

anmore south

OCP Amendment Application

Committee of the Whole | Q+A Materials

January 9th 2024

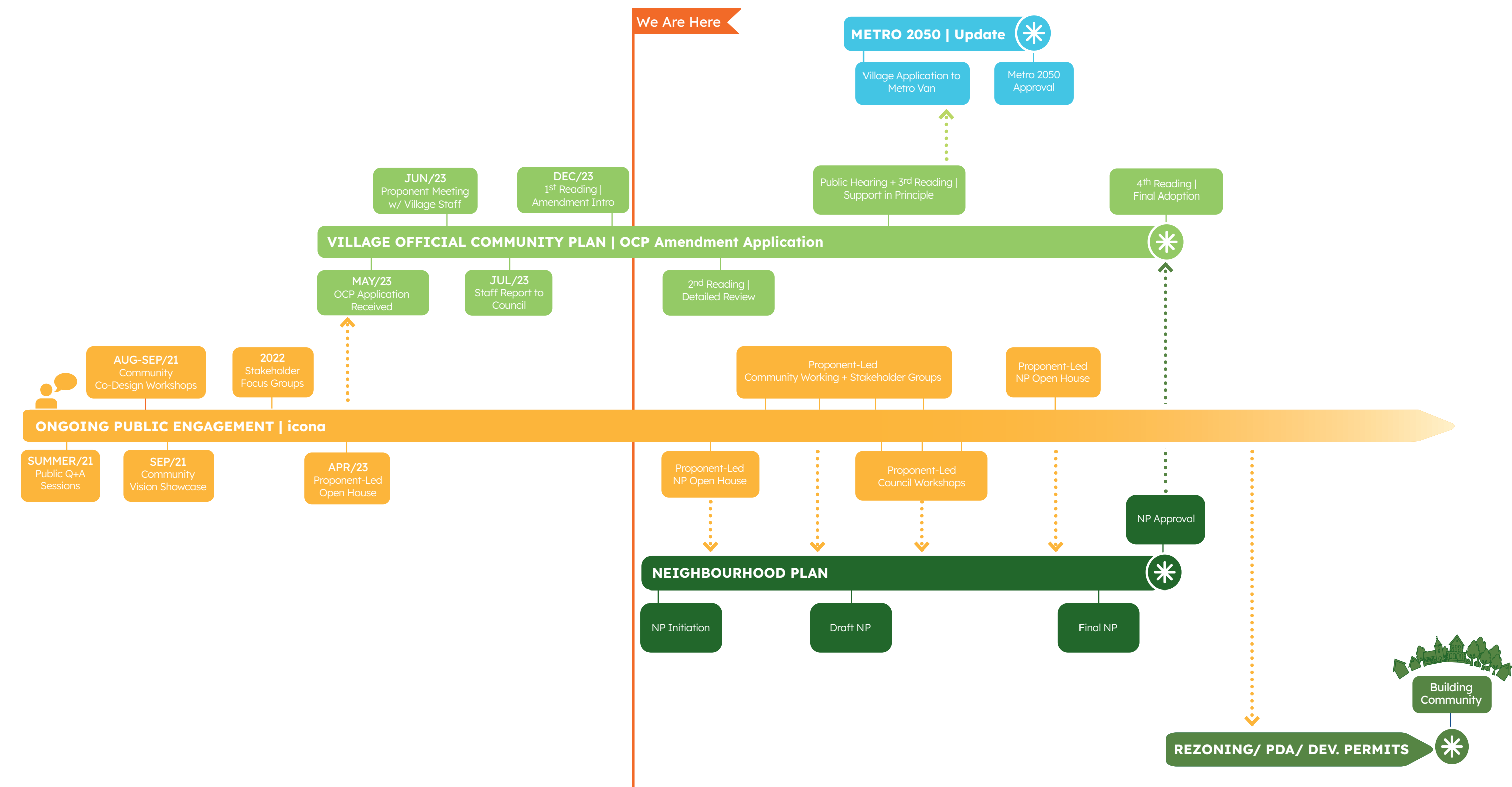


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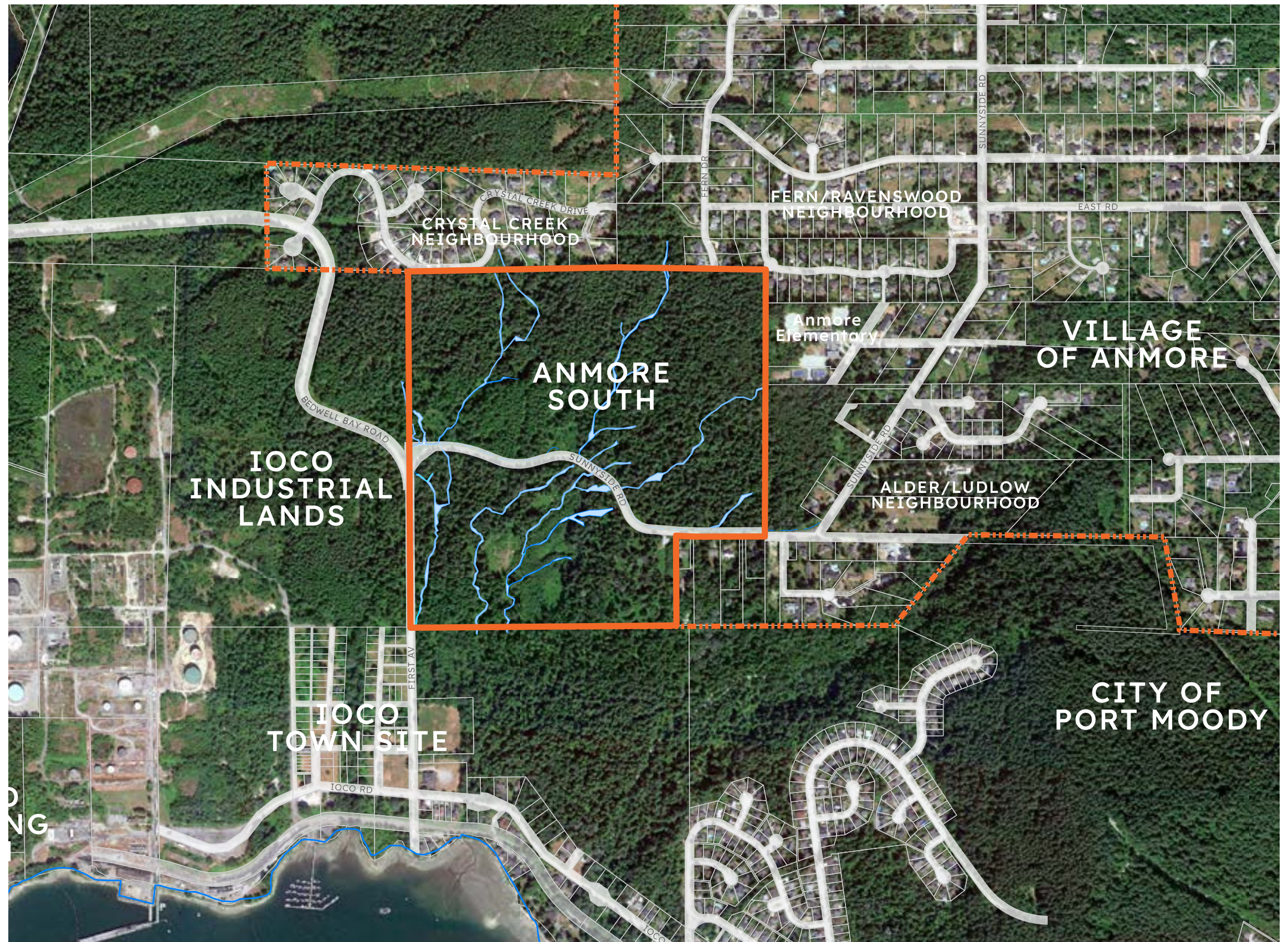
Planning Process | Best Practices

January 2024



Plan Area + Anmore Context

- **Position** | Lower southwest corner of Village, below surrounding neighbours.
- **Proximity** | 8-minute drive to Inlet Centre SkyTrain Station.
- **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.



Conservation + Recreation Framework

- **Protects 47% 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.
- Provides **Community Centre** within 5-minute walk of Anmore Elementary School.



Liveable Street Network

- Pedestrian-First **Multi-Modal Street Network** throughout the Neighbourhood.
- Livable Street Cross-Sections that provide **safe walking + cycling facilities**.
- **Completing local connections** to Crystal Creek Drive + Fern Drive.



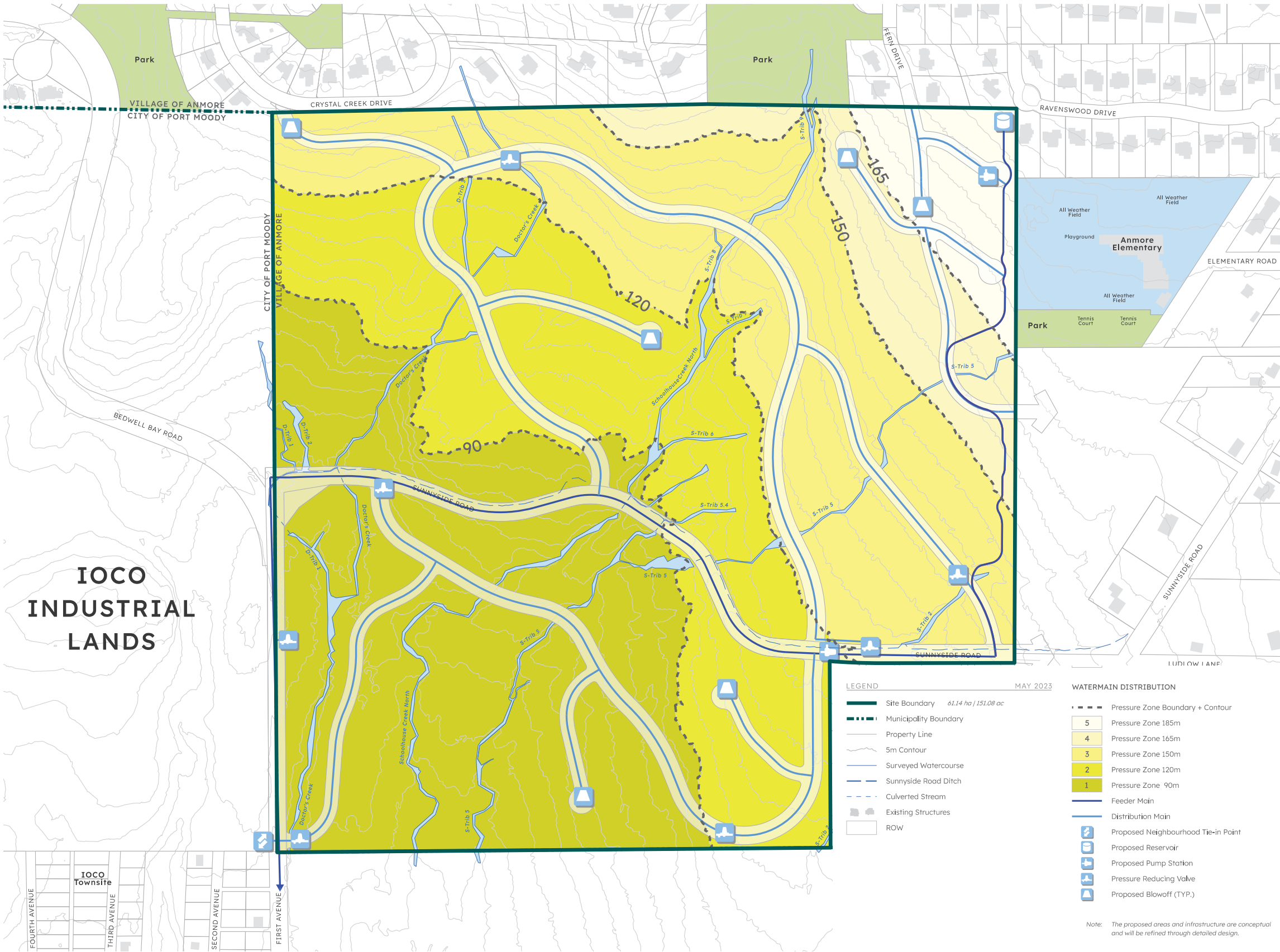
Neighbourhood Land Use

- **Diversity of Housing** from ground-oriented homes to townhomes, to mid-rise apartments, offering a Home for Everyone.
- **Mixed-Use Village Centre** with shops + services providing local employment.
- **Community Centre** at Neighbourhood heart within 5-minute walk to Anmore Elementary.
- Publicly-dedicated **Park, Trail and Natural Area.**
- **Neighbourhood Planning** will refine Land Uses with accompanying policies to ensure delivery of community amenities + responsible development.



Conceptual Servicing | Water System

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



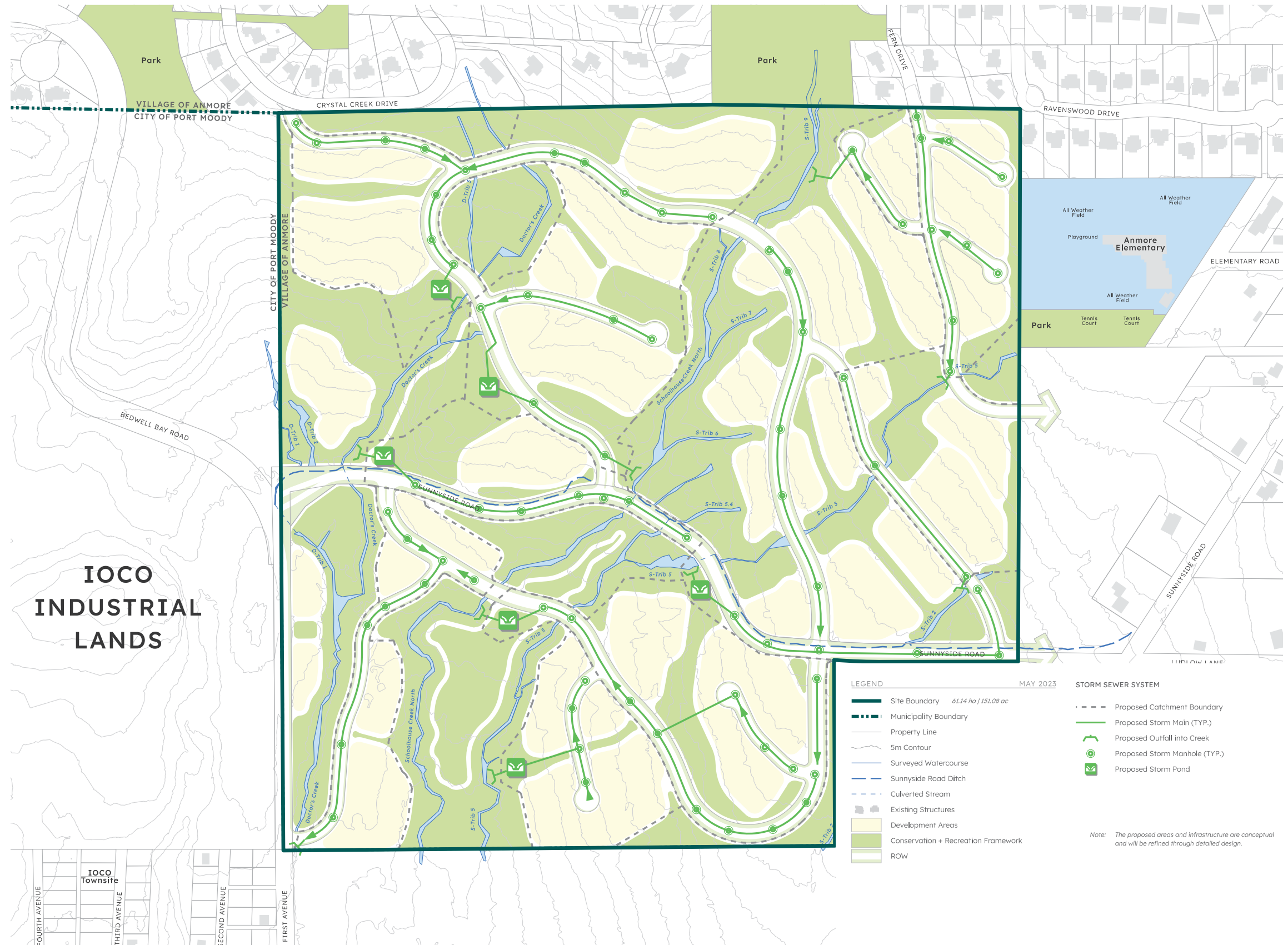
Conceptual Servicing | Sanitary System

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



Conceptual Servicing | Rainwater System

- Anmore South anticipates a **layered rainwater management** approach that adheres to best practices to address both water quality and quantity issues.
- **Rainwater is slowed and infiltrated at multiple points before entering natural creeks;** on-site retention + infiltration, in-road retention and infiltration, and neighbourhood ponds.



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