

# Anmore South

## Neighbourhood Plan

### Draft Preferred Plan Summary

December 12, 2024



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# Where We Are | Neighbourhood Plan Phase 3

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

In accordance with Phase 3 of the Council-approved Terms of Reference, the Draft Preferred Plan has been prepared based on the Phase 2 Draft Design Options and Council direction received following the October 2024 Committee of the Whole.

## Phased Neighbourhood Planning Process



# Where We Left Off | Phase 2 Design Options Comparison

Three Neighbourhood Plan Design Options were submitted to Village staff in September and considered by Council at the October 29<sup>th</sup> Committee of the Whole.

Council's preference was for a hybrid of Options 2 + 3.

## 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.

# What We Heard | Receiving Council Direction

Discussion with Council at the October 29<sup>th</sup> Committee of the Whole revealed the following preferences and priorities for the Draft Preferred Plan.

## Housing Forms + Choices

- Balance density between Options 2 + 3 with 2,200 total homes

## Transportation

- Connect the Neighbourhood to Crystal Creek Drive with a local street connection

## Parks + Natural Areas

- Provide additional Active Park area to better serve the community
- Explore recreation facility improvements at Anmore Elementary School + Municipal Park in consultation with School District 43

## Shops, Services + Facilities

- Designate the Community Centre as a public facility - not a private community club
- Provide Mixed-Use commercial designation on First Avenue
- Identify sites for Civic Development Reserve

### OPTION 3 Plan + Council Directions



# Implementing the Direction | Draft Preferred Plan

The Draft Preferred Plan reflects design directions received at the November 19<sup>th</sup> Council Meeting.

## Housing Forms + Choices

- Provides a total of 2,200 homes for a projected population of ~4,500 residents

## Transportation

- Connects to Anmore South by street + trail network to Crystal Creek Drive

## Parks + Natural Areas

- Restores total area of Neighbourhood Park to 10.72 acres (7% of site), matching the total active park area considered in the Option 1 Foundation Plan
- Provides opportunity for Anmore Elementary recreation facility improvements, with new field + amenity design and School District consultation to be undertaken in January 2025

## Shops, Services + Facilities

- Designates the Community Centre at the Anmore South Mixed-Use Crossing as a public municipal facility
- Provides Mixed-Use designation on First Avenue
- Provides Civic Development Reserve designation on two sites

### Preferred Plan Illustrative



# Codifying the Plan | Neighbourhood Land Use Designations

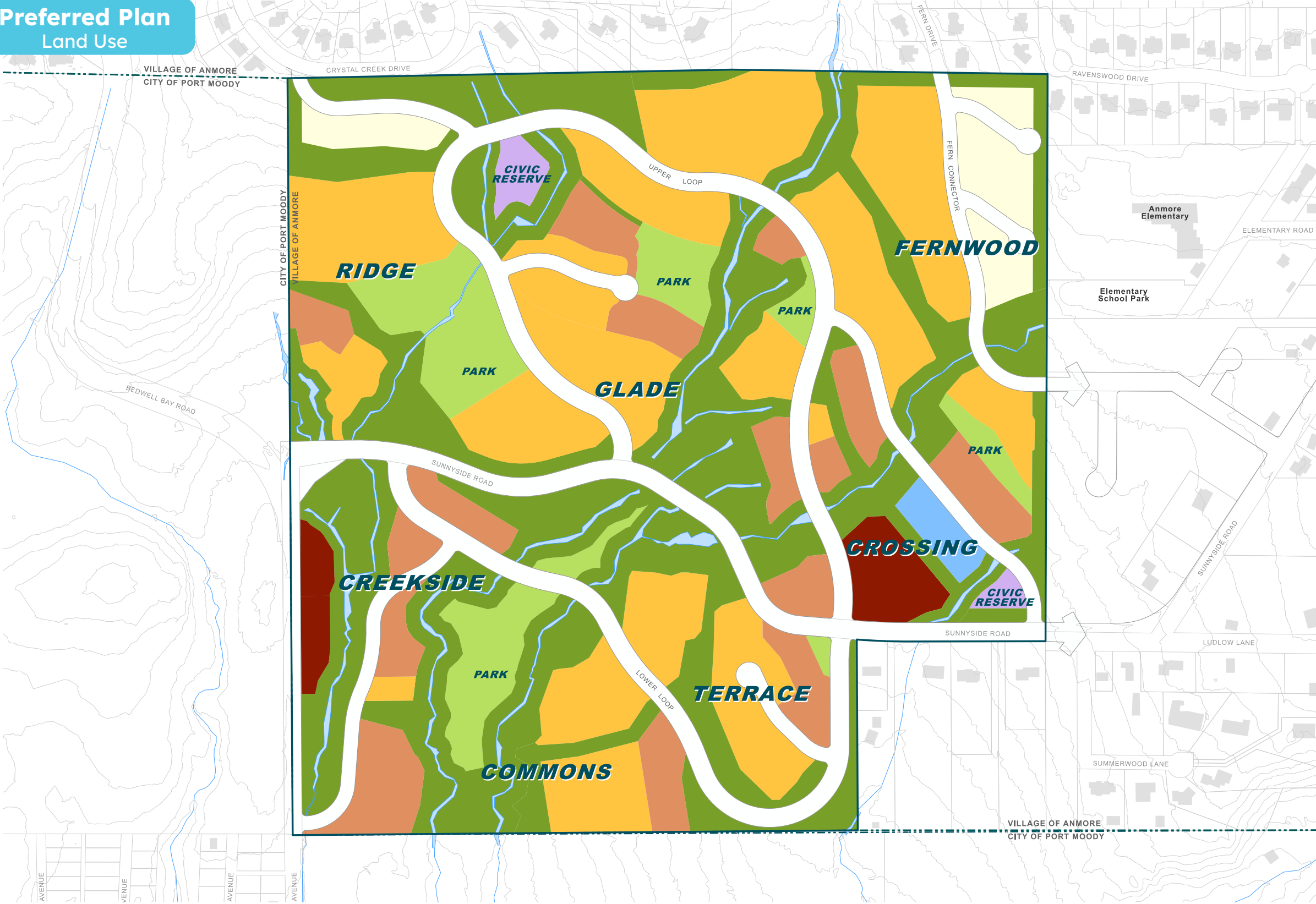
The Neighbourhood Plan will establish new OCP Land Use designations specific to the Anmore South Special Study Area.

Each Land Use Designation will be accompanied by Neighbourhood Plan policies to guide future rezoning and development applications.

### LAND USE

3%	Ground Oriented 1.84 ha   4.55 ac
26%	Multi-Family   Townhome 15.79 ha   39.02 ac
10%	Multi-Family   Apartment 5.99 ha   14.80 ac
2%	Mixed Use 1.39 ha   3.43 ac
1%	Civic   Community Centre 0.44 ha   1.09 ac
1%	Civic   Development Reserve 0.48 ha   1.19 ac
7%	Neighbourhood Park 4.34 ha   10.72 ac
35%	Protected Natural Area + Greenways 21.52 ha   53.18 ac
15%	Road ROW 9.35 ha   23.10 ac
100%	61.14 ha   151.08 ac

### Preferred Plan Land Use



# By the Numbers | Development Metrics Comparison

The following presents the Housing Mix and Land Use Areas of the Draft Preferred Plan alongside those for Phase 2 Design Options 2 + 3.

	OPTION 2 - BALANCED PLAN		OPTION 3 - ESSENTIAL PLAN		DRAFT PREFERRED PLAN	
Housing	Unit Count	Unit Mix	Unit Count	Unit Mix	Unit Count	Unit Mix
Single Family	10	1%	25	1%	20	1%
Duplex	45	2%	55	3%	120	5%
Townhome	745	30%	730	37%	760	35%
Apartment	1,650	67%	1,180	59%	1,300	59%
Total Homes	2,450	100	1,990	100	2,200	100%
Land Use	Area (acres)	Area %	Area (acres)	Area %	Area (acres)	Area %
Ground Oriented (SF/Duplex)	2.64	2%	7.54	5%	4.55	3%
Townhome	40.48	27%	43.84	29%	39.02	26%
Apartment	19.37	13%	13.89	9%	14.80	10%
Mixed-Use	2.62	2%	2.10	2%	3.43	2%
Civic   Community Centre	1.09	1%	1.09	1%	1.09	1%
Civic   Development Reserve	-	-	-	-	1.19	1%
Neighbourhood Park	8.62	6%	5.58	4%	10.72	7%
Protected Natural Area + Greenways	55.01	36%	53.89	36%	53.18	35%
Road ROW	21.25	13%	23.15	15%	23.10	15%
Total	151.08	100%	151.08	100%	151.08	100%