

Anmore South Phase 3

The Preferred Plan

The Anmore South Neighbourhood Plan is being prepared as part of a Village - led public **planning process structured in 4 phases** according to the 2024 Council-approved Terms of Reference.

Building upon the public feedback gained during Phase 1 and reflecting Council direction received during Phase 2, **Phase 3** of the Neighbourhood Planning process has involved preparation of the **Preferred Plan, Engineering Studies** and **Technical Assessments**.

The following boards present the **Phase 3 Preferred Plan** and share the **findings of the technical assessments**.



The Preferred Plan

Implementing the Direction

Preferred Plan : Illustrative

The Preferred Plan includes the following key features based on Phase 2 Design Options and Council direction from the October 2024 Committee of the Whole:

Housing

- A diversity of 2,202 new homes including a mix of Single Family + Duplexes, Townhomes and Apartments.
- A projected population of ~4,500 residents over the 20-year phased build-out.

Transportation

- New safe pedestrian-first streets with sidewalks, multi-use paths, tree-lined boulevards, and Dark Sky lighting.
- Improved connectivity of Anmore's Street Network with links to Crystal Creek Drive, Fern Drive, Sunnyside Road, and First Avenue.

Parks + Natural Areas

- Dedicated forest and riparian areas with Multi Use Greenways + Trails for conservation and recreation.
- Accessible Neighbourhood Parks within a 5-minute walk of every home.
- Recreation facility improvements at Anmore Elementary with new field + facilities.

Shops, Services + Civic Facilities

- Public Community Centre that serves all of Anmore.
- Mixed-Use designation to provide new retail stores, services, office space and local employment.
- Civic Reserve designation to provide Anmore with future Civic lands.

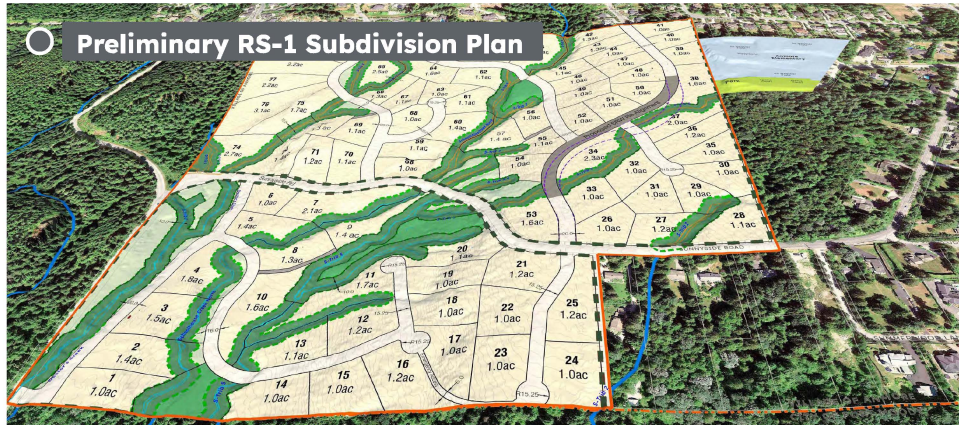
LEGEND

	Site Boundary 61.14 ha 151.08 ac		Multi-Family Apartment
	Municipality Boundary		Mixed Use Commercial + Residential
	Property Line		Civic Community Centre
	Streams		Civic Development Reserve
	Ground Oriented		Retained Natural Area
	Multi-Family Townhome		Active Park



A Strategic Choice for the Future

Evaluating Neighbourhood Sustainability



Anmore South is currently zoned Residential 1 (RS-1), for large lot single family home, with an Approved in Principle Subdivision Plan.

- 85 large lot Single Family homes
- Served by private septic fields and municipal water from Port Moody
- Subdivision layout focused on minimum lot and frontage requirements
- 20% of lands designated as Parks + Green Space
- Three disconnected Neighbourhood Parks totaling 2.4 acres
- Minimum streamside riparian setbacks privatized within one-acre lots
- New residential tax revenue insufficient to offset infrastructure cost
- Insufficient population to support shops, services or community facilities
- No local employment or commercial tax base
- No greenways or trails
- Rural roads with limited public sidewalks
- Low residential density does not support transit service



The Preferred Plan envisions a future for Anmore South with clearly improved environmental outcomes and community benefits.

- Comprehensive Conservation + Recreation Framework addressing forest buffers, wildlife corridors, and public trail network
- 42% of lands designated as Parks + Green Space
- Five integrated Neighbourhood Parks with sports fields, playgrounds and pavilions, totaling 10.7 acres
- Enhanced streamside riparian setbacks publicly dedicated to the Village, allowing public trail access and environmental management
- 2,202 homes with a diversity of Single Family, Townhomes and Apartments to support a range of life-stages and incomes
- Served by new regional trunk sanitary and water service
- Net tax revenue benefit from residential and commercial uses
- Sufficient population to support 55,000 sq. ft of retail shops + services, along with new 20,000 sq. ft. public Community Centre
- Significant local employment and commercial tax base to stabilize municipal finances
- 5km network of multi-use greenways + trails connecting neighbourhood homes to parks, shopping, the new Community Centre, and Anmore Elementary
- Safe streets for pedestrians with sidewalks, multi-use paths, tree-lined boulevards and Dark Sky lighting
- Transit-supportive densities for increased bus frequency

Anmore South

Strategic Growth + Change Over 20 Years

