

anmore south

frequently asked questions

How many homes are planned for Anmore South?

Anmore South envisions 3,100-3,500 new homes in a mix of single-family, duplex, townhome and apartment forms over a ~25 year build-out.

How many residents are expected in Anmore South?

Based on average household size, 5,100-6,700 residents are expected at full build-out - a projected 5-6% annual population increase.

Didn't icona apply for a single-family subdivision in Anmore South?

icona applied for an 86 lot subdivision in May 2022 based on the existing zoning. This subdivision plan would result in clearing 75% of the forest, only ~5ac of park dedication, and no community centre, shops, or services.

Will the rest of Anmore densify once Anmore South is approved?

As the Village's only designated Special Study Area, Anmore South will be the only portion of the municipality connected to the regional sanitary sewer system, allowing the rest of the Village to retain its semi-rural character.

How will the additional traffic be managed?

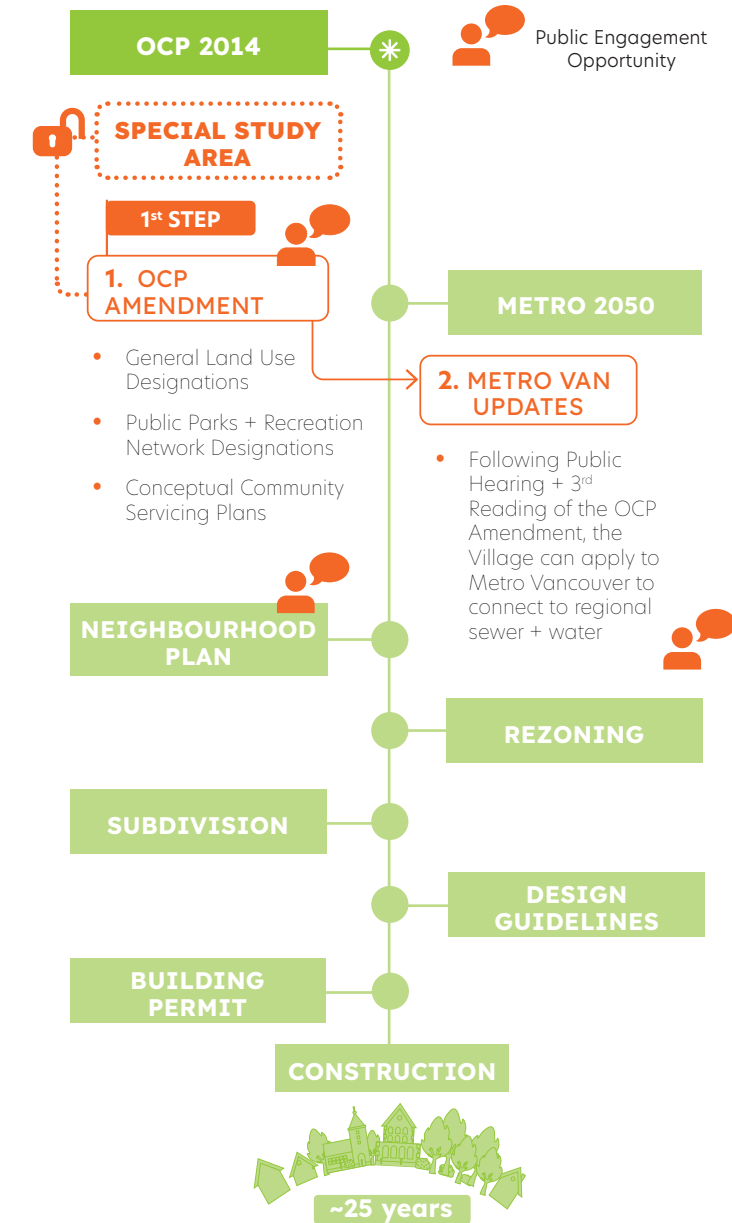
Located 9-minutes from Regional Transit Centres, Anmore South will implement a wide-ranging, people-first Transportation Demand Management Strategy to reduce reliance on single occupancy car trips.

When will construction begin?

Construction will begin following the OCP Amendment, Neighbourhood Planning, Rezoning, Subdivision + Building Permits. Construction is expected to begin once all requisite approvals are in place.

planning process

Anmore South is following a public planning process that provides opportunities for technical oversight and public consultation before neighbourhood build-out can begin.



For more information:

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neighbourhood vision

The Vision for Anmore South is predicated on principles of sustainability, sensitively managing growth to foster a more complete Anmore. With a diversity of homes and amenities, the Vision will retain the Village's semi-rural character. The Anmore South Official Community Plan (OCP) Amendment Application provides the framework for the phased development of a sustainable mixed-use village set within the forest.

special study area

Anmore South is designated as a Special Study Area in the OCP and the Metro 2050 Regional Growth Strategy, recognizing the intent for a future change in land use to help realize a more diverse + complete community in Anmore. The OCP Amendment enables the Village to apply to Metro Vancouver to extend regional sewer and water services to Anmore South - providing diverse opportunities for community growth.

village benefits

Unlocking the Special Study Area to enable growth in Anmore South will provide significant benefits for the Village, including:

- Park + Trail Network on 47% of the land - with 9.3ac Neighbourhood Parks, >62ac dedicated Natural Area and >4km Accessible Greenways + Trails;
- Mix of Housing Types + Tenures for a range of Lifestyles, Life-stages + Incomes;
- A new Village Community Centre;
- Pedestrian-First Streets with Safe Cycling Routes;
- 15 Dedicated homes for Sasamat Volunteer Fire Department firefighters;
- Shops + Services within Walking Distance;
- ~580 Permanent Local Jobs;
- New Western Village Gateway at 1st Avenue; and,
- Positive Municipal Cash Flow through Taxes, DCCs + CACs.

