

# Directing Land Use

## Neighbourhood Plan Land Use Designations

Preferred Plan : Land Use

The Neighbourhood Plan will establish new Official Community Plan Land Use Designations specific to the Anmore South Neighbourhood.

In contrast to the current OCP, the Preferred Plan structures Anmore South into nine distinct Land Use Designations that specify requirements for future rezoning and development of the neighbourhood.

Each Land Use Designation defines the envisioned uses and residential densities within specific geographic extents. The Designations will be further defined through policy within the Neighbourhood Plan document.

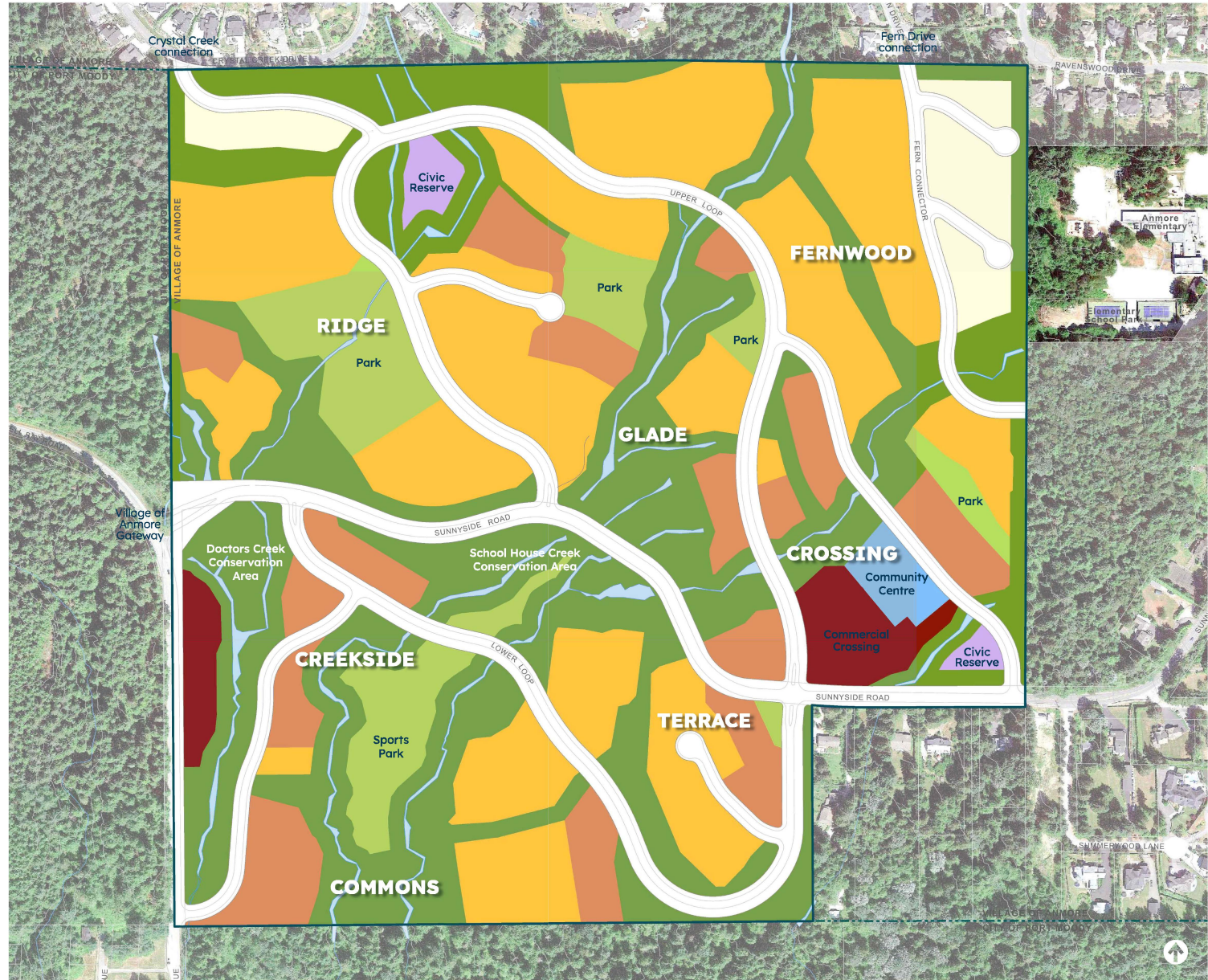
The Neighbourhood Plan will be considered by Council for adoption within the Village's OCP.

### 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

### LEGEND

- Site Boundary  
61.14 ha | 151.08 ac
- Municipality Boundary
- Property Line
- Streams





# Land Use Designations

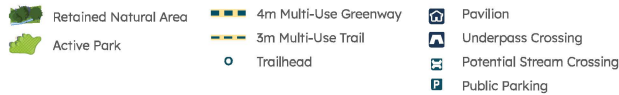
## Natural Areas and Neighbourhood Parks

Celebrating the forested character of the neighbourhood, the Preferred Plan dedicates 42% of the land (25.8 ha | 36.9 ac) for public benefit as Protected Natural Areas + Neighbourhood Parks.

These designations feature an integrated park + trail network that serves to balance environmental conservation with active recreation, creating opportunities to experience nature, socialize with neighbours, and reach community destinations without the need for a car.

### Preferred Plan : Parks + Trails

#### LEGEND



### Protected Natural Area + Greenways

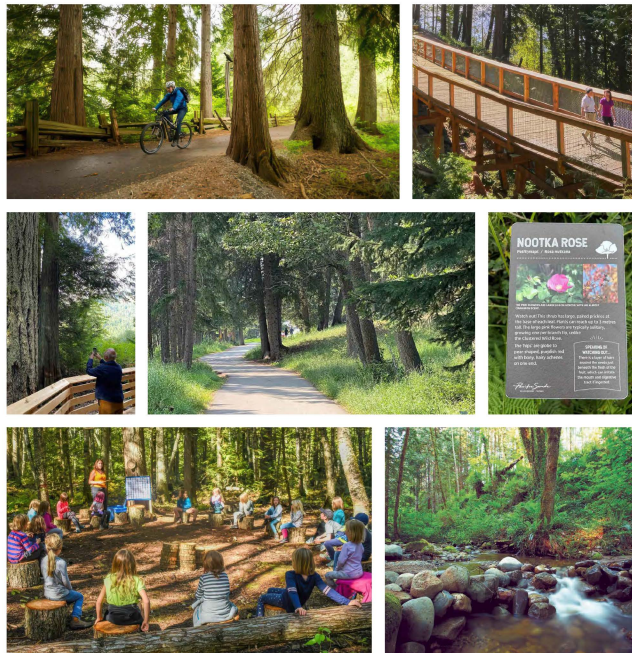
The Protected Natural Area + Greenways is the largest Land Use Designation at 21.5 ha or 35% of Anmore South, ensuring the following:

- protection of the functional integrity of the natural systems;
- enhancement of recreational opportunities for outdoor activities; and
- preservation of natural features that define the neighbourhood's landscape character.

A hierarchy of greenways and trails are structured to create a recreational network, providing connectivity to neighbourhood destinations as well as Anmore Elementary.

#### The Preferred Plan proposes:

- 21.5 ha | 53.2 ac (35% of site) as publicly dedicated natural and riparian areas.
- Streamside setbacks that exceed the Provincial Riparian Areas Protection requirements.
- In addition to new public sidewalks, 5km of multi-use greenways + forest trails provide safe pedestrian linkages throughout the neighbourhood, along with opportunities for interpretive and educational signage.



### Neighbourhood Park

Neighbourhood Parks provide for a diverse range of community needs, from quiet contemplative spaces to imaginative playgrounds and sports fields for active play.

Serving as the focus for community gathering and events, Neighbourhood Parks offer opportunities for both active and passive recreation, as well as community gardens, public art and outdoor classrooms.

#### The Preferred Plan proposes:

- 4.3 ha | 10.7 ac (7% of site) of Neighbourhood Parks.
- 5 distinct neighbourhood parks featuring facilities from playgrounds to sports courts, picnic tables to pavilions, as well as a destination sports field.
- Access to neighbourhood parks within a 5-minute walk (400m) of every home.
- Recreation facility improvements at Anmore Elementary, with new turf sports field + facilities.





# Land Use Designations

## Diverse Range of Housing

Residential Land Use Designations for 2,202 homes are provided on 23.6ha of Anmore South (39% of the site), providing the following community benefits:

- Diversity of forms to support a range of life-stages and incomes, including ground-oriented, family-friendly homes.
- Walkable neighbourhood pattern with homes within a 5-minute walk of civic facilities, shops + services and employment.
- Sufficient density to support local shops, services, employment and community facilities.
- Opportunities for aging-in-place with single-level living.
- Forms and tenures that are more affordable, including market and non-market affordable rental.
- Homes dedicated for Sasamat Volunteer Fire Department firefighters.

### Preferred Plan : Housing Mix

#### LEGEND

- Ground Oriented
- Multi-Family | Apartment
- Multi-Family | Townhome
- Mixed Use Commercial + Residential



#### Single Family | Duplexes

128 homes | ~6% of total unit mix

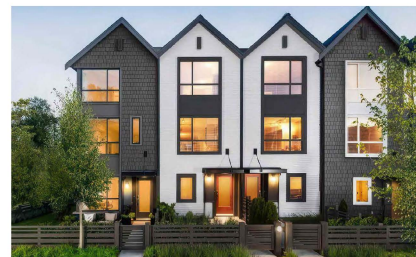
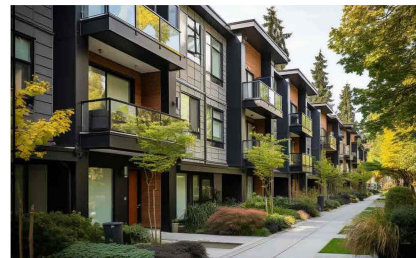
- Located to provide gentle transition of residential density from existing adjacent neighbourhoods.
- Ground-oriented street fronting homes with private yards, supporting a safe public realm with eyes-on-the-street.
- Smaller single family homes on compact lots within a 5-minute walk of community destinations.



#### Townhomes

740 homes | ~34% of total unit mix

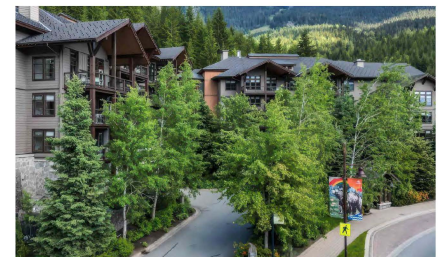
- Distributed throughout the neighbourhood responding to hillside terrain while providing ground-oriented living.
- 2-3 storey buildings served by strata lanes, with small private yards and common gathering and recreation spaces.
- Mix of family-oriented townhome forms providing choice in size, location and affordability.



#### Apartments

1,334 homes | ~60% of total unit mix

- Concentrated near community destinations and mixed-use shops + services, with access to transit.
- Range of apartment sizes to support single-level living and aging-in-place in buildings up to 6 storeys.
- Sufficient density to support shops, services and local employment - with options for ownership and rental, including non-market.





# Land Use Designations

## Local Shops, Services + Integrated Housing

The Mixed Use Designation is provided to create attractive, pedestrian-oriented neighbourhood centres with the following community benefits:

- Local shops and services to retain Anmore's retail spending within the community as well as serve Belcarra and regional park visitors.
- Opportunities for local employment, including professional office space.
- Establish a stable, diversified commercial tax base.
- Destination for social gathering, arts and culture, with potential for restaurants and cafes.
- Anchor grocery store to drive retail demand for co-located neighbourhood shops and services
- Apartment single-level living in proximity to services to support aging-in-place and transit services.

### Preferred Plan : Mixed - Use

#### LEGEND



Mixed Use | Commercial + Residential



### Mixed Use

#### The Preferred Plan proposes:

- 1.4 ha | 3.4 ac (2% of site) of Mixed Use development area.
- Mixed Use buildings with a ground level of commercial retail uses, underground parking, with the opportunity for integrated townhouse and apartment living above.
- 55,000 sq. ft. of commercial space supportable, including a mid-size grocery store.
- Opportunity for 10,000 sq. ft. of professional office space.

#### Strategically Located

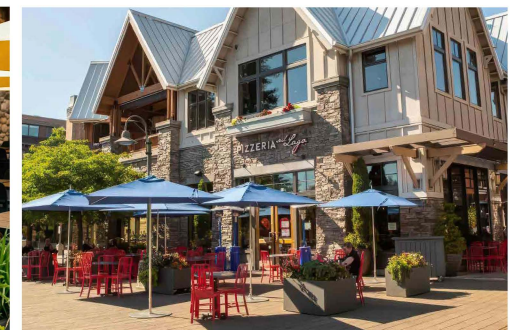
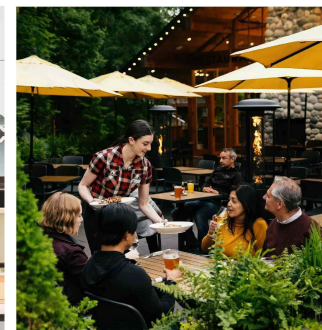
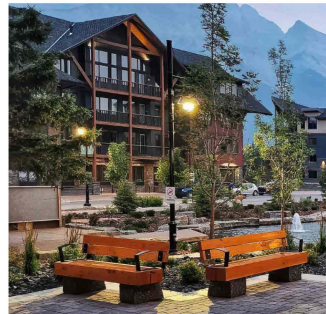
This designation is distributed in two strategic locations in Anmore South:

##### Commercial Crossing

The primary commercial node positioned at the main intersection on Sunnyside Road complements the public community centre and active park, creating a neighbourhood heart for Anmore South.

##### First Avenue Commercial

Secondary commercial node positioned in the southwest adjacent the Major Road Network on First Avenue, helping to capture retail spending of Belcarra residents and regional park visitors.





# Land Use Designations

## Community + Civic Reserve

The Preferred Plan provides 0.92 ha (2.28 ac) of Civic Land Use Designations to enable a new public Community Centre and flexible Development Reserve lands within Anmore South.

### Preferred Plan : Civic

#### LEGEND

-  Civic | Community Centre
-  Civic | Development Reserve



### Civic | Community Centre

0.49 ha | 1.21 ac (1% of site) of Civic | Community Centre

- Anmore South proposes a new **20,000 sq. ft. public Community Centre**.
- Serving the recreational needs of the neighbourhood, the Community Centre has the potential to serve a variety of uses from fitness centre to performing arts, daycare, to craft studios, with specific programming to be finalized as part of zoning.
- Within a 5-minute walk of Anmore Elementary, the Community Centre would feature active recreation spaces, supported with safe accessible pathways, seating areas, and public washrooms.
- Positioned adjacent the mixed-use Commercial Crossing on Sunnyside Road, the community centre provides a flexible space that could include a library, seniors + youth activity programs.



### Civic | Development Reserve

0.48 ha | 1.19 ac (1% of site) of Civic | Development Reserve

A flexible land area for future civic needs, that may include non-market housing, additional neighbourhood park, community facilities, or a public works yard.

**The Southern Reserve** is located to support community functions with the adjacent Mixed Use and Community Centre, from additional event parking to public open space.

**The Northern Reserve** is surrounded by forest, suitable for future non-market residential use or more functional civic programs such as public works.

