

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 its 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 - located centrally with direct access off Sunnyside Road.

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.