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# MEMORANDUM

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**DATE:** 3 June 2025  
**TO:** Karen Elrick, CAO, Village of Anmore  
**FROM:** Blair Erb, Coriolis Consulting Corp.  
**RE:** Comments on Fiscal Impact Assessment for 1750 Unit Concept

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## 1.0 Introduction

The applicant for Anmore South provided a detailed fiscal impact assessment to the Village for the proposed 2,202 unit concept in April 2025. We reviewed the April impact assessment and provided our comments in a memo dated 9 April 2025.

The applicant recently provided a revised impact assessment that is based on a concept which includes 1,750 units. This revised analysis from the applicant is documented in a memo entitled "Comparative Analysis of Fiscal Impacts: Anmore South Development – 2,202 vs. 1,750 Unit Scenarios" (see Attachment 1).

As requested by the Village, we reviewed the most recent memo provided applicant. We also reviewed the supporting assumptions and detailed calculations provided separately to us by the applicant.

Our comments are summarized below.

Our comments below should be reviewed in combination with our previous 9 April 2025 memo which evaluated the fiscal impact assessment provided by the applicant for the 2,202 unit concept plan.

## 2.0 Summary of Impact Analysis Submitted by Applicant

The fiscal impact analysis provides estimates of the potential change in the Village's operating revenues (e.g. property taxes, grants, other revenue) and operating costs associated with the full build out of the proposed Anmore South neighbourhood. The estimates are all in \$2024 and focus solely on financial impacts associated with Anmore South upon its completion (not intervening years).

The most recent impact assessment provided to us by the applicant can be summarized as follows.

**Exhibit 1: Summary of Applicant's Impact Analysis**

Item	Estimated Annual Change Due to Anmore South		Difference
	2,202 Unit Concept	1,750 Unit Concept	
Increased Annual Revenues <sup>1</sup>	\$3,931,138	\$3,563,111	-\$368,027
Less Increased Annual Operating Costs Excluding Fire Service and Police Service	\$1,554,835	\$1,449,145	-\$105,690
Less Estimated Annual Police Cost to Anmore	\$1,079,183	\$990,793	-\$88,390
Plus Elimination of Provincial Police Tax (no longer paid by residents) <sup>2</sup>	\$313,255	\$313,255	\$0
Less Increased Fire Service Cost to Anmore	\$914,265	\$825,422	-\$88,843
Subtotal Increased Annual Operating Costs	\$3,235,028	\$2,952,105	-\$282,923
<b>Net Overall Annual Impact</b>	<b>\$696,110</b>	<b>\$611,006</b>	<b>-\$85,104</b>

The key points of the applicant's analysis include:

- The 1,750 unit concept will generate a net annual fiscal benefit to the Village of about \$611,006.
- The net annual fiscal benefit to the Village for the 1,750 unit concept is about \$85,104 less than the 2,202 unit concept.
- The estimated annual increase in revenues to the Village declines in the 1,750 unit concept as the total property tax revenue generated by the project will decline. However, the estimated annual increase in Village operating costs also declines (as the population and dwelling counts are lower). So, the estimated annual net financial benefit to the Village only declines by about \$85,000 under the 1,750 unit concept.

It is important to note that the analysis is based on the following key assumptions and exclusions:

1. There is no change from the existing level of service provided to Anmore residents and no fundamental change in the approach to delivering services to Anmore residents (e.g., no change to the delivery of police services or fire protection, no new municipal facilities/services).
2. Any costs associated with the planned new on-site sanitary sewer service for Anmore South will be fully paid by Anmore South residents, so the new sanitary system will not lead to increased net costs to the Village.
3. Costs associated with the proposed recreation facility at Anmore South are excluded. If the Village is responsible for the cost of operations, it would increase the Village's overall operating costs.
4. Costs associated with solid waste and recycling services to Anmore South residents are excluded (other than for eight proposed single family homes) as these services are assumed to be provided by private contractors at the expense of individual strata corporations in Anmore South.
5. There will be no costs to the Village of Anmore associated with off-site water and sanitary sewer mains (which are assumed to be owned and maintained by Metro Vancouver).

<sup>1</sup> This includes a variety of revenue related items include property taxes, grants and miscellaneous income.

<sup>2</sup> After Anmore's population exceeds 5,000, the Provincial Police Tax will no longer be levied as the cost of police services will be shifted to the Village from the Province.

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6. There is no assumed change to the current business tax rate. If the business tax rate was increased (as it is low compared to other municipalities), this would increase the annual property tax revenue generated by Anmore South (assuming there was not an off-setting reduction in residential tax rates).
  7. Any operating and maintenance costs associated with the potential all-weather field at the elementary school are not included in the analysis.

### 3.0 Comments on the Applicant's Impact Analysis

Our comments below focus on the analysis completed for the 1,750 unit concept (our comments on the 2,202 unit concept are already documented in our 9 April 2025 memo).

1. Revenue estimates:
  - Property tax estimate. We think that the applicant's property tax revenue estimates under the 1,750 unit concept could be optimistic. The applicant estimates that annual property taxes will increase by about \$3,299,000 due to Anmore South. Based on our own evaluation, we would expect the increase to be closer to about \$3,200,000, or about \$99,000 lower than the applicant's estimate.
  - We think the applicant's other revenue estimates are reasonable.
2. Operating cost estimates:
  - Police service cost estimates. One of the largest cost impacts to the Village associated with the addition of Anmore South will be the cost of providing police services. The applicant's analysis assumes that future Anmore Police Services costs will total about \$153 per capita. This results in an estimated annual cost of about \$990,793 to the Village.  
  
As outlined in our 9 April memo, we think that this may be low based on the data provided to us by the applicant for other municipalities with populations between 5,000 and 15,000 residents. We re-ran the policing cost analysis for Anmore (with Anmore South) assuming a per capita cost of \$175. This results in a total police services cost to the Village of about \$1,134,000 (\$175 per capita x 6,479 population), which is about \$143,000 higher than assumed in the applicant's analysis.
  - We think the other assumptions used in the applicant's analysis for the 1,750 unit concept are reasonable.

Exhibit 2 shows the applicant's estimates for the 1,750 unit concept plus a revised version with adjustments by Coriolis for a reduction in property taxes (\$99,000 per year lower) and an increase in the assumed costs of providing police services (\$143,000 increase) as outlined above. After making these adjustments, the result is that Anmore South would have a net positive impact of about \$369,000 per year on the Village of Anmore under the 1,750 unit concept.

**Exhibit 2: Summary of Applicant's Impact Analysis for 1,750 unit Concept With Adjustments by Coriolis (annual change)**

Item	Applicant's Estimates for 1,750 Unit Concept	Applicant's Figures Adjusted by Coriolis for Property Tax and Police Service Costs
Increased Annual Revenues	\$3,563,111	\$3,464,111
Less Increased Annual Operating Costs Excluding Fire Service and Police Service	\$1,449,145	\$1,449,145
Less Estimated Annual Police Cost to Anmore	\$990,793	\$1,134,000
Plus Elimination of Provincial Police Tax (no longer paid by residents)	\$313,255	\$313,255
Less Increased Fire Service Cost to Anmore	\$825,422	\$825,422
Subtotal Increased Annual Operating Costs	\$2,952,105	\$3,095,312
<b>Net Overall Annual Impact</b>	<b>\$611,006</b>	<b>\$368,799</b>

**3.0 Conclusions**

The applicant's impact assessment for the 1,750 unit concept indicates that Anmore South will have a net positive operating impact of \$611,000 per year on the Village of Anmore.

However, we think this may be optimistic. After making adjustments to the analysis, we would expect the overall net positive financial impact to be closer to \$369,000 per year.

As outlined in Section 2.0, it is important to note that these estimates assume:

1. Any costs associated with the planned new sanitary sewer service for Anmore South will be paid by Anmore South residents, so there is no allowance in the analysis for any increased costs to the Village associated operating and maintaining the planned sanitary system. This arrangement will need to be incorporated into agreements between the Village and the applicant as part of the overall approval process.
2. There is no change from the existing level of municipal service provided to Anmore residents.
3. Costs (and revenues) associated with the proposed recreation facility at Anmore South are excluded from the analysis.
4. Any operating and maintenance costs associated with the potential all-weather field at the elementary school are not included in the analysis.
5. Costs associated with solid waste and recycling services to Anmore South residents are excluded as these services are assumed to be provided by private contractors at the expense of individual strata corporations in Anmore South.
6. There will be no costs to the Village of Anmore associated with off-site water and sanitary sewer mains (which are assumed to be owned and maintained by Metro Vancouver).
7. There is no assumed change to the current business tax rate. Anmore South will have a significant commercial component. If the business tax rate was increased (as it is low compared to other municipalities), this would increase the annual property tax revenue due to Anmore South (if there was not an off-setting reduction in residential tax rates).