

Figure 1  
CONTEXT PLAN

LEGEND MAY 2023

- Special Study Area | Anmore South  
61.14 ha / 151.08 ac
- Village of Anmore Boundary
- Property Line
- Surveyed Watercourse

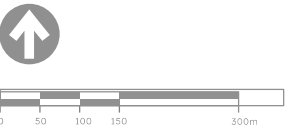




Figure 2  
LANDFORM ANALYSIS

LEGEND MAY 2023

- Site Boundary 61.14 ha / 151.08 ac
- Municipality Boundary
- Property Line
- Surveyed Watercourse
- Existing Structures

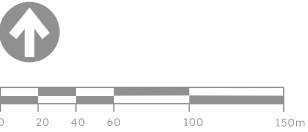
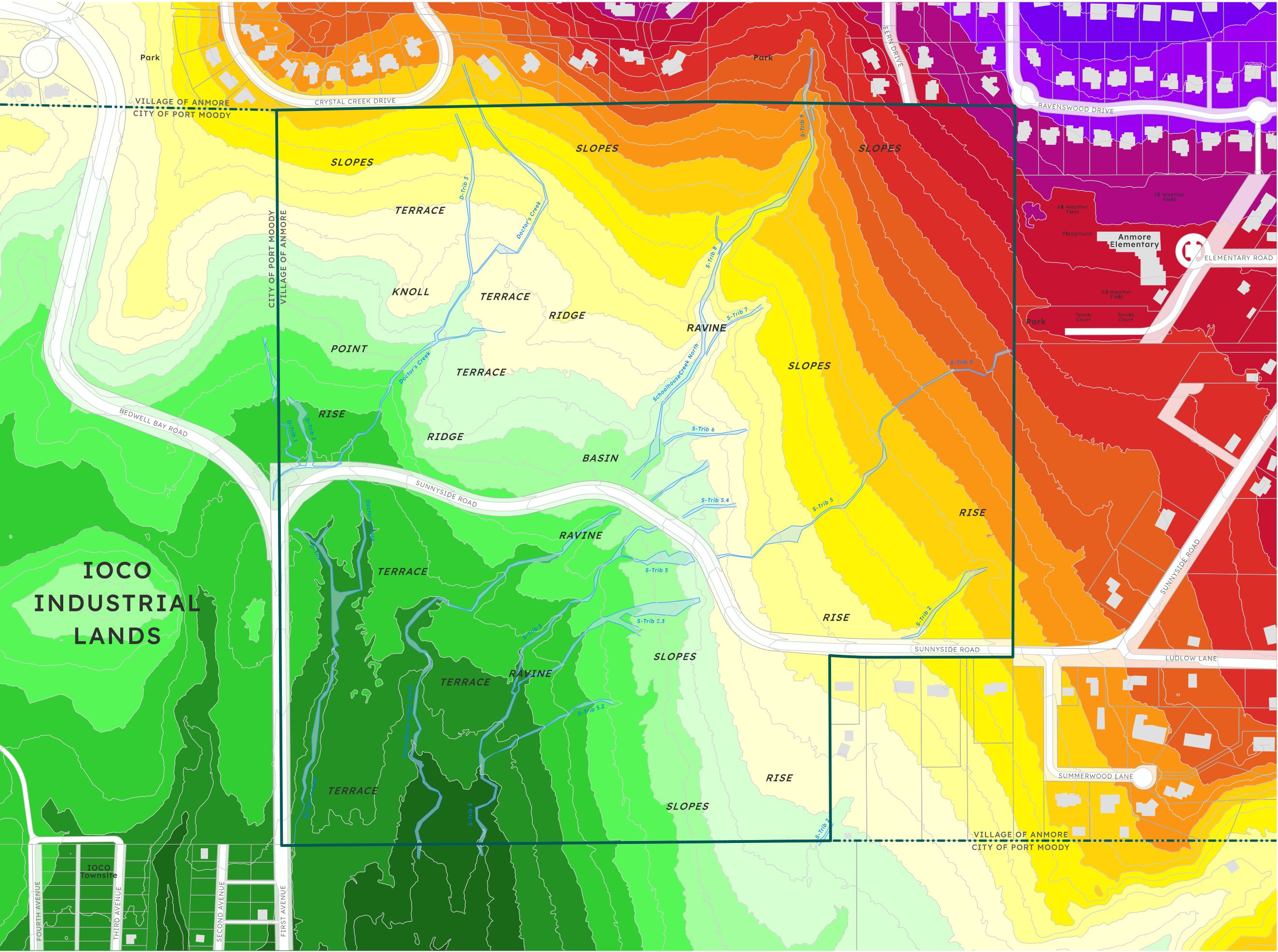
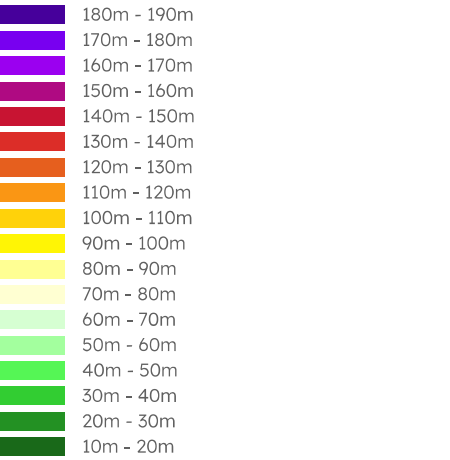




Figure 3  
SLOPE ANALYSIS

LEGEND MAY 2023

- Site Boundary 61.14 ha / 151.08 ac
- Municipality Boundary
- Property Line
- Surveyed Watercourse
- 5m Contour
- Existing Structures

- SLOPE ANALYSIS**
- 0-10% Slope | Flat
  - 10-20% Slope | Gentle
  - 20-30% Slope | Hillside
  - 30-40% Slope | Steep
  - +40% Slope | Extreme

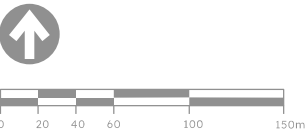
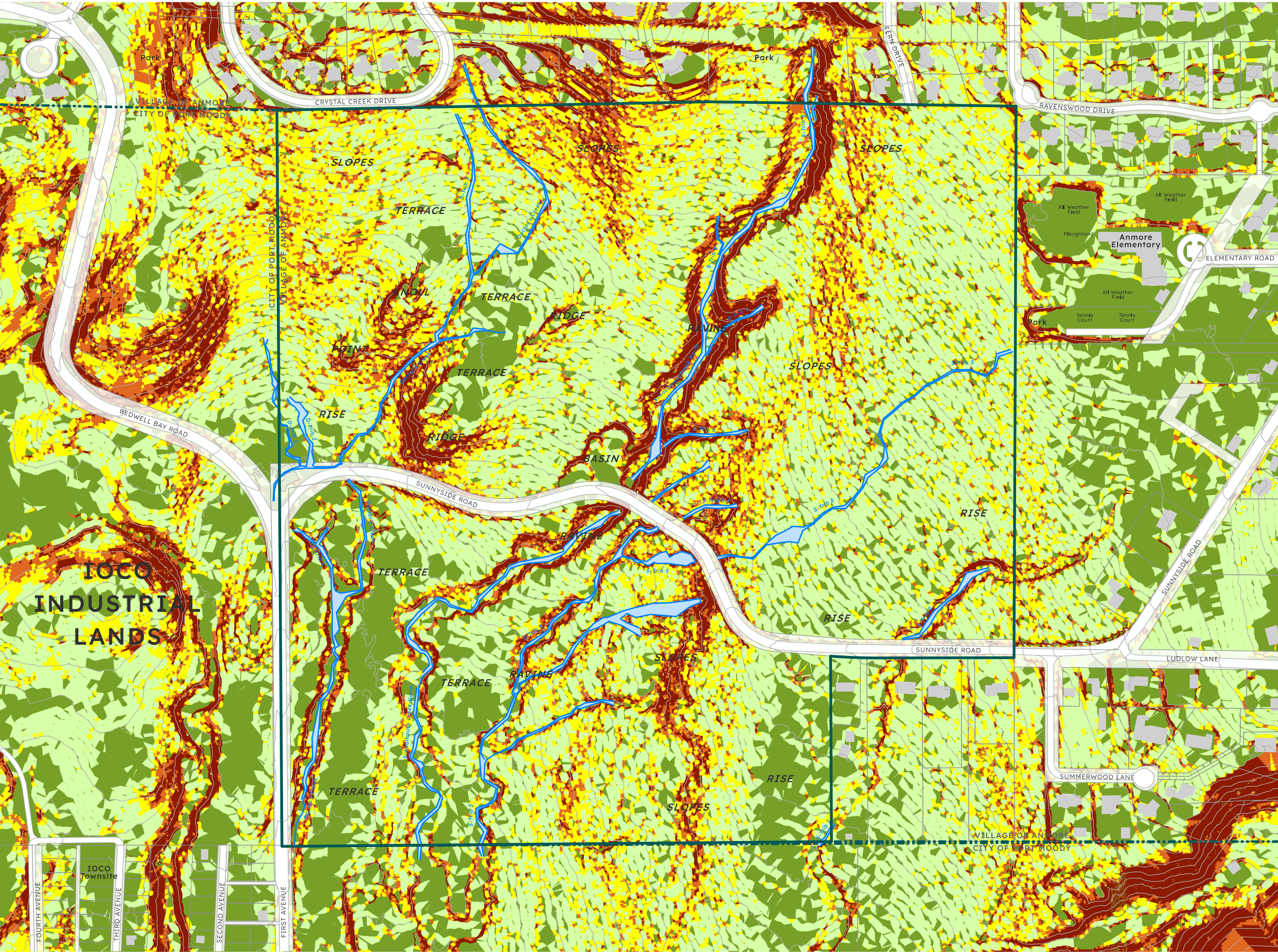
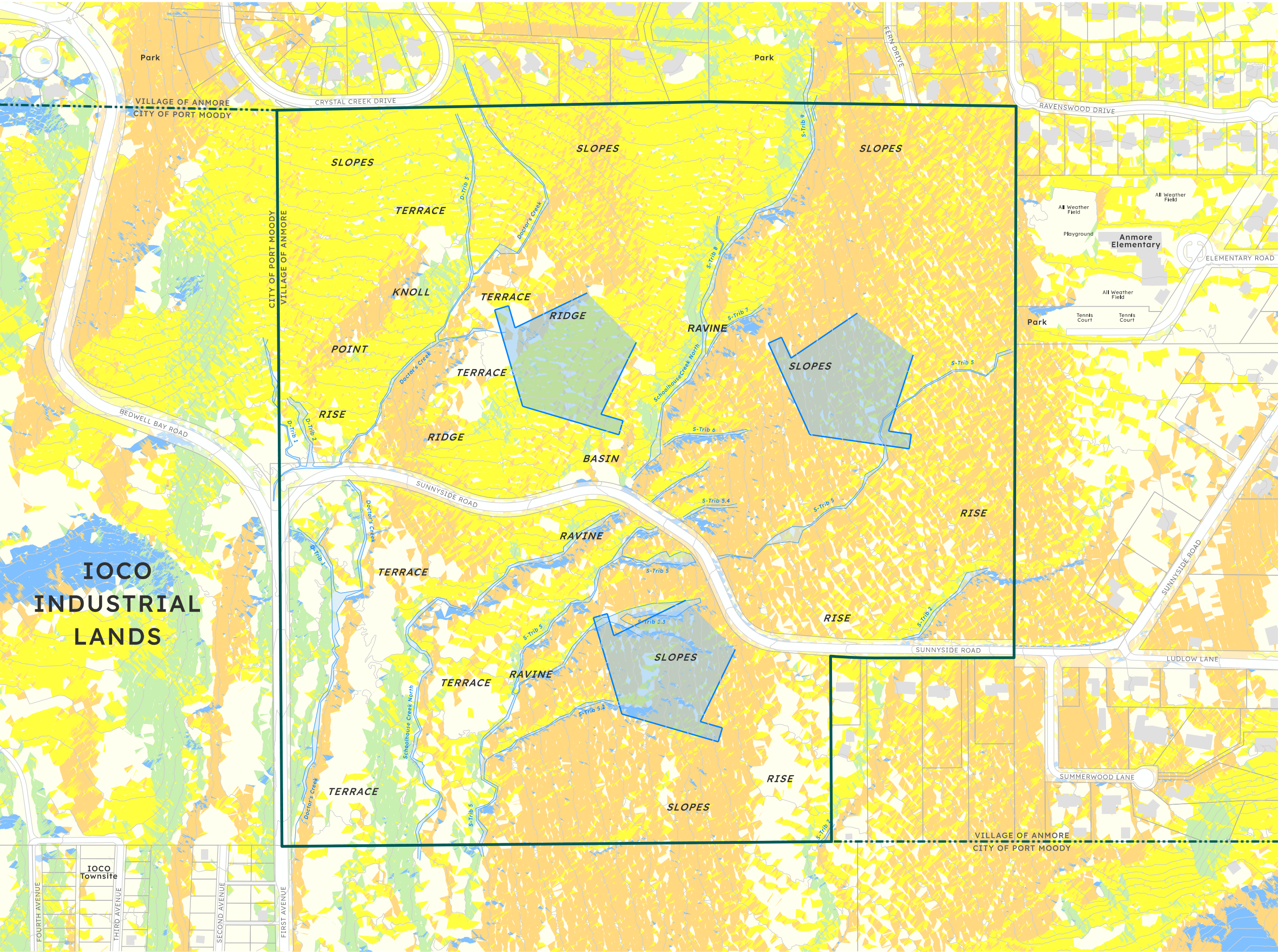




Figure 4  
ASPECT ANALYSIS



LEGEND MAY 2023

- Site Boundary 61.14 ha / 151.08 ac
- Municipality Boundary
- Property Line
- Surveyed Watercourse
- Existing Structures
- Significant SW Views towards Burnaby Mountain
- 0-10% Slope | Flat

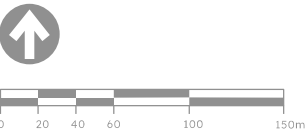
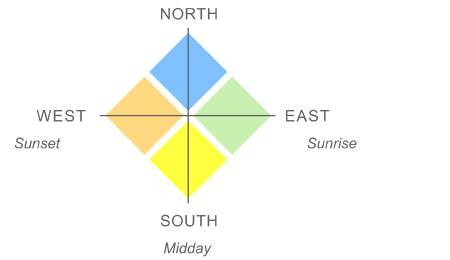




Figure 5  
CONSERVATION +  
RECREATION  
FRAMEWORK

LEGEND MAY 2023

- Site Boundary 61.14 ha | 151.08 ac
- Municipality Boundary
- Property Line
- Surveyed Watercourse
- Sunnyside Road Ditch
- Culverted Stream
- Existing Structures

CONSERVATION FRAMEWORK	
6%	Neighbourhood Park 3.78 ha   9.34 ac
41%	Protected Natural Area + Greenways 24.94 ha   61.63 ac

NEIGHBOURHOOD DEVELOPMENT	
37%	Development Lands 22.44 ha   55.45 ac
16%	Road ROW 9.98 ha   24.66 ac
100%	61.14 ha   151.08 ac

- 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

Note: The proposed areas are conceptual and will be refined through detailed design.

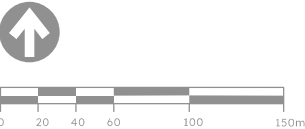


Figure 6  
NEIGHBOURHOOD  
STRUCTURE PLAN

LEGEND MAY 2023

- Site Boundary 61.14 ha / 151.08 ac
- Municipality Boundary
- Property Line
- Surveyed Watercourse
- Sunnyside Road Ditch
- Culverted Stream
- Existing Structures
- Development Lands
- Conservation Framework
- Street Network

NEIGHBOURHOOD LEVELS

- Upper Level
- Middle Level
- Lower Level

Note: The proposed areas are conceptual and will be refined through detailed design.

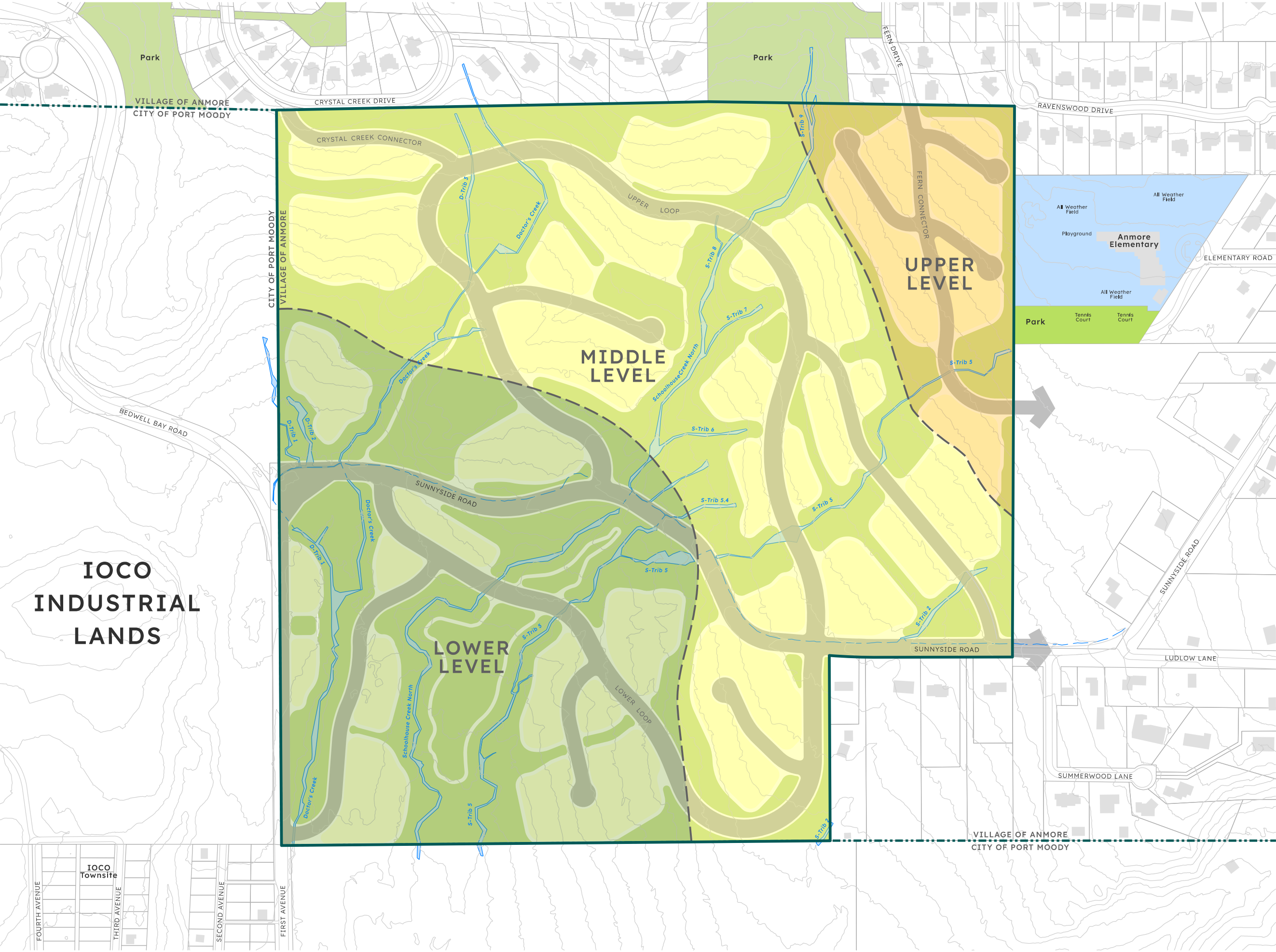




Figure 7  
PARKS + TRAILS PLAN



LEGEND MAY 2023

- Site Boundary 61.14 ha / 151.08 ac
- Municipality Boundary
- Property Line
- Surveyed Watercourse
- Sunnyside Road Ditch
- Culverted Stream
- Existing Structures
- Development Areas
- Neighbourhood Park
- Protected Natural Area + Greenways
- Road ROW
- 5-10 Minute Walking Radius | 400 m

- TRAIL NETWORK**
- Village Greenway | 4m Multi Use Path
  - Community Pathway | 3m Multi-Use Path
  - Public Sidewalk | 1.5m
  - Sunnyside Off-Street Crossing
  - Potential Stream Crossing
  - Trailhead

- COMMUNITY AMENITIES**
- Community Park
  - Neighbourhood Park
  - Community Centre
  - Mixed-Use Village
  - Elementary School
  - Recreation Field House

Note: The proposed areas are conceptual and will be refined through detailed design.

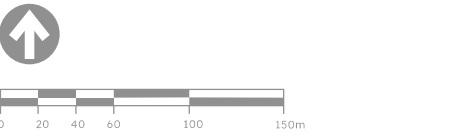




Figure 8  
EXISTING  
TRANSPORTATION  
NETWORK PLAN

LEGEND MAY 2023

- Special Study Area | Anmore South  
61.14 ha / 151.08 ac
- Village of Anmore Boundary
- Property Line
- Surveyed Watercourse
- Existing Major Street

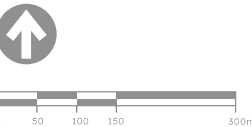




Figure 9  
STREET NETWORK PLAN



LEGEND MAY 2023

- Site Boundary 61.14 ha / 151.08 ac
- Municipality Boundary
- Property Line
- Surveyed Watercourse
- Sunnyside Road Ditch
- Culverted Stream
- Existing Structures
- Development Areas
- Neighbourhood Park
- Protected Natural Areas + Greenways

- STREET NETWORK**
- Major Road Network | 20m ROW
  - Collector Street | 20m ROW
  - Local Street | 15.4m ROW
  - Community Gateway

- COMMUNITY AMENITIES**
- Community Park
  - Neighbourhood Park
  - Community Centre
  - Mixed-Use Village
  - Elementary School

Note: The proposed areas are conceptual and will be refined through detailed design.

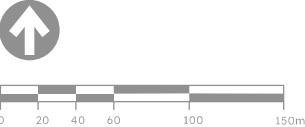




Figure 10.1  
COLLECTOR  
STREET CROSS SECTION

LEGEND MAY 2023

- COLLECTOR ROAD FEATURES
- 1 Multi-Use Pathway
  - 2 Public Sidewalk
  - 3 Street Lighting - As Required
  - 4 Street Trees
  - 5 Road Grade Parking Pocket
  - 6 Bioswale

- COLLECTOR ROAD SPECS
- Speed | 40-50 km/h
  - ROW | 20.0m
  - Lane | 2 - 3.5m
  - Carriage | 7.0m
  - Curbing | Barrier - Safety
  - Parking | Road Grade Parking Pocket
  - Boulevard | 2.4m / 2.2m Boulevard with curb
  - MUP | 3.0m MUP + 1.8m Sidewalk
  - Cycle | MUP Off-Road
  - Trees | Boulevard, Both Sides
  - Utilities | Under Boulevard MUP
  - Offset Boulevard | 0.5m from ROW

Note: The proposed Cross Section is conceptual and will be refined through detailed design.

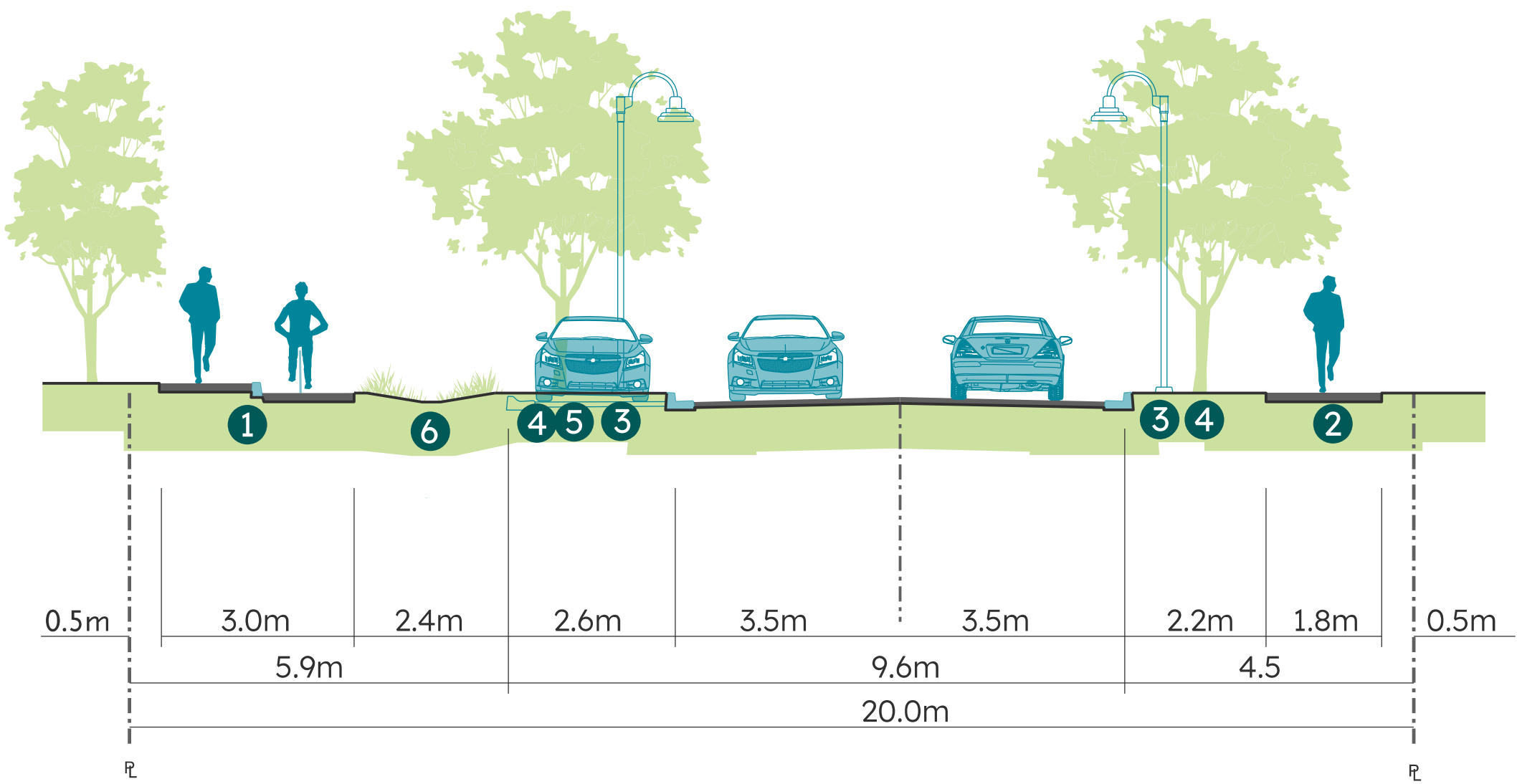
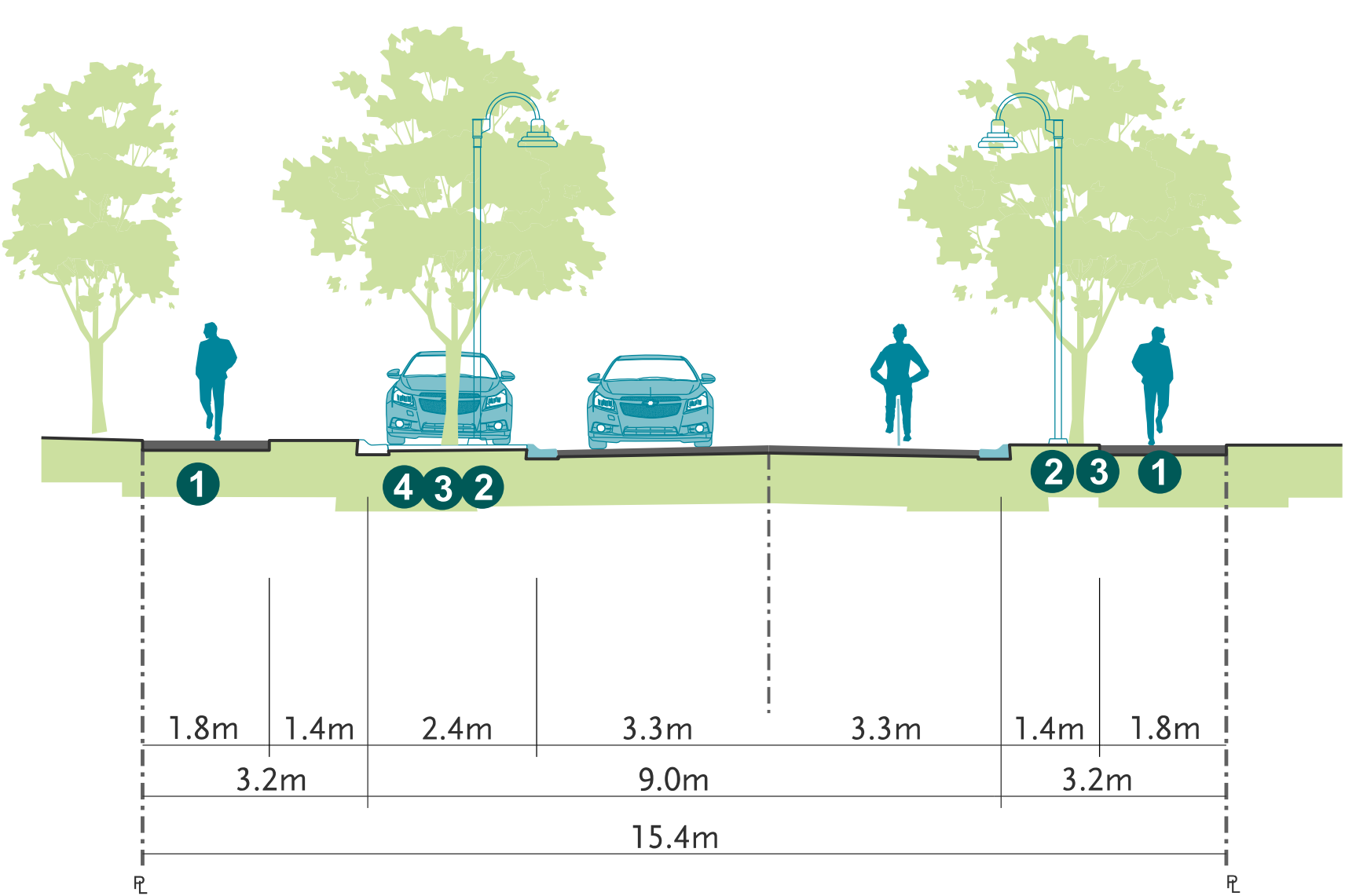




Figure 10.2  
LOCAL  
STREET CROSS SECTION



LEGEND MAY 2023

LOCAL ROAD FEATURES

- 1 Public Sidewalk
- 2 Street Lighting - As Required
- 3 Street Trees
- 4 Above Road Parking Pocket | If Required

LOCAL ROAD SPECS

- Speed | 30-40 km/h
- ROW | 15.4m
- Lane | 2 - 3.3m
- Carriage | 9.0m
- Curbing | Rollover
- Parking | Above Grade Parking
- Boulevard | 1.4m Boulevard with curb
- MUP | 2 x 1.8m Sidewalk
- Cycle | on-Road
- Trees | Boulevard, Both Sides
- Utilities | Under Boulevard

Note: The proposed Cross Section is conceptual and will be refined through detailed design.



Figure 10.3  
MULTI-USE PATHWAY  
CROSS SECTION

LEGEND MAY 2023

MULTI-USE PATHWAY FEATURES

- 1 Grade Separated Multi-Use Pathway
- 2 Packed Gravel Multi-Use Trail
- 3 Bollard Lighting
- 4 Retained + New Planted Landscape

Note: The proposed Cross Sections are conceptual and will be refined through detailed design.

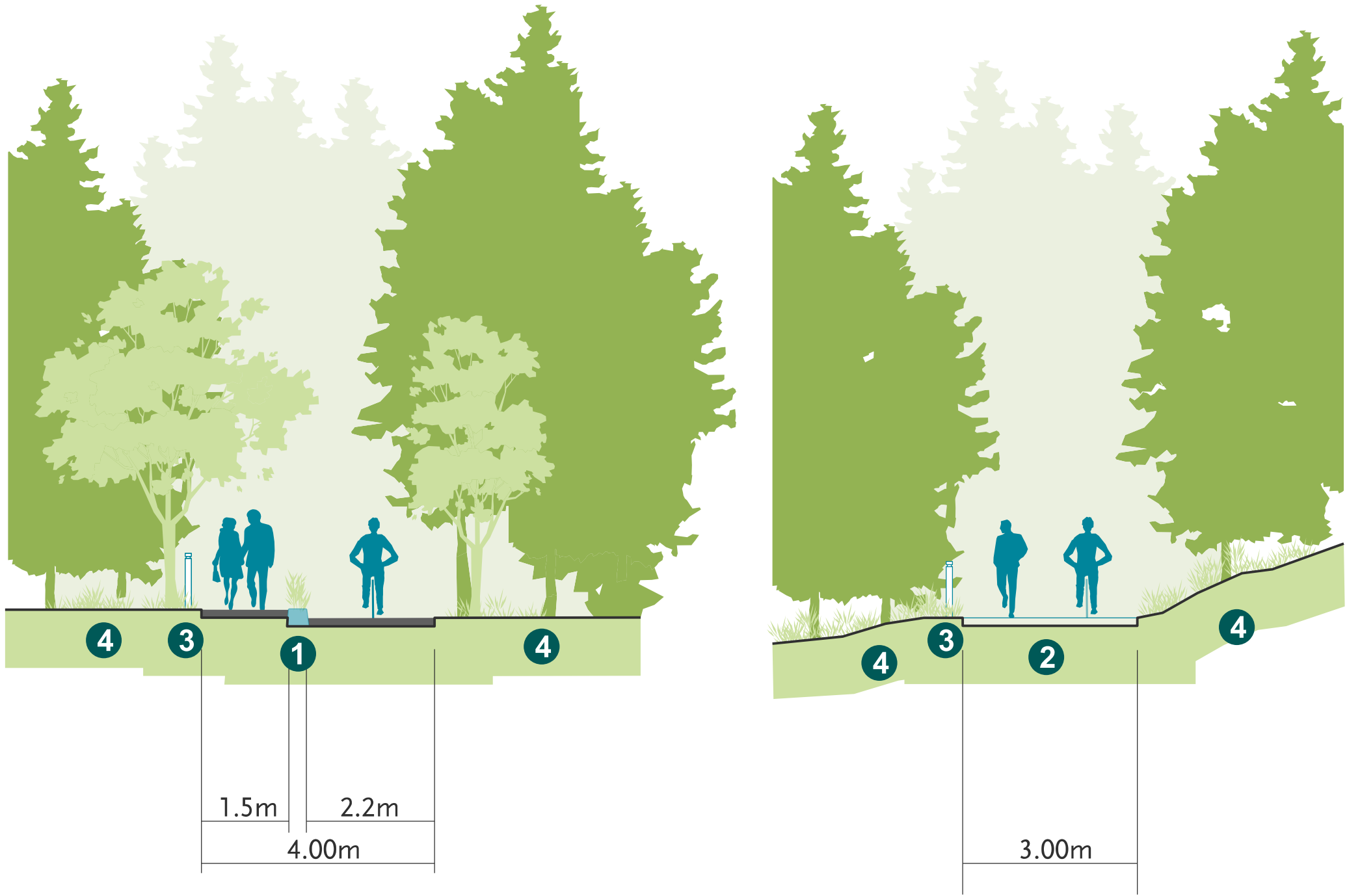




Figure 11  
LAND USE PLAN



LEGEND MAY 2023

- Site Boundary 61.14 ha | 151.08 ac
- Municipality Boundary
- Property Line
- Surveyed Watercourse
- Sunnyside Road Ditch
- Culverted Stream
- Existing Structures

LAND USE	
5%	Ground Oriented 3.20 ha   7.91 ac
28%	Multi-Family 17.13 ha   42.33 ac
3%	Mixed Use 1.67 ha   4.13 ac
1%	Civic   Community Centre 0.44 ha   1.09 ac
6%	Neighbourhood Park 3.78 ha   9.34 ac
41%	Protected Natural Area + Greenways 24.94 ha   61.63 ac
16%	Road ROW 9.98 ha   24.66 ac
100%	61.14 ha   151.08 ac

Note: The proposed areas are conceptual and will be refined through detailed design.

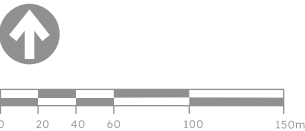




Figure 12  
CONCEPTUAL  
WATER SYSTEM PLAN

LEGEND MAY 2023

- Site Boundary 61.14 ha | 151.08 ac
- Municipality Boundary
- Property Line
- 5m Contour
- Surveyed Watercourse
- Sunnyside Road Ditch
- Culverted Stream
- Existing Structures
- ROW

WATERMAIN DISTRIBUTION

- Pressure Zone Boundary + Contour
- 5 Pressure Zone 185m
- 4 Pressure Zone 165m
- 3 Pressure Zone 150m
- 2 Pressure Zone 120m
- 1 Pressure Zone 90m
- Feeder Main
- Distribution Main
- Proposed Neighbourhood Tie-in Point
- Proposed Reservoir
- Proposed Pump Station
- Pressure Reducing Valve
- Proposed Blowoff (TYP.)

Note: The proposed areas and infrastructure are conceptual and will be refined through detailed design.

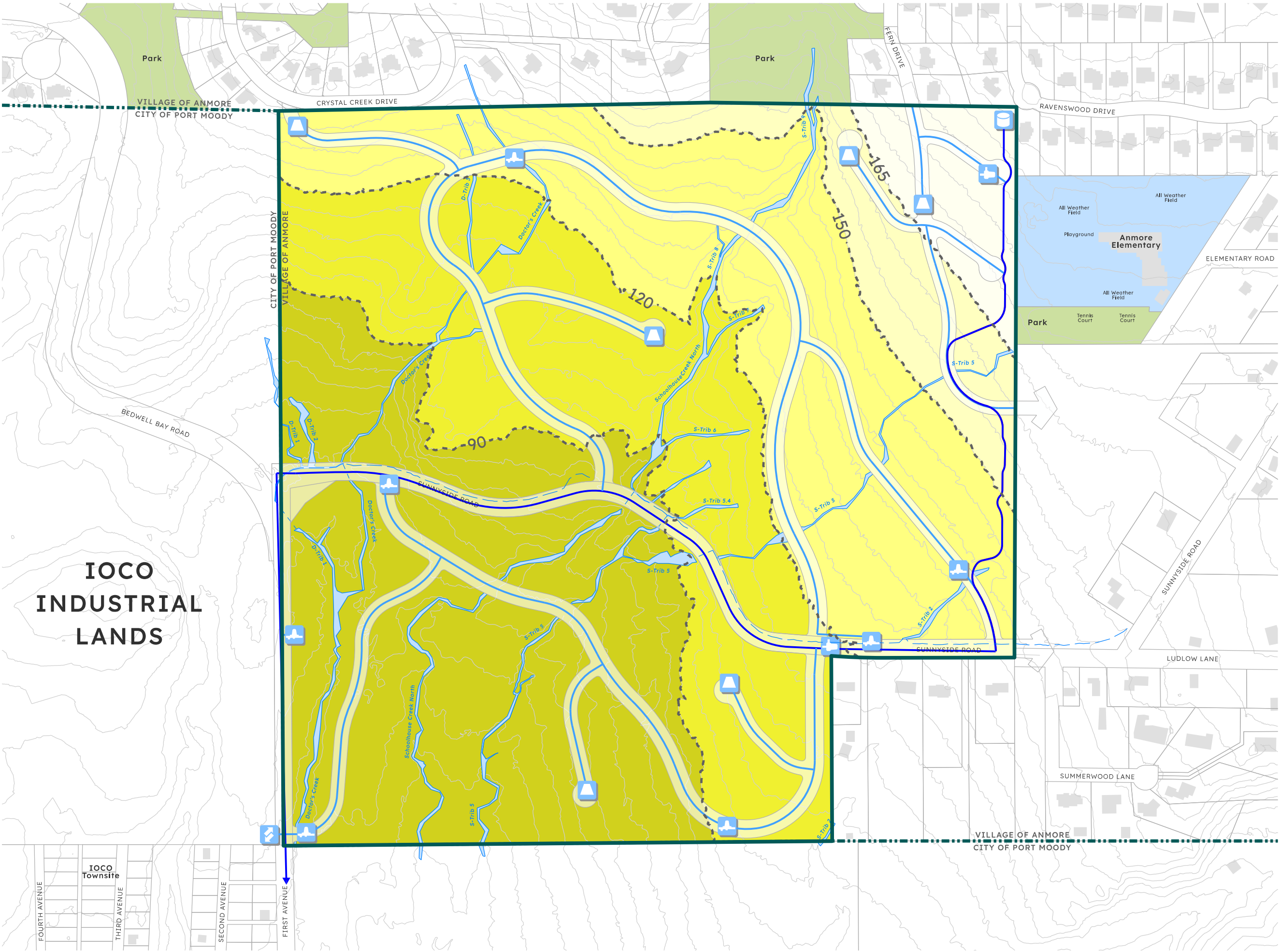




Figure 13  
CONCEPTUAL  
SANITARY SYSTEM PLAN

LEGEND MAY 2023

- Site Boundary 61.14 ha / 151.08 ac
- Municipality Boundary
- Property Line
- 5m Contour
- Surveyed Watercourse
- Sunnyside Road Ditch
- Culverted Stream
- Existing Structures
- Development Areas
- Conservation + Recreation Framework
- ROW

- SANITARY SEWER SYSTEM
- Proposed Sanitary Main
  - Low Pressure System Required
  - Proposed Sanitary Manhole
  - Neighbourhood Tie-in Point

Note: The proposed areas and infrastructure are conceptual and will be refined through detailed design.

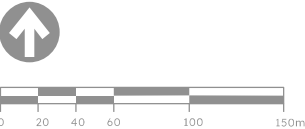




Figure 14  
CONCEPTUAL  
RAINWATER  
MANAGEMENT PLAN

LEGEND MAY 2023

- Site Boundary 61.14 ha / 151.08 ac
- Municipality Boundary
- Property Line
- 5m Contour
- Surveyed Watercourse
- Sunnyside Road Ditch
- Culverted Stream
- Existing Structures
- Development Areas
- Conservation + Recreation Framework
- ROW

STORM SEWER SYSTEM

- Proposed Catchment Boundary
- Proposed Storm Main (TYP.)
- Proposed Outfall into Creek
- Proposed Storm Manhole (TYP.)
- Proposed Storm Pond

Note: The proposed areas and infrastructure are conceptual and will be refined through detailed design.

