

a vision shaped by community input.

Anmore South isn't just another neighbourhood—it's a community shaped by real conversations with over 28 local meetings, surveys, and one-on-one chats with residents like you.

The result? A place that offers what people truly want: more ground-oriented homes, preserved forest trails, safer streets, and a village feel that stays true to Anmore's charm

This is thoughtful growth—balanced, beautiful, and built for all stages of life. Whether you're raising a family, downsizing, or looking for a deeper connection to nature, Anmore South is where you'll feel right at home.

here's what's new:

- Apartment homes reduced by 50%

 Down from 1.302 to 650 units
- Fewer standalone apartment buildings

 Down from 22 to 10 buildings
- Townhomes increased by 25%
 Up from 760 to 960 townhomes

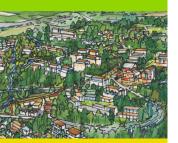
here's what's staying:

- Parks, trails, conservation lands, and the future community centre remain unchanged
- Density is concentrated near shops and services to support walkability and transit
- Future-proofing infrastructure with regional trunk sewer and water connections

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housing for all stages of life.

Whether you're looking for a vibrant place to raise children or are hoping to downsize without leaving nature behind, Anmore South welcomes you. With 1,750 thoughtfully designed homesincluding single-family, duplexes, townhomes, and low-rise condos-this community is built for everyone. Dedicated homes for local firefighters and opportunities for non-market housing reflect our commitment to inclusivity.



a vibrant village heart.

Anmore South will feature a Whistlerinspired pedestrian hub with shops. cafés, professional services, and a 16,000-20,000 sq. ft. community centre. Designed for walkability and connection, this lively core will bring neighbours together, create local jobs, and help keep more of Anmore's spending close to home.



rooted in nature.

At Anmore South, nature isn't just nearby-it's part of daily life. 42% of the neighbourhood is preserved as green space, with forested parks, trails, and protected habitat throughout. Every home is within a 5-minute walk of a park, and a network of greenways and forest paths invites residents to explore, unwind, and stay connected to the land.



ILLUSTRATIVE CONCEPT PLAN

LEGEND

---- Municipality Boundary

— Property Line Surveyed Top of Bank

Potential Offsite Field Upgrade

Civic Community Centre (1%) Name
Na

Multi-Family Townhome (29%) Multi-Family Apartment (7%)

Mixed Use (2%)

Conservation + Recreation (35%) Neighbourhood Park (7%)





connected + walkable.

a strong financial future.

The revised plan is projected to generate a \$611,000 annual surplus for the Village.

A lower population means reduced costs

for services like fire and police, while still

includes new funding for enhanced police and fire services, helping make every

home in Anmore safer while supporting

long-term infrastructure improvements.

expanding Anmore's tax base. This

Anmore South is designed for people first. New connections to Crystal Creek, Fern Drive, and First Avenue enhance local circulation, while tree-lined streets, sidewalks, and a dedicated trail network make it easy to walk, bike, or roll. The plan also supports future transit, with room for expanded bus service as the community grows.

infrastructure for tomorrow.

Anmore South is built to last—with modern water. sewer, and drainage systems that support both the new neighbourhood and the wider Village. Climate-resilient features like bioswales and rain gardens manage stormwater naturally, protecting local streams and respecting the landscape every step of the way.



what happens next?

On June 10, Council approved first and second reading of the Official Community Plan bylaw amendment. There will be more opportunities for community input as the process moves forward. Stay tuned to the Village website for updates and ways to get involved as we continue shaping a vibrant. nature-connected future for Anmore.

phased neighbourhood planning process:



Phase 1 | Technical Due Diligence Phase 2 | Land Use Opti

Spring 2024

- Biophysical, planning, and infrastructure inventories were completed
- Community Engagement:
- 2 Open Houses
- 4 Community Workshops
 Ongoing online engagement

completed

Summer-Fall 2024

- Synthesis of Phase 1 public feedback
 Exploration of alternative
- Land Use Scenarios
 The Options were presented to Village Staff and brought
 - to Village Staff and brought forward to Council for discussion at a Committee of the Whole

completed

Phase 3 | Preferred Plan

- Fall 2024 Winter 2025

 Direction received from Council
- Design team prepared a draft Preferred Plan with
- Technical Assessments

 The Technical Studies were reviewed and accepted by Village staff then shared at a community Open House

we are here

- Spring 2025
 The Preferred Plan, associated metrics, and technical studies compiled into a Neighbourhood Plan
- document with figures, schedules and policies
 • This Plan has been prepared for staff review and Council consideration



have questions?

We're here to talk. Let's keep the conversation going:

- Connect with a team member for a one-on-one conversation.
- Visit anmoresouth.com for details on our application.
- Sign up for our mailing list for project updates and news.



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