

Anmore South

Phase 2 : DRAFT Land Use Options

Initial Submission

Sept 13, 2024



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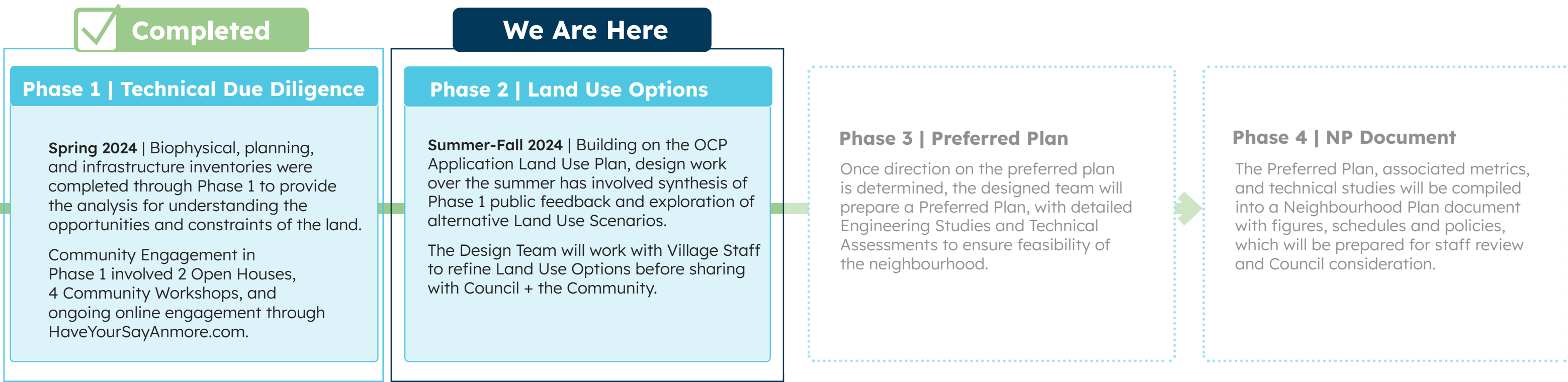
Where We Are | Neighbourhood Plan Phase 2

DRAFT

Placemark is pleased to present the Anmore South Neighbourhood Plan Draft Land Use Options for review by Village of Anmore Staff.

In accordance with Phase 2 of the Council-approved Terms of Reference, the Land Use Options have been prepared based on the Anmore South OCP Amendment Application Plan (March 2023), as well as technical findings and community feedback from Phase 1 of the process.

Phased Neighbourhood Planning Process



Where We Left Off | Planning Foundation

Phase 1 | Technical Due Diligence + OCP Application Land Use Plan

Technical Assessments

Phase 1 involved inventory + analysis to understand the opportunities + constraints of the land, including:

- Detailed Terrain Analysis;
- Archaeological Impact Assessment;
- Environmental Baseline;
- Geotechnical Hazard Assessment;
- Planning + Engineering Inventory;
- Retail Demand Study; and,
- OCP Application Assessments - Transportation Report, Fiscal + Economic Impact Analysis, and Fire Impact Assessment.

Community Engagement

To support the target outcomes of the Council-approved Engagement Strategy, Village-led Phase 1 engagement included:

- Notifications;
- Open Houses;
- Workshops; and,
- Have Your Say Anmore Website.

OCP Application Land Use Plan

As the foundation for the Neighbourhood Plan design, the OCP Amendment Application Plan was shared with the community - envisioning:

- ~50% of the lands publicly-dedicated for civic use, parks, natural areas + greenways;
- >9 acres of active public parks;
- Active transportation network with safe livable streets trails + multi-use public paths;
- Mix of homes - 3,100-3,500 units for 6,100-6,700 ppl. over 25-year phased build-out;
- Range of tenures, including below-market rental and 15 dedicated SVFD units.

June 2024 Open House #2 | OCP Application Plan



What We Heard | Phase 1 Consultation Take Aways

KEY THEMES



HOUSING FORMS + CHOICES

Diversify Housing Mix

- Aging in place/ Young families
- Ground oriented living
- Include affordability

Reduce Density

- Right-size for Anmore
- Manage population growth
- Scale of development

Minimize Visual Impact

- Respond to topography
- Building heights
- Landscape buffer

Cluster Development

- Respect Environmentally Sensitive Areas
- Retain forest character
- Consolidate built areas

Enduring Form & Character

- Retain village scale
- High quality construction
- Generous public realm



TRANSPORTATION

Reduce New Traffic Volumes

- Promote Transportation Demand Management initiatives
- Improve vehicular and pedestrian connectivity
- Pedestrian oriented streets

Prioritize Safe Streets

- Prioritize pedestrian movement
- Ensure dark-sky lighting
- Provide off-road trail network

Promote Public Transit

- Increase frequency of service
- Connect with rapid transit hubs
- Improve transit facilities

Diversify Active Transportation

- Expand trail and cycling network
- Improve accessibility
- Connect neighbourhood nodes

Consider Off-Site Roads

- Status of David Ave connection
- Improve Ioco Road capacity
- Port Moody congestion



PARKS + NATURAL AREAS

Retain Forest Character

- Respect ecologically sensitive areas
- Protect unique natural conditions
- Integrate buildings with natural topography

Improve Park Program and Distribution

- Tailor for growing community
- Scale facilities with neighbourhood size
- Parks within 5-min walk of homes

Expand Park Amenities

- Add sport-specific facilities
- Provide flexible space
- Address range of recreational needs

Connect Parks with a Network of Trails

- Connect trails to community destinations
- Ensure hierarchy of trail types
- Design trails for a diversity of users

Protect Wildlife Habitat

- Integrate wildlife corridors
- Respect riparian areas
- Enhance aquatic habitat



SHOPS, SERVICES + FACILITIES

Provide a Neighbourhood Heart

- Design public gathering spaces
- Central position with convenient access
- Connect with streets and green-ways

Create Amenities for Anmore

- Establish a commercial heart
- Provide for a recreational facility
- Don't compete with the Village Hub

Establish Recreational Facilities

- Reduce dependence on Port Moody
- Sport-specific Space
- Provide room for events and celebrations

Promote Financial Sustainability

- Provide space for local shops and services
- Create local jobs + expand tax base
- Connect Anmore South to water + sewer services

Strengthen Village Character

- Promote every-day social interaction
- Design to a village scale
- Support walkable services

Planning Anmore South | Structuring the Options

The Neighbourhood Plan leverages the OCP and Metro Vancouver Special Study Area designation, enabling a complete community in Anmore South while maintaining the Village’s semi-rural character. Rooted in principles of sustainability, the Plan Options each present a mixed-use neighbourhood set within the forest - structured according to walkable neighbourhoods, connected parks and trails, offering civic destinations in support of a full range of housing forms.

CONTEXT

Anmore South sits at the lowest elevation within Anmore, well below it’s surrounding neighbours. Despite being industrially-logged in the early 1900s, Doctor’s Creek and Schoolhouse Creek remain defining features of the land’s second-growth forest - enabling retention and enhancement within the neighbourhood.

Anmore South’s hillside topography rises dramatically from gentle terraces in the south climbing 150m to the northeast next to Ravenswood. Balancing the competing interests of neighbourhood development with conservation planning, the Conservation and Recreation Framework ensures the protection of the functional integrity of the natural systems; the recreational opportunities for outdoor activities; and natural features that define the area’s landscape character.

NEIGHBOURHOOD VISION

Working with the land, the Options propose a socially-diverse neighbourhood with an active transportation network of liveable streets, community greenways, and accessible forest trails – all within a 5-minute walk of each home. Contributing to a more complete Village, the Options include a vibrant neighbourhood heart with local shops and services, a community recreation centre, and market square – providing local employment and allowing Anmore’s retail spending to stay in the community. Protecting what’s important, all Options respect the system of streams and riparian habitat within a public network of dedicated parks, greenways, and natural areas.

NEIGHBOURHOOD STRUCTURE

Responding to the site’s hillside landform and forested character, the Neighbourhood Options are structured according to a series of three distinct topographic bands. While each topographic level reflects a distinct landscape experience and character, they all share a walkable scale with direct access to natural open space:

Upper | matching the elevation of Anmore Elementary School, Ravenswood Drive and Fern Drive, the Upper level serves as a transition with existing neighbourhoods, extending Fern Drive to Sunnyside.

Main | intersecting Sunnyside at its eastern boundary and extending diagonally across to Crystal Creek Drive in the northwest, the neighbourhood’s Main level provides for a gentle unifying grade across the site and a central mixed-use social heart with direct access from Sunnyside Road;

Lower | establishing Anmore’s western gateway at First Avenue and Sunnyside Road, the Lower neighbourhood level provides contiguous gentle lands suitable for active parks and recreation.

LIVEABLE STREET NETWORK

Owing to the hillside topography of the lands, there are limited street routing options to link the Upper, Main and Lower ‘neighbourhood levels’ within a coherent street network. Subsequently, all three Neighbourhood Options share a common street network and central mixed-use social heart to optimize access and walkability while minimizing the impact of streets through site sensitive design.

Neighbourhood accessed is structured from Sunnyside Road through an upper collector street looping through the northern half of the neighbourhood, and a lower collector street linking the neighbourhood to the south. To limit impacts to the existing forest and ecological values along Sunnyside Road, the existing alignment is maintained along with a forest buffer.

Allowing choice and flexibility in moving through the community, the street network serves to distribute traffic while also linking Anmore South to the larger Village. All neighbourhood streets include safe pedestrian sidewalks, cycling routes and planted boulevards with dark-sky light standards.

HOUSING DIVERSITY

Protecting the forested character and riparian habitat, all three Neighbourhood Options share a common development footprint within a network of parks, greenways and natural areas. All three Neighbourhood Options provide a socially diverse mix of housing forms, from ground-oriented homes with individual yards to single-level apartment living, with no buildings exceeding 6 storeys. Working to sensitively integrate new development with the land, all three Neighbourhood Options provide a series of clustered neighbourhoods centered around common parks and civic destinations.

SOCIAL HEART

Common to all three Neighbourhood Options is the position and program of the mixed-use social heart with local shops and services, a community recreation centre, and market square. With a focus on delivering community amenities within a walkable village scale, the Options community centre can also support community programs including outdoor education and community healthcare delivery.

Implementing What We Heard | DRAFT Land Use Options

The Neighbourhood Plan Land Use Options move beyond the OCP Application Land Use Areas - providing detailed layouts illustrating the potential + capacity of the lands.

The street network and location of the Mixed-Use Centre are fixed across the options – due to the major site constraints of topography, environmental areas, and alignment of Sunnyside Road. Select elements of each Option can be evaluated and considered for implementation in the Preferred Plan.

OPTION 1 | Foundation (OCP)



Foundation | Option 1 details the Vision of the Anmore South OCP Amendment Application - providing 3,500 homes and a full complement of parks, recreation facilities, community gathering spaces, and retail shops + services. Concentrating a greater portion of homes in 4-6 storey apartment forms leaves more land available for neighbourhood parks and retained forest.

OPTION 2 | Balanced



Balanced | Option 2 responds to community feedback from Phase 1 public engagement by moving towards a ground-oriented townhome-forward housing mix, with 2,450 total homes. With a more land-intensive housing mix, less total area is available for neighbourhood parks and retained forest, while still providing parks, recreation facilities, community gathering spaces, and retail shops + services.

OPTION 3 | Essential



Essential | Option 3 responds to community feedback from Phase 1 public engagement with an even higher proportion of ground-oriented townhomes in the housing mix - 1,990 total homes. This option provides parks, recreation facilities, community gathering spaces, and retail shops + services to meet the needs of a lower projected future population.

Implementing What We Heard | DRAFT Land Use Options

OPTION 1 | Foundation (OCP)

Housing Forms + Choices

- Reflecting the OCP Application Plan, Option 1 provides 3,500 homes for a projected 6,390 residents;
- Includes an apartment-focused housing mix with 100 Single-Family of Duplex homes (3%), 400 townhomes (11%), and 3,000 apartments (86%);

Transportation

- Livable Streets + Active Transportation Network;
- Results in lower peak hour vehicle trip generation;
- Provides greatest opportunities for Transportation Demand Management, with higher population to support car-share and community shuttle.

Parks + Natural Areas

- ~10.7 acres of active Park;
- Potential park amenities including playgrounds, pavilions, and gathering space - as well as opportunities for significant programming such as flexible field space;
- Dedicates 61 acres (40%) of the land as Natural Conservation Framework.

Shops, Services + Facilities

- Shops and Services located at Mixed-Use Centre on Sunnyside Road and First Avenue;
- Public Recreation facility to meet neighbourhood demand;
- Highest projected housing yield provides greatest net taxation benefit for Village of Anmore.



Implementing What We Heard | DRAFT Land Use Options

OPTION 2 | Balanced

Housing Forms + Choices

- Provides lower total density than the Foundation Plan Application Plan - with 2,450 homes for a projected 4,830 residents;
- Reflects a shift towards ground-oriented housing, with 55 Single-Family homes (2%), 745 townhomes (30%), and 1,650 apartments (67%);

Transportation

- Livable Streets + Active Transportation Network;
- Lower relative density than OCP Application Plan results in lower peak hour vehicle trip generation;
- Provides opportunities for Transportation Demand Management.

Parks + Natural Areas

- ~8.7 acres of Neighbourhood Park;
- Potential park amenities including playgrounds, pavilions, and gathering space;
- Dedicates 55 acres (36%) of the land as Natural Conservation Framework.

Shops, Services + Facilities

- Shops and Services located at Mixed-Use Centre on Sunnyside Road with secondary commercial node on First Avenue;
- Higher project population allows Recreation Facility to operate as Private or Public Community Centre;
- Lower number of new ratepayers provides lower expected net taxation benefit for Village of Anmore compared to Option 1.



Implementing What We Heard | DRAFT Land Use Options

OPTION 3 | Essential

Housing Forms + Choices

- Provides lowest total density of all Options - with 1,990 homes for a projected 4,060 residents;
- Shifts further to ground-oriented housing mix with 80 Single-Family homes (4%), 730 townhomes (37%), and 1,180 apartments (59%);

Transportation

- Livable Streets + Active Transportation Network;
- Lower relative density results in lower peak hour vehicle trip generation;
- Provides opportunities for Transportation Demand Management.

Parks + Natural Areas

- ~5.6 acres of Neighbourhood Parks;
- Potential park amenities including playgrounds, pavilions, and gathering space;
- Dedicates 52 acres (34%) of the land as Natural Conservation Framework.

Shops, Services + Facilities

- Shops and Services located at Mixed-Use Centre on Sunnyside Road;
- Recreation facility envisioned as Private Community Club to ensure existing Anmore taxpayers don't pay for Anmore South facility;
- Lower number of new ratepayers provides lower expected net taxation benefit for Village of Anmore compared to Options 1 + 2.



Evaluating the Options | Phase 2 - Land Use Options Metrics Comparison

Design Element	Option 1 Foundation (OCP)	Option 2 Balanced	Option 3 Essential	RS-1 Subdivision (Baseline)
Housing				
Total Homes	3,500	2,450	1,990	85
SF/Duplex	100	55	80	85
Townhome	400	745	730	0
Apartment	3,000	1,650	1,180	0
Potential Affordable Homes (non-market rental)	~105	~75	~59	0
Estimated Population	6,390	4,830	4,060	247
Residential Development Footprint	~54 acres	~63 acres	~68 acres	~111 acres
Parks + Natural Areas				
Neighbourhood Park	~10.7 acres	~8.7 acres	~5.6 acres	~2.4
Park Amenities	Playgrounds, Pavilions, Flex Field, Sports Courts, Pump Track	Playgrounds, Pavilions, Flex Field, Sports Courts	Playgrounds, Pavilions, Flex Field	None
Natural Conservation Framework	~61 acres	~55 acres	~52 acres	~29 acres
Retained Riparian + ESA Habitat	✓	✓	✓	✓
Total Trail Length	>3km	~3km	~3km	None
Retained Perimeter Forest Buffer	~4 acres	~3.1 acres	~2.5 acres	None
Community Facilities				
Mixed-Use Neighbourhood Centre	✓	✓	✓	None
Commercial Location	Sunnyside Rd + First Ave	Sunnyside Rd + First Ave	Sunnyside Rd	None
Estimated Commercial Area*	~65,000 sq ft	~50,000 sq ft	35,000 sq ft	None
Civic Centre	~25,000 sq ft (Public Centre)	~20,000 sq ft (Private or Public)	~15,000 sq ft (Private Club)	None
Active Transportation + Traffic				
Livable Street Network	✓	✓	✓	Rural Local Streets
Expected Peak Hour Vehicle Trips without TDM	1,320	960	780	34
Expected Peak Hour Vehicle Trips with TDM	990	720	585	N/A
Transit Supportive	✓	✓	✓	No
Crystal Creek Drive Interface	Full Street + Trail Connection	Homes fronting Crystal Creek	No Crystal Creek Dr connection	No Crystal Creek Dr connection
Finance + Servicing				
Estimated Taxation Impacts*	+\$700,000 annually	+\$500,000 annually	+\$398,000 annually	Negative Taxation Impact
Servicing Considerations	Metro Van Connection	Metro Van Connection	Metro Van Connection	Independent Septic
Community Input				
Responds to Phase 1 Community Input	✓	✓	✓	N/A

*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.

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