

# Anmore South Design Options

## Comparative Review

October 28, 2024



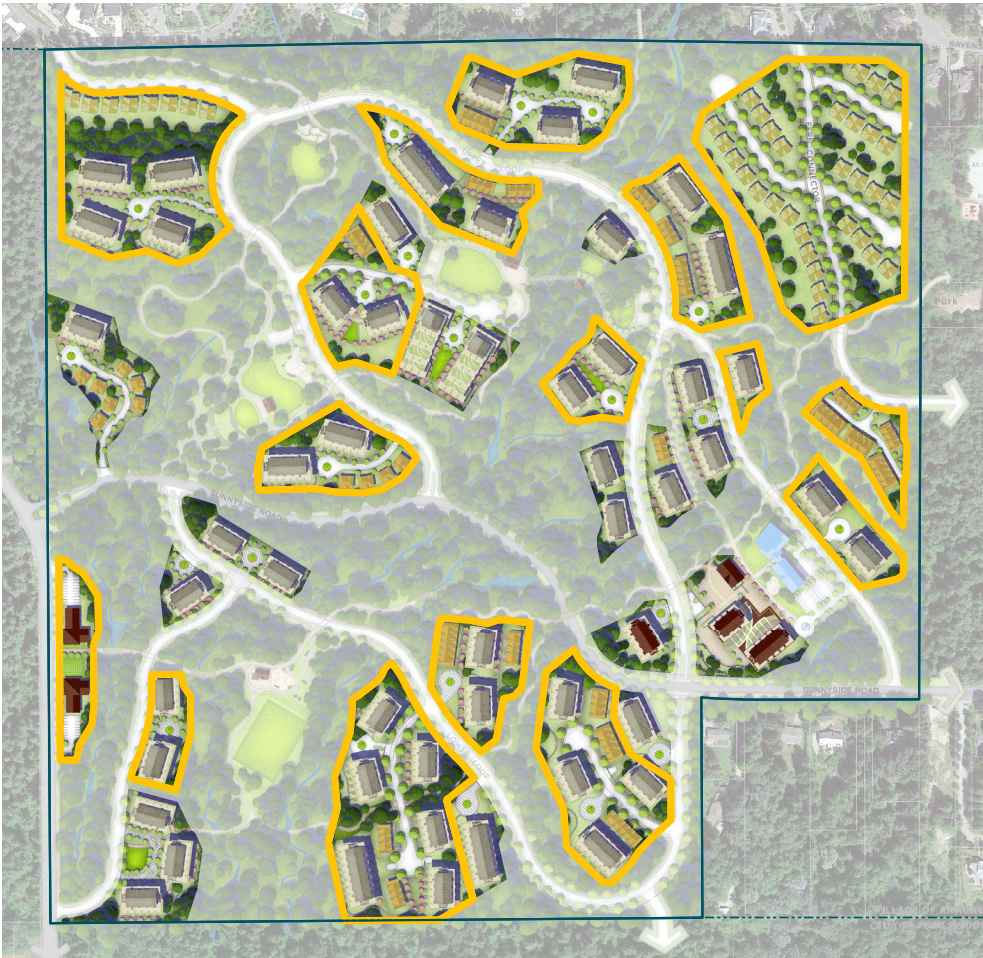
# Housing Forms + Choices

## Shift To Ground Oriented Living

All three Design Options provide a mix of housing forms to support a range of life-styles, life stages and incomes - including opportunities for young families and aging-in-place. Options 2 and 3 reflect a shift towards a higher proportion of ground-oriented townhomes. As a more land-consumptive form of housing than apartments, townhomes require a greater total development footprint.

 = Area of Change

Option 1 | Foundation



- Total Homes | **3,500**
- Single Family / Duplex Homes | **100 (3%)**
- Townhomes | **400 (11%)**
- Apartments | **3,000 (86%)**
- Potential Non-Market Rental Homes | **~105**
- Estimated Population | **6,390 residents**
- Residential Development Footprint | **54 acres (36% of land)**

Option 2 | Balanced



- Total Homes | **2,450**
- Single Family / Duplex Homes | **55 (2%)**
- Townhomes | **745 (31%)**
- Apartments | **1,650 (67%)**
- Potential Non-Market Rental Homes | **~75**
- Estimated Population | **4,830 residents**
- Residential Development Footprint | **63 acres (41% of land)**

Option 3 | Essential




- Total Homes | **1,990**
- Single Family / Duplex Homes | **80 (4%)**
- Townhomes | **730 (37%)**
- Apartments | **1,180 (59%)**
- Potential Non-Market Rental Homes | **~59**
- Estimated Population | **4,060 residents**
- Residential Development Footprint | **68 acres (45% of land)**



# Active Parks

## Neighbourhood Parks + Trails

With a Neighbourhood Park located within a 5-minute walk of every home, all three Design Options provide a network of active parks and trails. As the total housing density is reduced through a shift towards ground-oriented townhomes, less land remains for Neighbourhood Parks. Ground-oriented townhomes also provide residents with private yards and strata amenity space, reducing demand on publicly-owned Neighbourhood Parks.

 = Area of Change

Option 1 | Foundation



- Neighbourhood Park | **10.7 acres (7% of land)**
- Village Greenway Trails - 4m wide | **1.5 acres (1% of land)**
- Community Pathway Trails - 3m wide | **1.5 acres (1% of land)**

Option 2 | Balanced



- Neighbourhood Park | **8.7 acres (6% of land)**
- Village Greenway Trails - 4m wide | **1.5 acres (1% of land)**
- Community Pathway Trails - 3m wide | **1.5 acres (1% of land)**

Option 3 | Essential




- Neighbourhood Park | **5.6 acres (4% of land)**
- Village Greenway Trails - 4m wide | **1.5 acres (1% of land)**
- Community Pathway Trails - 3m wide | **1.5 acres (1% of land)**



# Natural Areas

## Conservation + Recreation Framework

All three Design Options provide a Natural Conservation Framework that protects environmentally sensitive areas and steep slopes, as well as a retained (15m wide) forest buffer along Sunnyside Road and existing neighbourhoods. The Natural Conservation Framework also provides an opportunity for recreational trails outside of the dedicated environmental areas.

 = Area of Change

Option 1 | Foundation



• Natural Conservation Framework | **61 acres (40% of land)**

Option 2 | Balanced



• Natural Conservation Framework | **55 acres (36% of land)**

Option 3 | Essential



• Natural Conservation Framework | **52 acres (34% of land)**



# Shops, Services + Facilities

## Local Shopping + Community Centre

All three Design Options provide dedicated Mixed-Use areas to accommodate neighbourhood commercial within walking distance of homes, as well as a Community Rec Facility adjacent the Mixed-Use centre on Sunnyside Road. While supportable commercial square footage will depend on the future population of the neighbourhood, the distribution of commercial sites can be decided independent of the total density. Similarly, there is potential for the Community Centre to be a public facility or a private community club (with opt-in for existing Anmore residents) in any of the Options.

 = Area of Change

Option 1 | Foundation



- Commercial Location | **Sunnyside Road + First Avenue**
- Estimated Commercial Square Footage | **65,000 Sq. Ft.**
- Community Centre Tenure | **Public Facility**
- Estimated Community Centre Square Footage | **25,000 Sq. Ft.**

Option 2 | Balanced



- Commercial Location | **Sunnyside Road + First Avenue**
- Estimated Commercial Square Footage | **50,000 Sq. Ft.**
- Community Centre Tenure | **Public Facility or Community Club**
- Estimated Community Centre Square Footage | **20,000 Sq. Ft.**

Option 3 | Essential



- Commercial Location | **Sunnyside Road**
- Estimated Commercial Square Footage | **35,000 Sq. Ft.**
- Community Centre Tenure | **Community Club**
- Estimated Community Centre Square Footage | **15,000 Sq. Ft.**



# Street Network + Transportation

## Safe + Active Transportation

All three Design Options provide an Active Transportation Network of safe, pedestrian-first streets - as well as opportunities for Transportation Demand Management. Differences in the public street network presented on the Options are limited to the potential connection and interface with Crystal Creek Drive. The connection to Crystal Creek Drive could be implemented in any Design Option and is not dependent on decisions related to other neighbourhood elements, such as housing density.

 = Area of Change

Option 1 | Foundation



- Provides local street connection to Crystal Creek Drive.
- Provides trail connection to Crystal Creek Drive.
- Provides retained forest buffer adjacent Crystal Creek Drive.

Option 2 | Balanced



- New single family homes with driveway access on Crystal Creek Drive to complete the street.
- No local street connection to Crystal Creek Drive.

Option 3 | Essential



- Backyards of single family homes adjacent to Crystal Creek Drive, with no driveway or local street connection.
- Provides retained forest buffer adjacent Crystal Creek Drive.