

anmore south
OCP Amendment Application



First Reading | Delegation Presentation

December 5th 2023



anmore south | Securing the community's future

Why does the application matter now?

Metro Vancouver's 2050 Regional Growth Strategy articulates a "collective vision for how growth will be managed to support the creation of complete, connected and resilient communities."

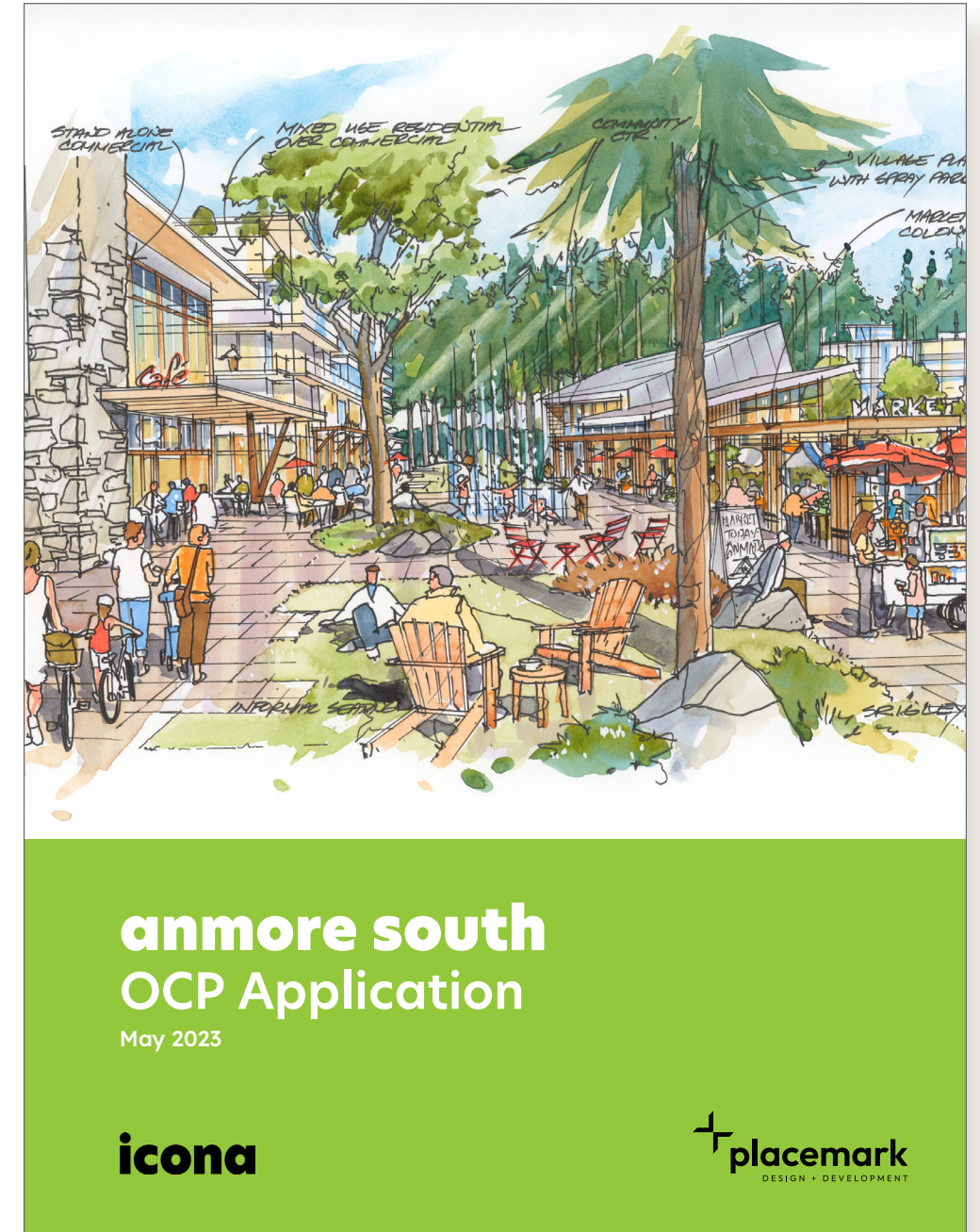
As one of the 21 municipalities within Metro Vancouver, Anmore has a role to play in a sustainable future for the region.

- **Singular Opportunity** | The 151 acre Anmore South lands are the only area in Anmore with a Special Study Area designation - allowing for neighbourhood growth.
- **OCP Submission** | The Anmore South OCP Amendment Application submitted to the Village on May 5th - following a public engagement process and Open House.
- **Community Benefits** | The purpose of the OCP Amendment is to unlock neighbourhood development in Anmore South - addressing housing needs + realizing community benefits for the Village.

What does the Special Study Area offer?

The Special Study Area is an opportunity identified by Metro Vancouver + the Village's OCP to:

- 1. Accommodate change** in a way that meets regional growth objectives - ensuring we all do our part; and
- 2. Protect Anmore's existing semi-rural character** - by focusing future growth within the Special Study Area.



Placemark | Local Planning Expertise

- **Experience** | Placemark is a multi-disciplinary design + development studio with over 30-years of experience in both the private and public sectors.
- **Community Master Planning** | History of master-planned communities across BC, prepared through public planning processes, with public consultation + engagement.
- **Bespoke** | Each project is unique + tailored to a specific community context.



Burke Mountain
Metro Vancouver



Predator Ridge
Okanagan Valley



Tobiano
Thompson Nicola



Silverdale
Fraser Valley



Royal Bay
Vancouver Island



South Britannia
Sea to Sky

Consulting team | Leveraging Professional Experience

icona Icona Properties have assembled a team of seasoned professionals bringing the required technical expertise for such a complex undertaking as Anmore South.



Placemark | Design + Development

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



Bunt & Associates | Traffic + Transportation

- Preliminary Traffic Demand Management Study
- Transportation Planning Advisor



SLA | Landscape Architects

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



Aquaterra | Environmental Consultants

- Terrestrial Ecosystem + Habitat Mapping
- Preliminary Riparian Area Protection Regulation Watercourse Setbacks Guidance
- Preliminary Habitat Compensation Guidance



Inlailawatash | Archaeological Consultants

- Desktop Archaeological Overview Assessment (AOA).
- Archaeological Impact Mitigation Advisor



RC Strategies | Community Amenity Consultant

- Proposed Leisure Amenities Report
- Community Amenity Advisor



GeoPacific | Geotechnical Engineer

- Preliminary Geotechnical Report
- Geotechnical Hazard Mitigation Advisor



Aplin & Martin | Civil Engineering

- Preliminary Infrastructure Servicing Concepts
- Civil Engineering Advisor

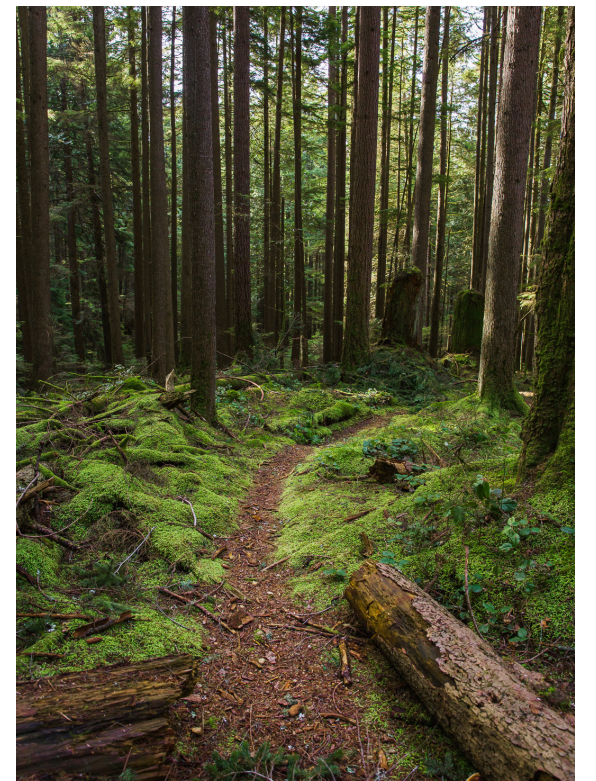
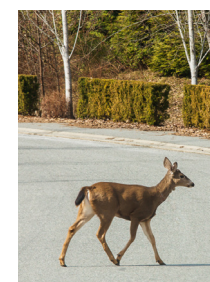
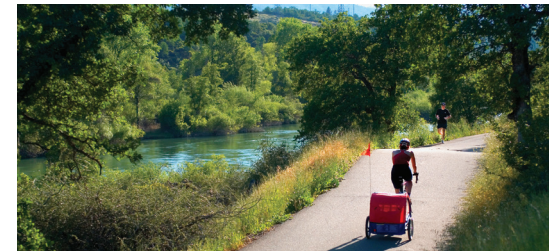
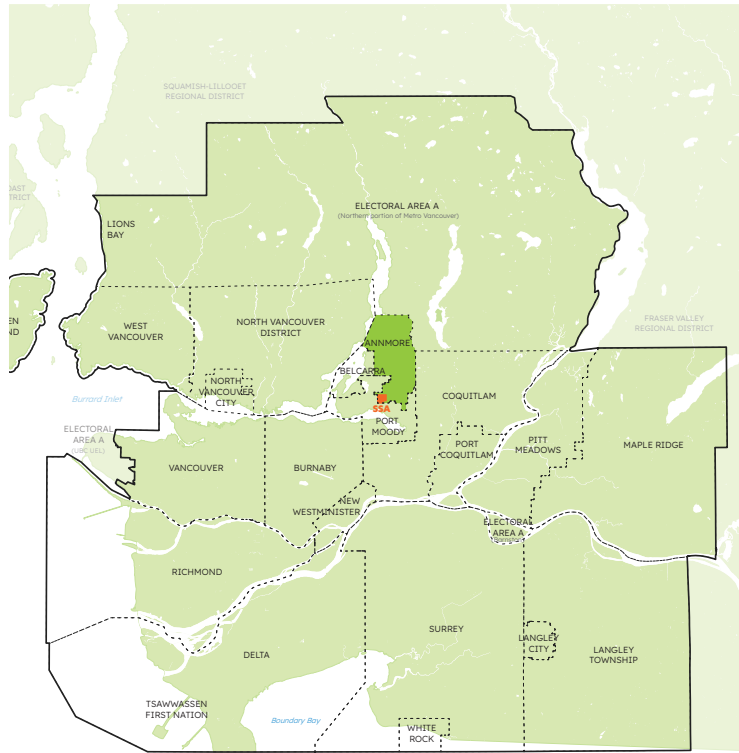


Vann Struth | Economics + Finance

- Economic + Fiscal Impact Analysis
- Development Economic Advisor

anmore today | Rising to the Challenges of a Changing Region

- **Strengths** | Small town character, surrounded by nature, semi-rural lifestyle, local schools, new Village Hub.
- **Challenges** | High cost of housing + lack of housing choice, limited local shops + services, car oriented, limited tax base.
- **Housing Crisis** | Provincial call-to-action for communities to provide more housing for different lifestyles, life-stages + incomes.
- **Strategic Planning** | Neighbourhood Planning + amendment to OCP is required to address emerging challenges while also preserving Village character.



Special study area | What's on the Books

- **Metro 2050 | Regionally Recognized**

Metro 2050 designates Anmore South as Special Study Area to accommodate future growth as part of the Urban Containment Boundary - enabling connection to the regional water + sanitary systems.

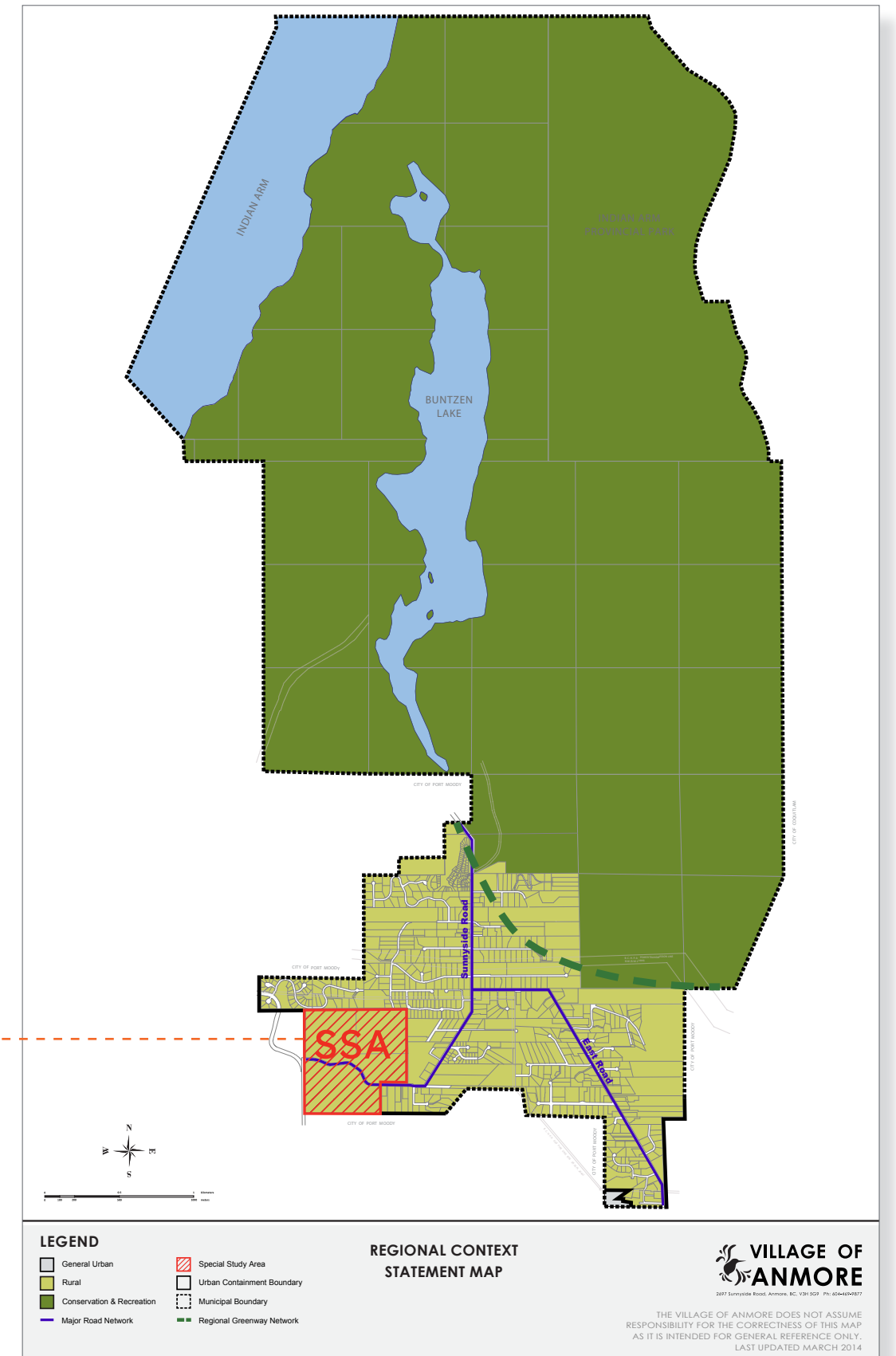
- **Village OCP 2014 | Municipally Mandated**

The Village's 2014 OCP acknowledges Metro 2050 designation of Anmore South as Special Study Area. Outlines that any future development of these lands requires a comprehensive neighbourhood plan process with detailed technical analysis and extensive community engagement.

- **Current Zoning RS-1 | More Sprawl**

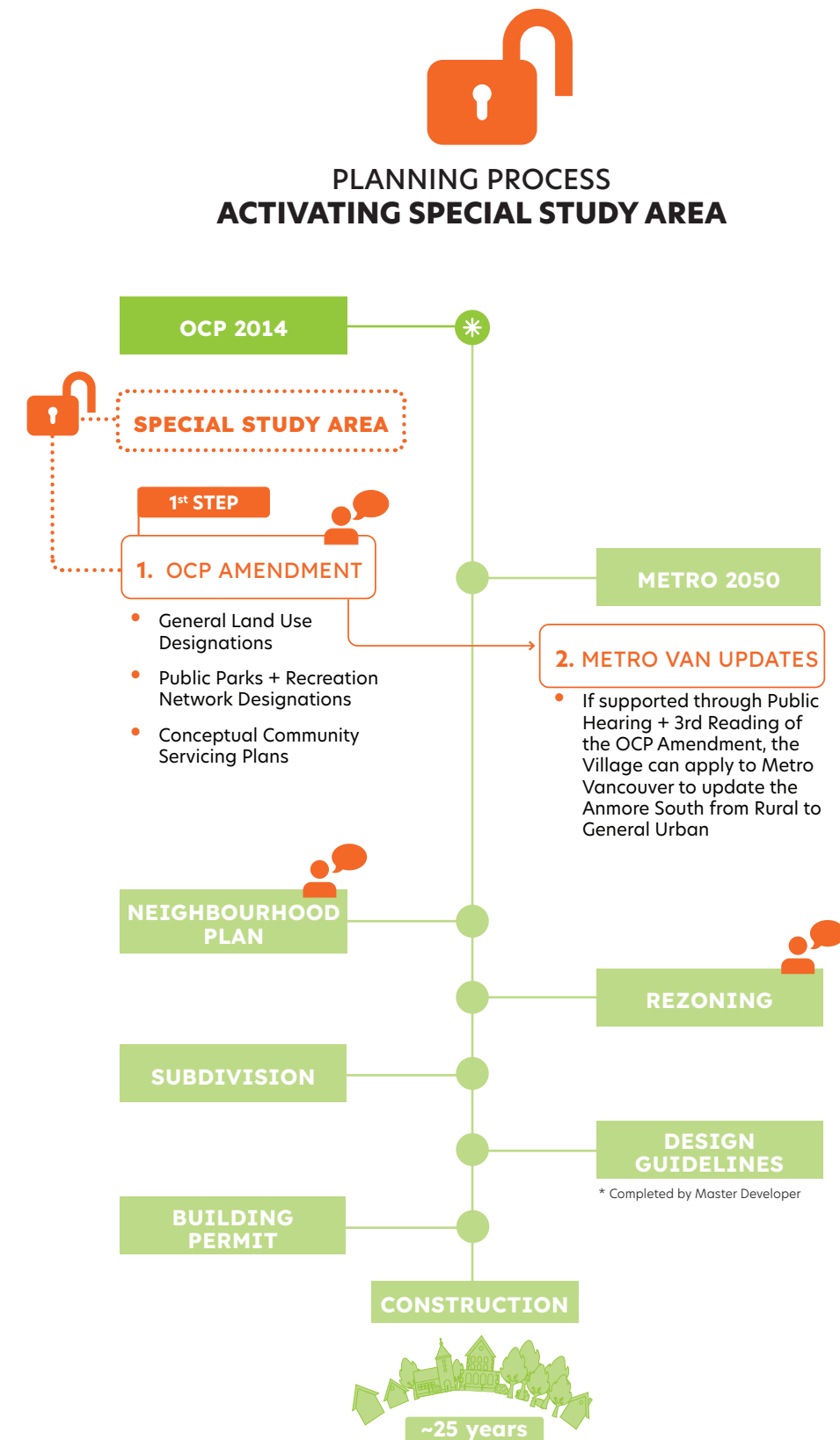
Current RS-1 zoning allows 86 Large Rural Homes, resulting in more sprawl + environmental impacts with no community benefit.

Unless the community unlocks the Special Study Area through an OCP Amendment Application, the lands will be developed according to current zoning.



A way forward | A Made-in-Anmore Future

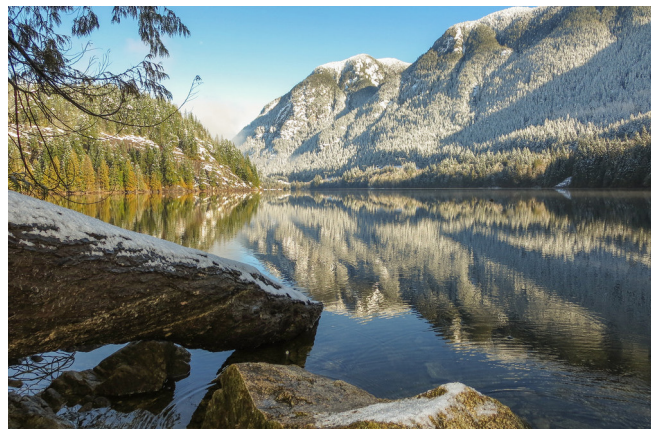
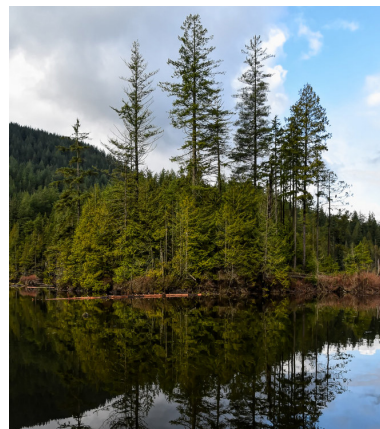
- **RS-1 Zoning** | Anmore South's lands are approved for large single family lots, in accordance with the current RS-1 zoning.
- **Special Study Area** | Offers an opportunity for different types of neighbourhood development in Anmore South - while keeping existing Anmore rural.
- **A Made-in-Anmore Future** | Begins with inviting the community to participate in a Neighbourhood Planning process to unlock the potential of the Special Study Area to benefit Anmore.
- **One Step at a Time** | The OCP Amendment does not confer development rights - it establishes a new community vision for Anmore South, and serves as a statement of intent and guide to future rezoning and development approvals.
- **Community Engagement** | Each step in the development approval process includes the requirement for Public Engagement.



Seeking sustainability

Working with nature

- Conserve Ecological Integrity
- Create Networks of Parks + Natural Space
- Celebrate our Natural Heritage



Context | The Unique Opportunity of Anmore South

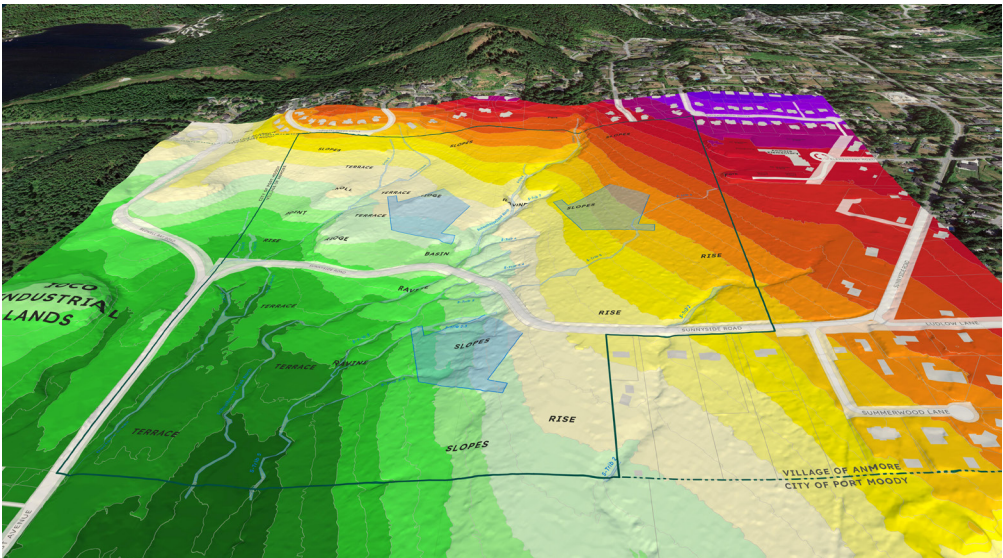
- **Position** | Lower southwest corner of Village, below surrounding neighbours.
- **Proximity** | 600m from Burrard Inlet waterfront and adjacent to Port Moody Ioco industrial lands.
- **Scale** | Significant land area of 151 acres.
- **Civic** | Adjacent to Anmore Elementary School, municipal parks, and near the Village Hub.
- **Forest** | 2nd + 3rd growth forest following historic clearcut logging. Provides significant opportunity for forest trails + nature preservation.
- **Buffer** | Existing forest allows for retention of a buffer along streets and around existing neighbourhoods.
- **Ownership** | Consolidated ownership allows for comprehensive planning + implementation.



Analysis | Understanding the Land

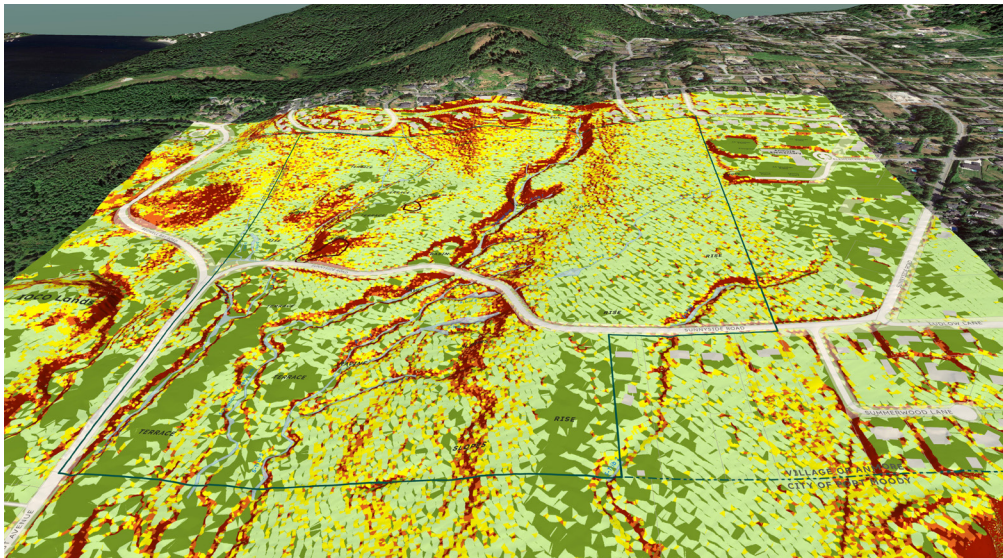
- The OCP Amendment Application Planning is based on robust **technical analysis**.
- Topographic, environmental, geotechnical + archaeological assessment shows where development should be avoided.
- Further detailed analysis to be undertaken as part of the Neighbourhood Planning Process.

Landform



180m - 190m	100m - 110m	20m - 30m
170m - 180m	90m - 100m	10m - 20m
160m - 170m	80m - 90m	
150m - 160m	70m - 80m	
140m - 150m	60m - 70m	
130m - 140m	50m - 60m	
120m - 130m	40m - 50m	
110m - 120m	30m - 40m	

Slope + Geotech



0-10% Slope Flat	+40% Slope Extreme
10-20% Slope Gentle	Rock Outcrops
20-30% Slope Moderate	
30-40% Slope Steep	

Environmental Inventory



VEGETATION TYPE		STREAM CLASSIFICATION	
40%	Mature Second-Growth Coniferous Forest	Class A Watercourse Fish Bearing	
44%	Second-Growth Mixed Forest	Class B Watercourse Non-Fish Bearing	
4%	Deciduous Woods	Class C Watercourse Ditch	
8%	Regenerating Forest		
4%	Public Road ROW		

WILDLIFE	
○	Wildlife Observation From Consultant Survey

Green network | Protecting What's Important

- **Protects 50% of land** as a publicly dedicated Green Network.
- Green Network includes publicly-dedicated **Parks, Natural Areas + Greenways**.
- **Forest Buffers** along streets + existing neighbourhoods.
- >9 acres of Neighbourhood Park for **community recreation and gathering**.
- **Trail network** connecting to existing pathways + neighbourhood destinations.
- **Environmental enhancement** + compensation including improvement of salmon habitat.



Servicing + transportation | Making it Work

- Water, Sanitary + Drainage infrastructure servicing concepts have been prepared by professional engineers, and will be further detailed through neighbourhood planning.

Water | Safe Municipal Network



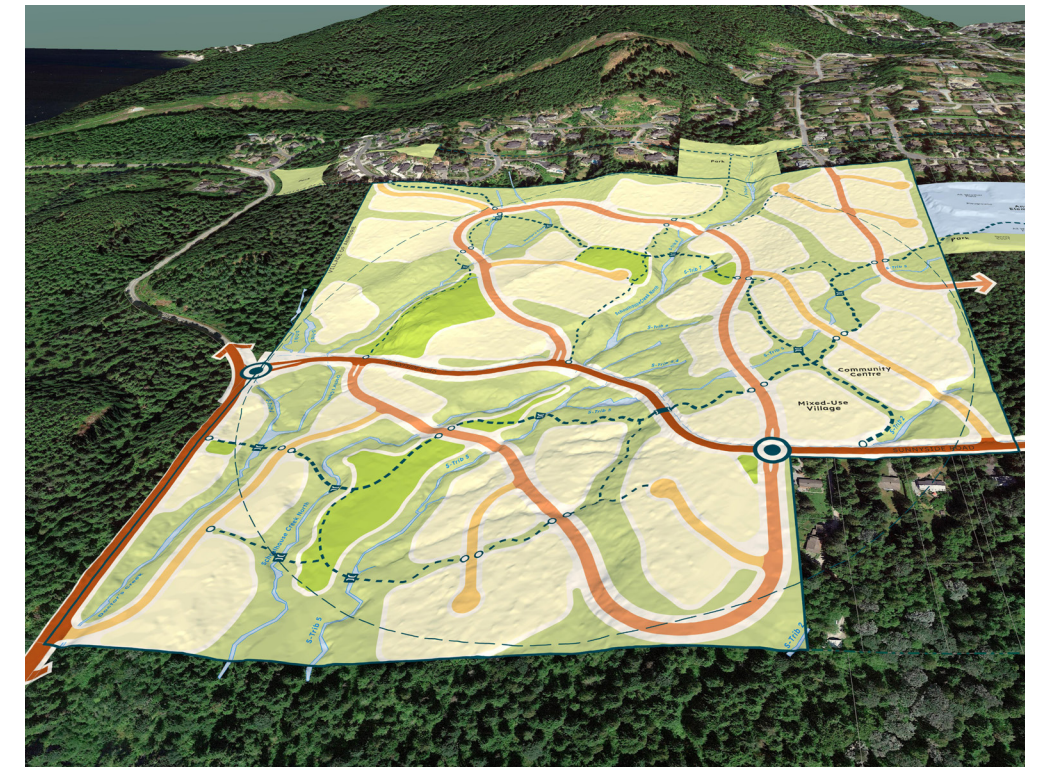
The water system is expected to connect to regional water distribution at First Avenue, providing water across the site's 5 pressure zones.

Sanitary | Clean Wastewater System



The sanitary sewer connects at First Avenue, allowing the sanitary servicing to be contained to Anmore South to protect existing rural character.

Street Network | Livable Streets + Trails



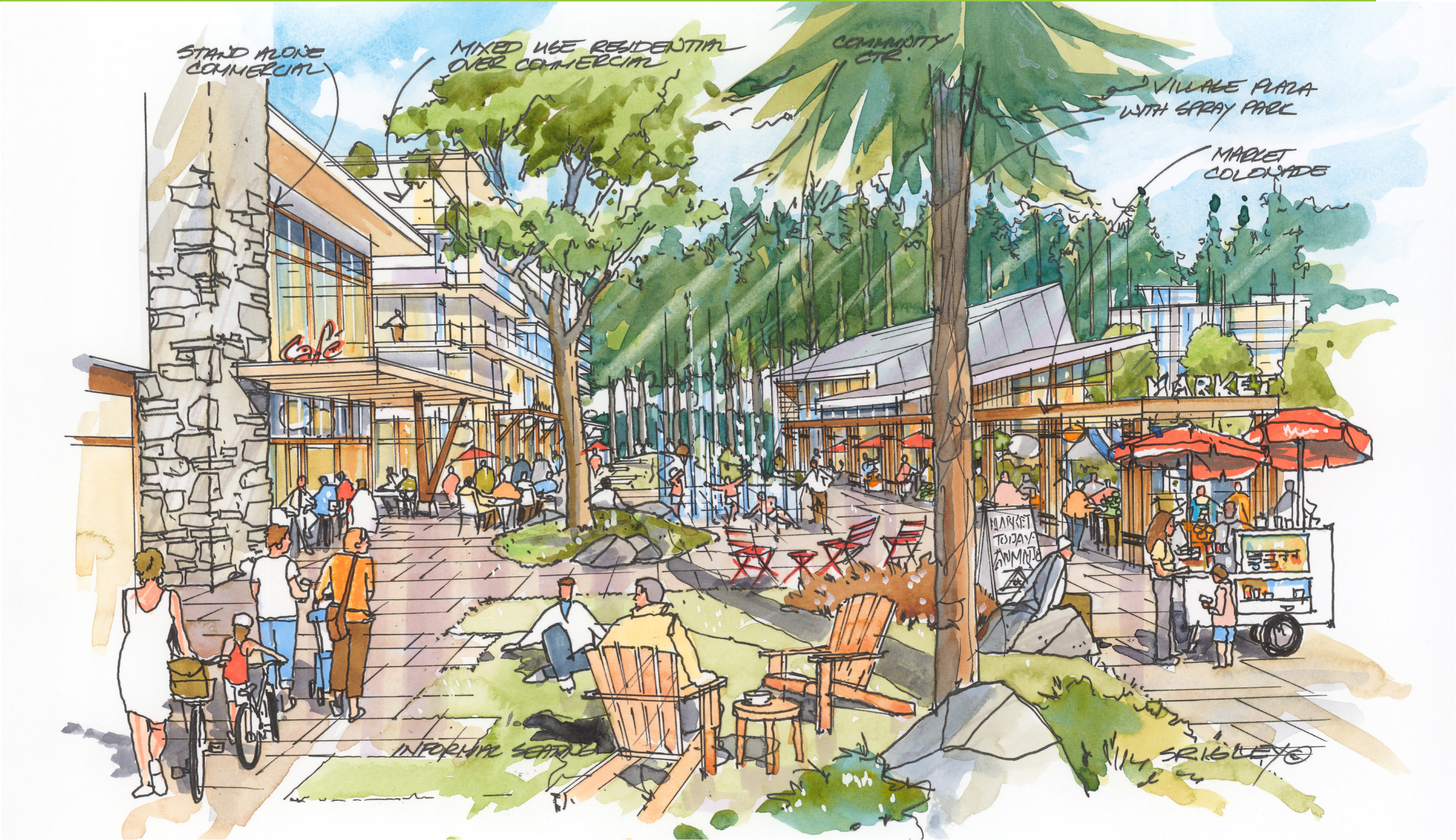
Detailed Traffic Analysis + Transportation Demand Management will be prepared through the neighbourhood planning process.

Land use | Housing Diversity + Community Heart

- **Diversity of Housing** from duplex to mid-rise apartments, offering a Home for Everyone.
- Mixed-Use Village Centre with **shops + services** providing **local employment**.
- **Phased build-out** over +25 years.
- **Neighbourhood Planning** will refine Land Uses with accompanying policies to ensure delivery of community amenities + responsible development.



anmore south sketches | Mixed-use village



anmore south sketches | Pedestrian-first Neighbourhood Street



anmore south sketches | Neighbourhood Park + Apartments



anmore south sketches | Community Park



anmore south | Growth and Change over 25 Years

HOUSING



3,100 - 3,500 Units

Mix of ground-oriented homes
+ apartments up to 6 storeys
phased over ~25 years

CIVIC FACILITIES



25,000 sf
Community Centre
in Mixed-Use Village

HOUSING CHOICE



Range of Housing Tenures
including rental + below-market units,
with Anmore-Resident-First policy

PARK + TRAILS



9.3 ac
Neighbourhood Park



>62 ac
Protected +
Dedicated
Natural Areas



>4 km
Accessible
Greenways + Trails

POPULATION



5,100 - 6,700
Residents

achieving 6-7% per year
Regional Growth Target

SHOPS + SERVICES



>4 ac
Commercial Land
~50,000 sf Retail Space
Across 2 Sites

FIRE DEPARTMENT



15
Dedicated Units
for SVFD Volunteer Firefighters

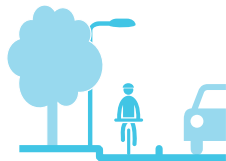
TRANSPORTATION



Pedestrian-First
Streets



Potential
Community Shuttle
to Regional Transit Centre



Safe Cycling
Routes

STUDENT ESTIMATE



430
Students
Supporting Local
School Catchment

JOBS



580
Permanent Local Jobs
generated by commercial lands,
community centre,
local government + schools

FINANCE



Generates
Positive Cash Flow
for Local Government
leveraging tax revenue, DCCs + CACs
to ensure development pays for itself

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