



# **Village of Anmore Report to Council Bylaw No. 686-2023 - Anmore South OCP Amendment**

OCTOBER 15TH, 2024



# Agenda

- BACKGROUND
- NEIGHBOURHOOD PLAN TERMS OF REFERENCE
- REVIEWING LAND USE SCENARIOS
- NEXT STEPS
- RECOMMENDED OPTION



# Background

- FOLLOWING NP TERMS OF REFERENCE
- COMPLETED PHASE 1
- CURRENTLY IN PHASE 2
- MOVING INTO PHASE 3



# Terms of Reference

## PHASE 2

### TO BE COMPLETED

- DEVELOPMENT OF PRELIMINARY LAND USE SCENARIOS
- REVIEW OF SCENARIOS AND COUNCIL INPUT ON COMPONENTS OF EACH SCENARIO
- CONTINUED COMMUNITY ENGAGEMENT
- MOVING TO PHASE 3



# Land Use Scenarios

- TOPOGRAPHIC CONSIDERATION
- SIMILAR ROADWAY LAYOUTS
- A DIVERSITY OF HOUSING FORMS
- DEDICATED PARKS AND NATURAL AREAS, INCLUDING A NETWORK OF TRAILS
- OPPORTUNITIES FOR LOCAL SHOPS AND SERVICES
- OPPORTUNITIES FOR COMMUNITY FACILITIES
- ACTIVE TRANSPORTATION





# Foundation Plan







# Balanced Plan







# Essential Plan





# Comparison of Options

	Option 1 Foundation (OCP)	Option 2 Balanced	Option 3 Essential
<b>Housing</b>			
Total Homes	3,500	2,450	1,990
SF/Duplex	100	55	80
Townhome	400	745	730
Apartment	3,000	1,650	1,180
Potential Affordable Homes (non-market rental)	~105	~75	~59
Estimated Population	6,390	4,830	4,060
Residential Development Footprint	~54 acres	~63 acres	~68 acres
<b>Parks + Natural Areas</b>			
Neighbourhood Park	~10.7 acres	~8.7 acres	~5.6 acres
Park Amenities	Playgrounds, Pavilions, Flex Field, Sports Courts, Pump Track	Playgrounds, Pavilions, Flex Field, Sports Courts	Playgrounds, Pavilions, Flex Field
Natural Conservation Framework	~61 acres	~55 acres	~52 acres
Retained Riparian + ESA Habitat	✓	✓	✓
Total Trail Length	>3km	~3km	~3km
Retained Perimeter Forest Buffer	~4 acres	~3.1 acres	~2.5 acres
<b>Community Facilities</b>			
Mixed-Use Neighbourhood Centre	✓	✓	✓
Commercial Location	Sunnyside Rd + First Ave	Sunnyside Rd + First Ave	Sunnyside Rd
Estimated Commercial Area*	~65,000 sq ft	~50,000 sq ft	35,000 sq ft
Civic Centre	~25,000 sq ft (Public Centre)	~20,000 sq ft (Private or Public)	~15,000 sq ft (Private Club)
<b>Active Transportation + Traffic</b>			
Livable Street Network	✓	✓	✓
Expected Peak Hour Vehicle Trips without TDM	1,320	960	780
Expected Peak Hour Vehicle Trips with TDM	990	720	585
Transit Supportive	✓	✓	✓
Crystal Creek Drive Interface	Full Street + Trail Connection	Homes fronting Crystal Creek	No Crystal Creek Dr connection
<b>Finance + Servicing</b>			
Estimated Taxation Impacts*	+\$700,000 annually	+\$500,000 annually	+\$398,000 annually
Servicing Considerations	Metro Van Connection	Metro Van Connection	Metro Van Connection
<b>Community Input</b>			
Responds to Phase 1 Community Input	✓	✓	✓

\*Note: Commercial Area and Taxation Impact Estimates are based on prorated metrics from OCP Amendment Application studies. Per the Terms of Reference, updated analysis will be conducted in Phase 3 of the NP Process.

RS-1 Status Quo (Baseline)
85
85
0
0
0
247
~111 acres
~2.4
None
~29 acres
✓
None
None
None
None
None
None
Rural Local Streets
34
N/A
No
No Crystal Creek Dr connection
Negative Taxation Impact
Independent Septic
N/A



# Next Steps

- GAINING FURTHER INSIGHT TO THE DEVELOPMENT
- COMMITTEE OF THE WHOLE MEETING
  - Provide feedback on the housing mix, parks, natural areas, community amenities, commercial space and transportation networks
  - Provide feedback on the initial visioning images
  - Community input and technical studies
  - Further Revisions (if required)
  - Phase 2 Community Engagement
- PROVIDE DIRECTION FOR PREFERRED LAND USE ELEMENTS
- DELIVERABLE IN PHASE 3



# Recommended Option

**THAT THE REPORT ENTITLED “ANMORE SOUTH NEIGHBOURHOOD PLAN – PHASE 2” DATED OCTOBER 11, 2024, BY THE MANAGER OF DEVELOPMENT SERVICES BE REFERRED TO THE COMMITTEE OF THE WHOLE FOR FURTHER DISCUSSION AND CONSIDERATION RELATING TO THE LAND USE SCENARIOS AS OUTLINED IN ICONA’S PHASE 2 SUBMISSION.**





# Alternative Options

THAT COUNCIL DIRECT STAFF TO AMEND THE TERMS OF REFERENCE  
FOR ANMORE SOUTH'S NEIGHBOURHOOD PLAN IN THE FOLLOWING  
WAYS\_\_\_\_\_..

OR

THAT COUNCIL DECLINE TO PROCEED WITH THE VILLAGE OF ANMORE  
OFFICIAL COMMUNITY PLAN DESIGNATION BYLAW AMENDMENT NO.  
686-2023.



# Questions?

