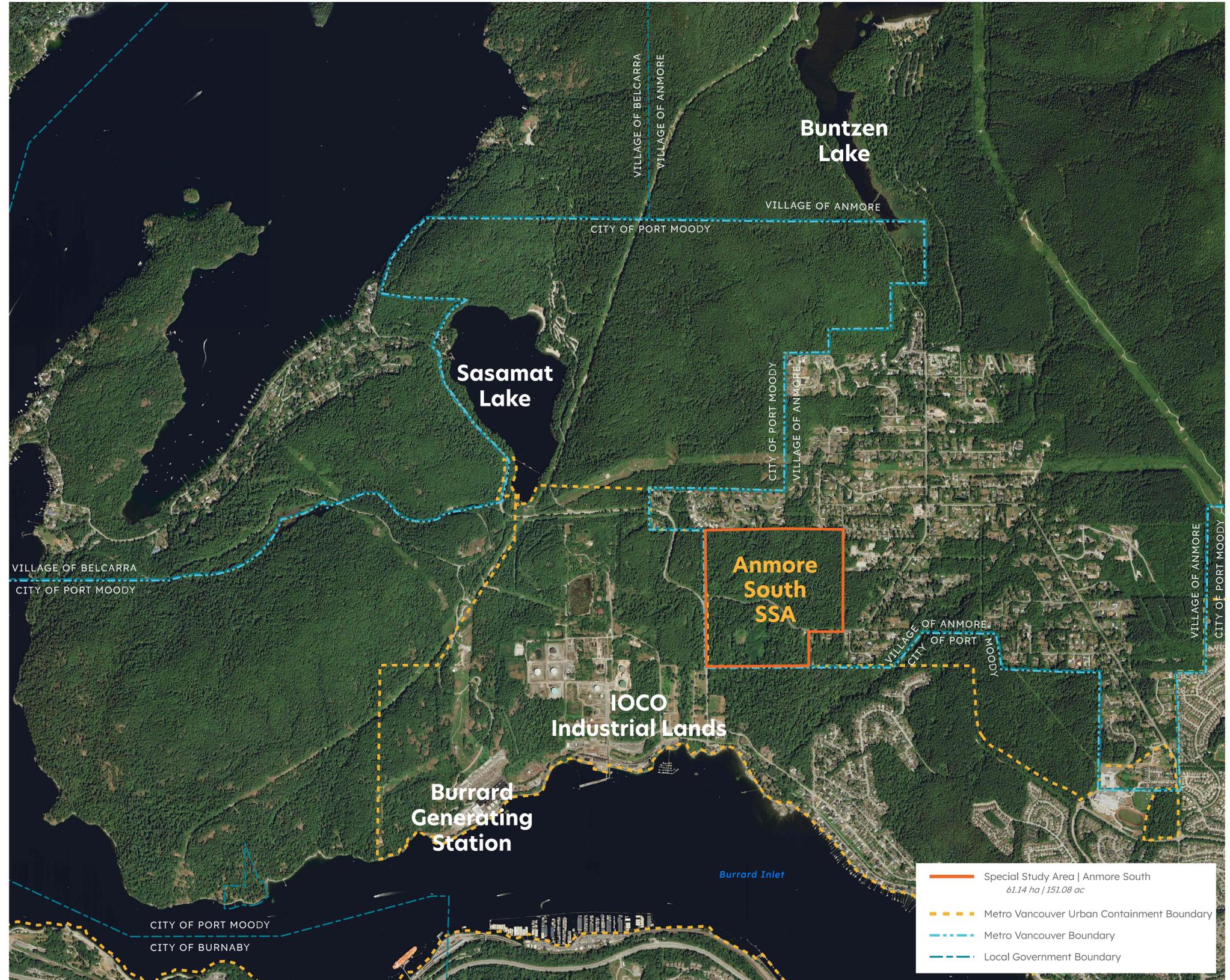
Anmore Neighbours

Destination Parks + Major Industry

Regional growth pressures will continue to influence not only Anmore's future, but also the future of its neighbours:

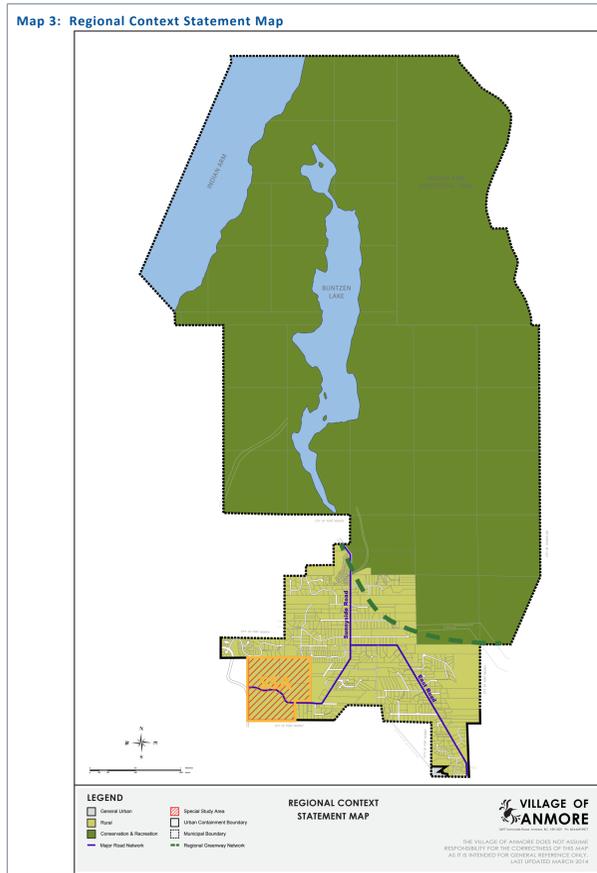
- **Belcarra Regional Park and Buntzen Lake Recreation Area** will likely continue to see increasing visitation
- **Ioco Waterfront's >550 acres of industrial-zoned land** is regionally scarce and will likely be re-developed in the future
- **Vancouver Fraser Port Authority's Ioco deep-sea port and terminal** is regionally scarce and will likely be re-activated in the future
- **CP Rail's active line** south of Ioco Road is available to support industrial activity
- **Buntzen Lake Dam & Reservoir** remains a power generating station
- **TransLink's Inlet Centre and Moody City Centre stations** continue to see increasing densification as part of planned Transit-Oriented Development

Surrounded by lands experiencing regional growth pressures, the Anmore South **Special Study Area** provides an opportunity to leverage its strategic position for the long-term benefit of the Village.



Anmore South Special Study Area

- Given the significant regional growth pressures, **Anmore South's 151-acre size and OCP-identified Special Study Area** designation provide an opportunity to accommodate growth through a Neighbourhood Planning process.
- The Special Study Area (SSA) is the **only identified "major future development area" in the OCP** without redeveloping existing Anmore neighbourhoods.
- The SSA designation permits the 151 acres to be **connected to regional sewer and water service** following a Neighbourhood Planning process.
- In May 2023 – **icona submitted an OCP Amendment Application** to initiate the OCP-identified planning process, funded by the applicant.



Anmore South Vision

Seeking Sustainability

- 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.
- 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.
- 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.
- As a compact neighbourhood with a diverse population, the Vision is able to **offer 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.
- 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 - part of a pragmatic long-term growth management strategy.



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.
- Incorporate First Nations landscape, design and wayfinding.
- 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 duplexes and row houses to village apartments to ridge-top estates.
- 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 (i.e. fee simple, strata ownership, and purpose-built rental market, affordable and non-market rental).
- Provide a range of amenities for all age groups through the neighbourhood.
- Provide affordable new homes for first-time buyers.

Support an Economically 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 new developments.
- 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 the spirit of the public realm, especially streets, parks, plazas for the celebration of local art and culture.



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.”

Create Networks of Parks + Natural Space

- 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.

Celebrate Our Natural Heritage

- 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 Amendment Application

Aligning with Village and Regional Policies and Priorities



The OCP Amendment application was prepared to align with Village Council's Strategic Plan as well as the Metro 2050 Regional Growth Strategy goals.

The following tables identify and describe alignment with the Metro 2050 and Council Strategic Plan goals and objectives.

Metro 2050 Regional Growth Strategy Goals	Alignment with Anmore South OCP Amendment
<p>Goal 1: Create a Compact Urban Area</p>	<p>Anmore South's provides the opportunity for a complete mixed-use community with a compact footprint that meets the Regional Municipal Town Centre definition.</p> <p>As a designated Special Study Area for future growth, Anmore South provides an opportunity for Anmore to create a compact urban area - adjacent to the Urban Containment Boundary with Port Moody</p>
<p>Goal 2: Support a Sustainable Economy</p>	<p>Anmore South provides future employment opportunities currently lacking in Anmore with an estimated 580 new local jobs, while also supporting Village financial sustainability by increasing and diversifying municipal revenue sources</p>
<p>Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards</p>	<p>Anmore South preserves almost half the land as publicly-dedicated protected natural areas, neighbourhood parks and greenways.</p> <p>Anmore South's Guiding Principles + Building Energy Policies will help reduce greenhouse gas emissions and guide neighbourhood build-out in a more environmentally sustainable way.</p>
<p>Goal 4: Provide Diverse and Affordable Housing Choices</p>	<p>Anmore South provides a range of housing forms and tenures, to accommodate a range of lifestyles, life-stages and incomes, including townhomes and apartments, with opportunities for below-market rental and Anmore-Resident-First program.</p>
<p>Goal 5: Support Sustainable Transportation Choice</p>	<p>Anmore South provides for safe active transportation through a network of multi-modal streets and multi-use paths. Located 8-minutes from Regional Transit Centres, the neighbourhood is guided by Transportation Planning + Design principles to reduce reliance on private vehicle trips, including a proposed partnership with Translink via the Independent Transit Service Policy.</p>

Council Strategic Plan Goals + Objectives	Alignment with Anmore South OCP Amendment
<p>Goal: We have an engaged community that is immensely proud of Anmore.</p> <p>Objectives:</p> <ul style="list-style-type: none"> Create a Village Hub where people work, gather and celebrate; Support community engagement; Increase community involvement; Enhance sense of community; and, Support a welcoming and inclusive community. 	<p>Anmore South's position at the community's southwest corner provides an opportunity to establish a mixed-use neighbourhood to strengthen Anmore's identity at its western gateway.</p> <p>Anmore South offers significant civic facilities to support community gathering, involvement and engagement in a way not currently possible in Anmore - including a mixed-use pedestrian-scale village with community centre + gathering plaza, linked by multi-use greenways leading to neighbourhood parks with potential for a soccer field and bicycle pump track - all within walking distance of Anmore's elementary school and existing Village Hub</p>
<p>Goal: "Through collaborative relationships with government and stakeholder partners, we seek to ensure that Anmore is self-sufficient in the future.</p> <p>Objectives:</p> <ul style="list-style-type: none"> Protect and enhance the connectivity of neighbouring parks and local recreational areas; Connect to the Metro Vancouver water system or alternative sources; and, Work collaboratively with neighbouring communities to identify regional priorities. 	<p>Anmore South's Special Study Area designation permits planned growth on a scale that enables a self-sufficient future for Anmore.</p> <p>Anmore South offers significant potential to protect and enhance the existing Village park network through public dedication of nearly half of Anmore South for Conservation + Recreation.</p> <p>Anmore South connects the Village to regional infrastructure - including water - while supporting collaboration with North Shore stakeholders on regional priorities.</p>
<p>Goal: We provide efficient services and strive for sustainable infrastructure to support a safe, healthy and vibrant community.</p> <p>Objectives:</p> <ul style="list-style-type: none"> Continue to provide an effective and sustainable fire service; Ensure Anmore continues to be an employer of choice; Support the great staff in Anmore; Continue measures to ensure long-term fiscal responsibility; Maintain and enhance service levels; Promote and support emergency preparedness; and, Apply strategic asset management." 	<p>Anmore South provides a scale and mixture of uses to increase and diversify the municipal tax base, ensuring that Anmore will have sustainable revenue for continued and enhanced service provision - including emergency preparedness and fire service upgrades.</p> <p>Anmore South provides an opportunity to establish a pedestrian/cyclist-first public realm with a unified network of liveable streets + multi-use pathways to support a safe, healthy and vibrant community.</p>
<p>Goal: We unleash the potential for great development that advances the interests of the community.</p> <p>Objectives:</p> <ul style="list-style-type: none"> Create a community with opportunities to live, work, shop and play within Anmore; Establish parameters for future development through community engagement; Consider new approaches to development that support opportunities for less expensive housing, amenities and small commercial services; Leverage Anmore's natural assets; and, Practice environmental stewardship. 	<p>Anmore South unlocks the designated Special Study Area, activating Anmore's only opportunity for development on a scale capable of significant community benefits.</p> <p>Anmore South accommodates change in a way that meets regional growth objectives - ensuring we all do our part - while protecting Anmore's existing character through focusing future growth within the Special Study Area.</p> <p>Anmore South has the opportunity to provide a mix of housing - from ground-oriented duplex through to townhomes and apartments - to meet a range of local lifestyles, lifestages and incomes, supported by a mixed-use village with shops, services, and a community centre, set within a Conservation + Recreation Network of publicly-dedicated parks, natural areas + multi-use greenways.</p>

OCP Application Land Use Plan

Raising the Bar

The OCP Amendment Application seeks to raise the bar for community planning and development in Anmore.

Reflecting a walkable mixed-use neighbourhood set within the forest, the OCP Amendment Land Use Plan provides 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 livable streets and multi-use paths;
- Mix of housing with 3,100-3,500 units supporting 6,100 - 6,700 residents over planned 25 year build-out;
- Range of housing tenures including below-market rental and 15 dedicated Sasamat Volunteer Fire Department units.

The Neighbourhood Planning process will further explore and refine the Vision for Anmore South through detailed planning and community engagement.



Existing RS-1 Zoning Plan

The Planning Status Quo

In contrast to the OCP Amendment Application Vision, the lands' existing RS-1 zoning continues Anmore's pattern of large lot single family homes on private septic services.

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;
- no trail network;
- Provides minimum public park requirement of 7.6 acres.

icona's OCP Amendment application is founded on the belief that "we can and should do better than the status quo".

A more complete neighbourhood for Anmore South is what the Neighbourhood Planning process is seeking to achieve.



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.

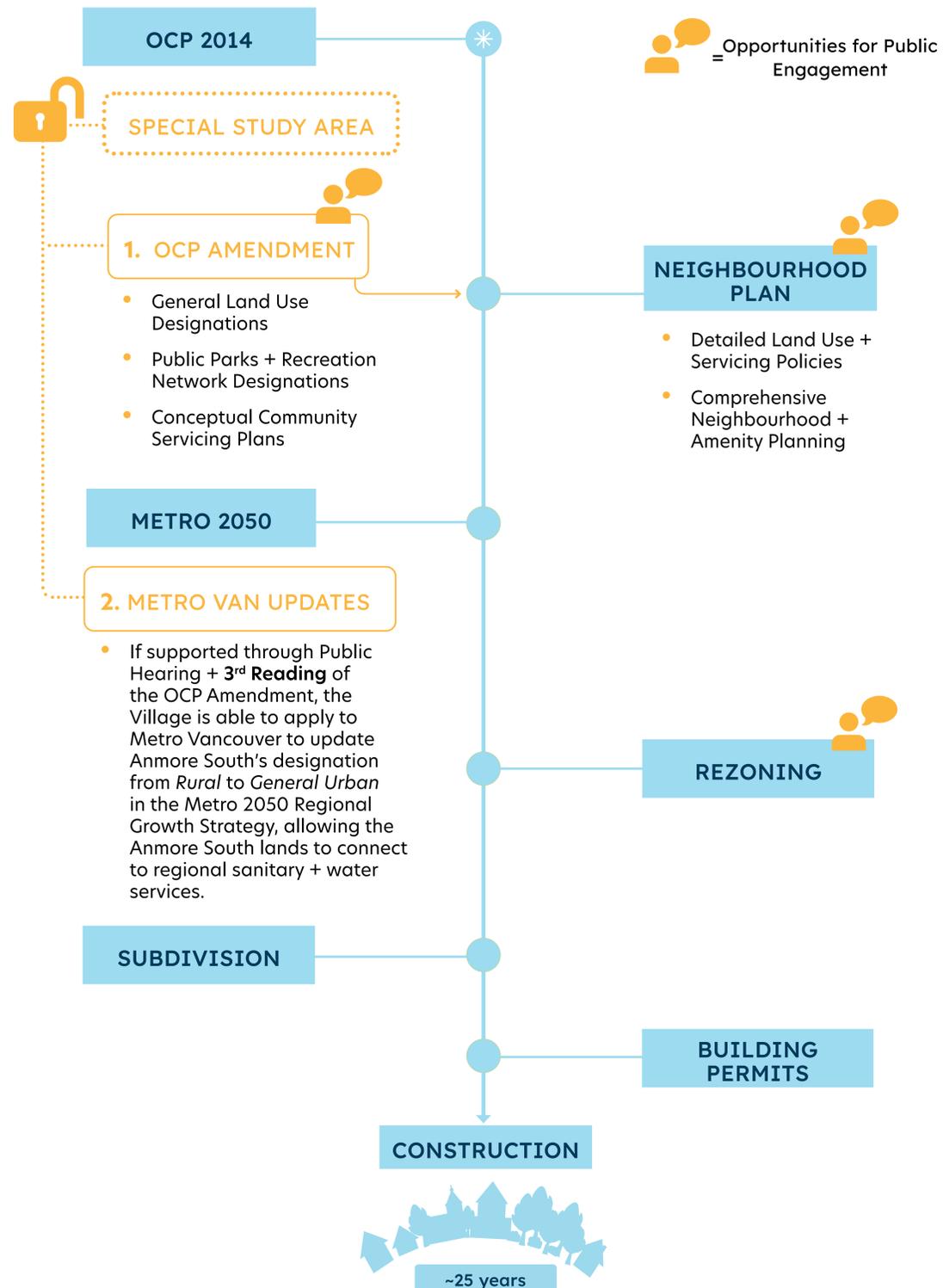
The Anmore South Neighbourhood Planning Process, including public consultation and Village review, will result in a new list of more detailed policies to be adopted as part of the Neighbourhood Plan.

Neighbourhood Plan

Detailed Anmore South Planning

Anmore South Lands: PHASED PLANNING PROCESS

- Neighbourhood Plans provide detailed guidance for new development within a given geographic area, structuring land use and servicing to effectively manage growth towards building a more healthy and complete community.
- The Anmore South Neighbourhood Plan is being undertaken to respond to the need for a more sustainable region as identified in the Metro 2050 Regional Growth Strategy and as outlined in the Official Community Plan.
- The Anmore South Neighbourhood Plan will establish a plan for the future consistent with current community values, best practices in neighbourhood design, consideration of community and landowner engagement, and Village goals, objectives, and policies.
- Once complete, the Neighbourhood Plan may be approved by the Village through a Council Bylaw adoption process including a Public Hearing.
- If adopted, the Neighbourhood Plan establishes a new community vision for Anmore South, and serves as a statement of intent and guide to future rezoning and development approvals.



Consulting Team

Leveraging Professional Expertise

The Anmore South 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 Plan process.



Placemark | Design + Development

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



Bunt & Associates | Traffic + Transportation

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



SLA | Landscape Architects

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



Aquaterra | Environmental Consultants

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



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

Neighbourhood Plan Terms of Reference

Approved Phased Planning Process

The Neighbourhood Plan provides detailed guidance for managing growth within the Anmore South Special Study Area, structuring land use and infrastructure servicing to effectively direct long-term development towards building a more healthy and complete community.

Village Council adopted a Terms of Reference for the proponent-led Neighbourhood Planning Process on March 19th.

This Terms of Reference serves as the framework for the preparation of a NP for the Anmore South lands, including the required content, consultation process and technical studies – structured as a 4 Phase process.

Village Council also approved a Community Engagement Plan for the Neighbourhood Plan process, empowering Village-led community consultation.

Neighbourhood Plan Phased Process and Documents

Spring + Summer 2024

Fall 2024

WE ARE HERE

PHASE 1 TECHNICAL DUE DILIGENCE



Document Summary

- Environmental, Geotechnical and Archaeological draft studies
- Opportunities and Constraints Mapping
- Planning, Engineering, Retail Demand, and Community Facilities Inventory Summary

PHASE 2 PRELIMINARY LAND USE PLANNING



Document Summary

- Preliminary Land Use Scenarios
- Land Use Scenario Community Metrics

PHASE 3 PREFERRED PLAN + ANALYSIS



Document Summary

- Preferred Land Use Plan
- Visual Impact Assessment
- Draft Civil Conceptual Master Plans
- Draft Environmental Impact Assessment
- Draft Transportation Impact Assessment
- Draft Financial Analysis
- Draft Tax + Cost Impact Analysis
- Draft Commercial Retail Demand Analysis

PHASE 4 NP DOCUMENT



Document Summary

- Final Neighbourhood Plan Document with Land Use Plan, metrics and policies
- Finalized Technical Studies

Understanding the Land

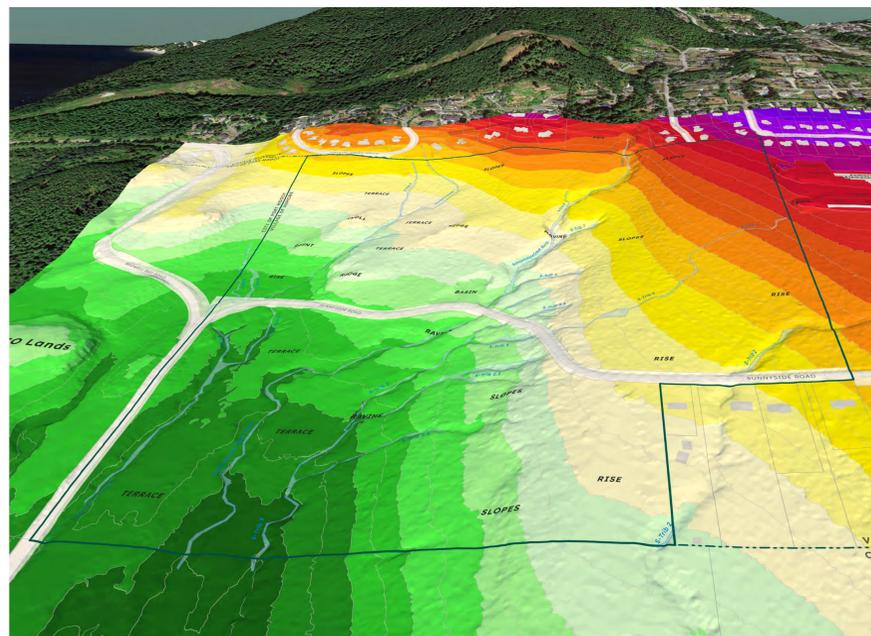
Technical Inventory and Analysis

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

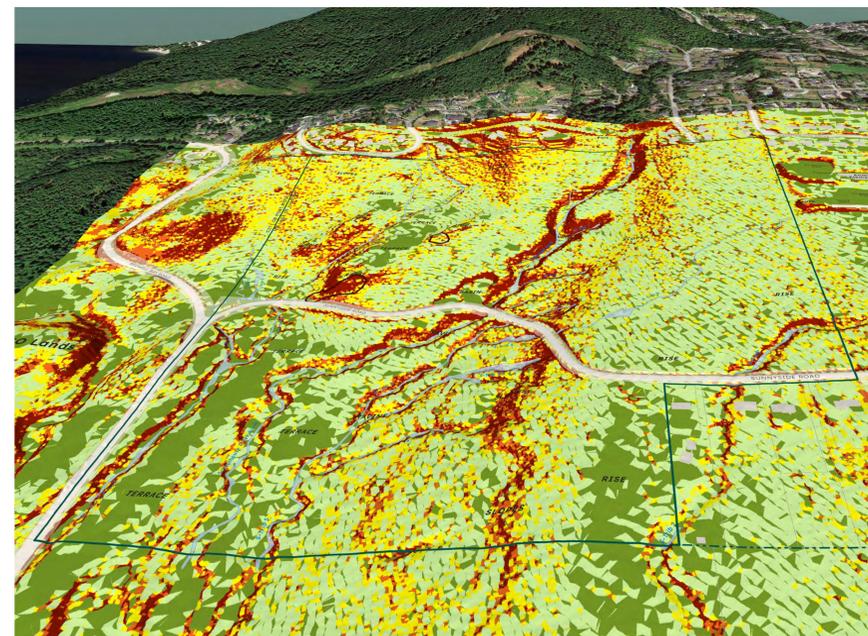
1m LiDAR data provides a topographic analysis of the site.

Phase 1 Technical Studies include Archaeological Impact Assessment, Environmental Baseline Assessment, GeoTechnical Hazard Assessment, and Planning + Engineering Inventories. These studies are currently underway and are expected to be shared with the community in June 2024.

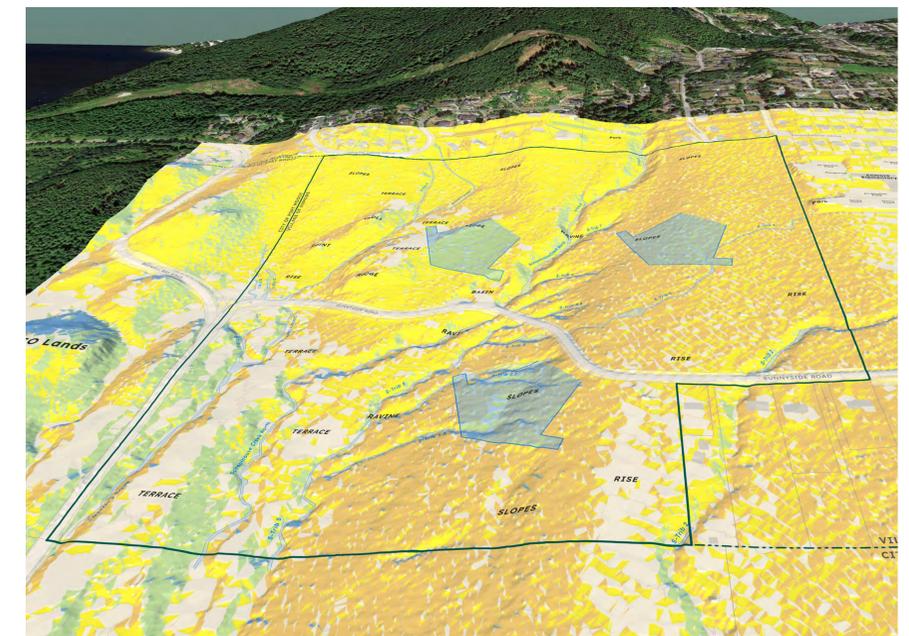
Landform | Hillside basin



Slope + Geotech | Incised hillside ravines



Aspect + Views | Sunny southwest views



- The elevation range is significant - 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 'floors' - a lower (green), below Sunnyside; a middle (cream-yellow), the heart; and an upper (red), at Anmore Elementary School.

- The site is a consistent hillside with areas of steep slopes (>30%) generally related to Schoolhouse and Doctor's Creek ravines.
- The site requires hillside sensitivity in neighbourhood planning and design.
- Extensive gentle areas south of Sunnyside Road provide opportunities for programmed community recreation.

- The site's dominant southern and south-western aspect takes advantage of afternoon and evening sunlight.
- Opportunities for positive solar gain through building siting.
- Portions of the site offer views of Burnaby Mountain and Burrard Inlet.

Neighbourhood Planning

A Range of Housing Choice

Neighbourhood Plan Housing Opportunities:

- 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



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

Distribution of housing designations within the neighbourhood will be explored in Land Use Scenarios - ultimately leading to the selection 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 and 3.



Detailed Housing Policies will be adopted in the Neighbourhood Plan to guide long-term build out of the Anmore South neighbourhood.



Neighbourhood Planning

Active + Natural Parks + Recreation

Neighbourhood Plan Parks and Recreation Opportunities:

- Active parks within a 5-minute walk of every home
- Natural parks that provide outdoor recreation while protecting the most sensitive habitats
- Natural retained landscape that protects environmental values including regulated streams and riparian areas
- Community Centre with inclusive and accessible design to meet the needs of all Village residents
- Public gathering spaces to provide foster community connection
- Network of pedestrian and cycling multi-use trails and greenways linking homes with community destinations



The Neighbourhood Plan will provide parks and community facility designations including neighbourhood parks, natural areas, and civic facilities, all linked with multi-use trails and community greenways. These designations will enable park and amenity programming such as playgrounds, gathering spaces, hiking/cycling and multi-use trails, sports courts and playfields, civic recreation centres, bike parks, dog parks, community gardens, and public art – all within walking distance of neighbourhood homes.



Distribution of park and recreation designations will be explored in the Land Use Scenarios – ultimately leading to the selection 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 and 3.



Detailed Active Park, Natural Park, Environmental and Recreation Policies will be adopted in the Neighbourhood Plan to guide long-term build out of the Anmore South neighbourhood.

Neighbourhood Planning

Local Shops, Services, + Employment

Neighbourhood Plan Commercial Opportunities

- Shops and services within the Village, reducing the need for vehicle trips to access neighbourhood shopping and allowing retail spending to stay in Anmore
- Local employment in shops, offices and community facilities
- New municipal tax revenue source from local business to help fund civic programs

The Neighbourhood Plan will provide commercial and mixed-use designations enabling commercial and retail business and office space, all within a compact walkable neighbourhood, generating future sources of employment and public revenue.

Distribution of commercial and mixed-use designations will be explored in Land Use Scenarios - ultimately leading to the selection 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 and 3.

Detailed Commercial and Mixed-Use Policies will be adopted in the Neighbourhood Plan to guide long-term build out of the Anmore South Neighbourhood.



Neighbourhood Planning

Civic Infrastructure

Neighbourhood Plan Civic Infrastructure Opportunities

- Layered rainwater management to collect rainfall and slowly release to streams and groundwater
- Trunk drinking water connection within Anmore South, allowing Anmore to manage for its long-term future
- Trunk sanitary sewer connection within Anmore South, allowing Anmore to manage for its long-term future
- Infrastructure analysis and cost recovery mechanisms to ensure future development pays for itself



The Neighbourhood Plan will involve completion of a comprehensive Civil Engineering Study including Water, Sanitary and Rainwater Conceptual Master Plans for Anmore South.



The Civil Engineering Study will be completed in Phase 3 of the process - once the Preferred Plan has been selected - to ensure a viable neighbourhood that can be phased over the ~25 year build-out.

Franchise utility consultation - BC Hydro, Fortis, telecoms - will take place during neighbourhood planning to ensure adequate provision for infrastructure planning.



Detailed Civil Infrastructure Policies will be adopted in the Neighbourhood Plan to guide long-term build out of the Anmore South neighbourhood.



Neighbourhood Planning

Streets, Traffic + Active Transportation

Neighbourhood Plan Streets, Traffic and Active Transportation Opportunities

- Pedestrian-first street network with cycling facilities linking existing neighbourhoods through Anmore South
- Hierarchy of safe public streets
- Transportation demand management strategies to reduce single-occupancy vehicle trips
- Transit, community shuttles and ride-sharing supported by concentrated residential density and access to Major Road Network
- Infrastructure upgrades and timing identified through detailed transportation demand analysis

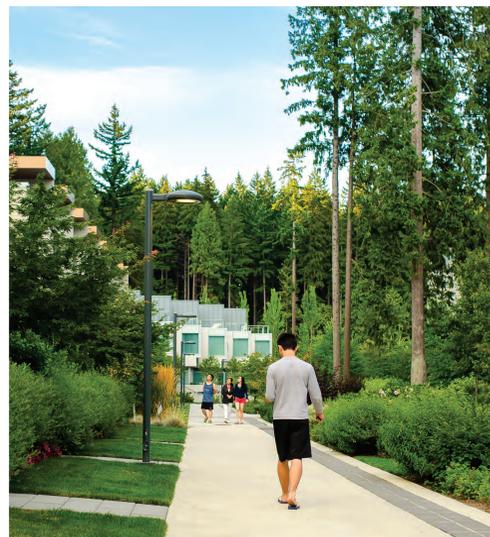
The Neighbourhood Plan will involve planning for a comprehensive network of pedestrian, cycling and multi-use trails that provide an immediate alternative to auto dependency for local neighbourhood trips.

The street network will create a positive pedestrian realm through the provision of pathways, street trees, Dark Sky Standard street lighting, and boulevard landscaping that responds to the topography and celebrates scenic views.

A Transportation Impact Assessment with Transportation Demand Management strategies will be completed in Phase 3 of the process once the Preferred Plan has been selected. This technical study will:

- determine the impacts of the full development build-out of the Preferred Plan on the existing road network;
- recommend thresholds for off-site phased street network improvements as required to accommodate future build-out of the neighbourhood;
- outline measures to reduce the use of single-occupancy vehicle trips;
- monitoring

Detailed Street + Transportation Policies will be adopted in the Neighbourhood Plan to guide long-term build out of the Anmore South neighbourhood.



What We've Heard to Date

Village Voices

As part of our ongoing public engagement, **icona properties has been listening to the community** concerns and aspirations for Anmore South since the summer of 2021.

Through these consultations **icona directly engaged more than 500 Anmore residents** through the following outreach activities:

- Small Group Q+A Sessions
- Interactive Co-Design Workshops
- Community Vision Showcase
- Stakeholder Engagement Focus Groups
- OCP Amendment Application Open House

icona properties is **committed to extensive community engagement** throughout the planning process.

We have heard the following recurring themes:



Protecting **environmental values**, including trees, streams and aquatic habitat



Residential densities to support services and amenities



Housing options and diversity - including forms that support Aging-in-Place



Greater Affordability of homes within Anmore



New local **shops and services** that diversify the Village tax base



Desire for Local employment opportunities



Housing for **SVFD Firefighters** and **First Responders**



New **parks, trail network** and **recreation centre**



Traffic congestion on existing rural roads



Extension of Metro Vancouver **sanitary sewer**



Protecting **Village character**



Neighbourhood Cycling Routes to support **Active Transportation**