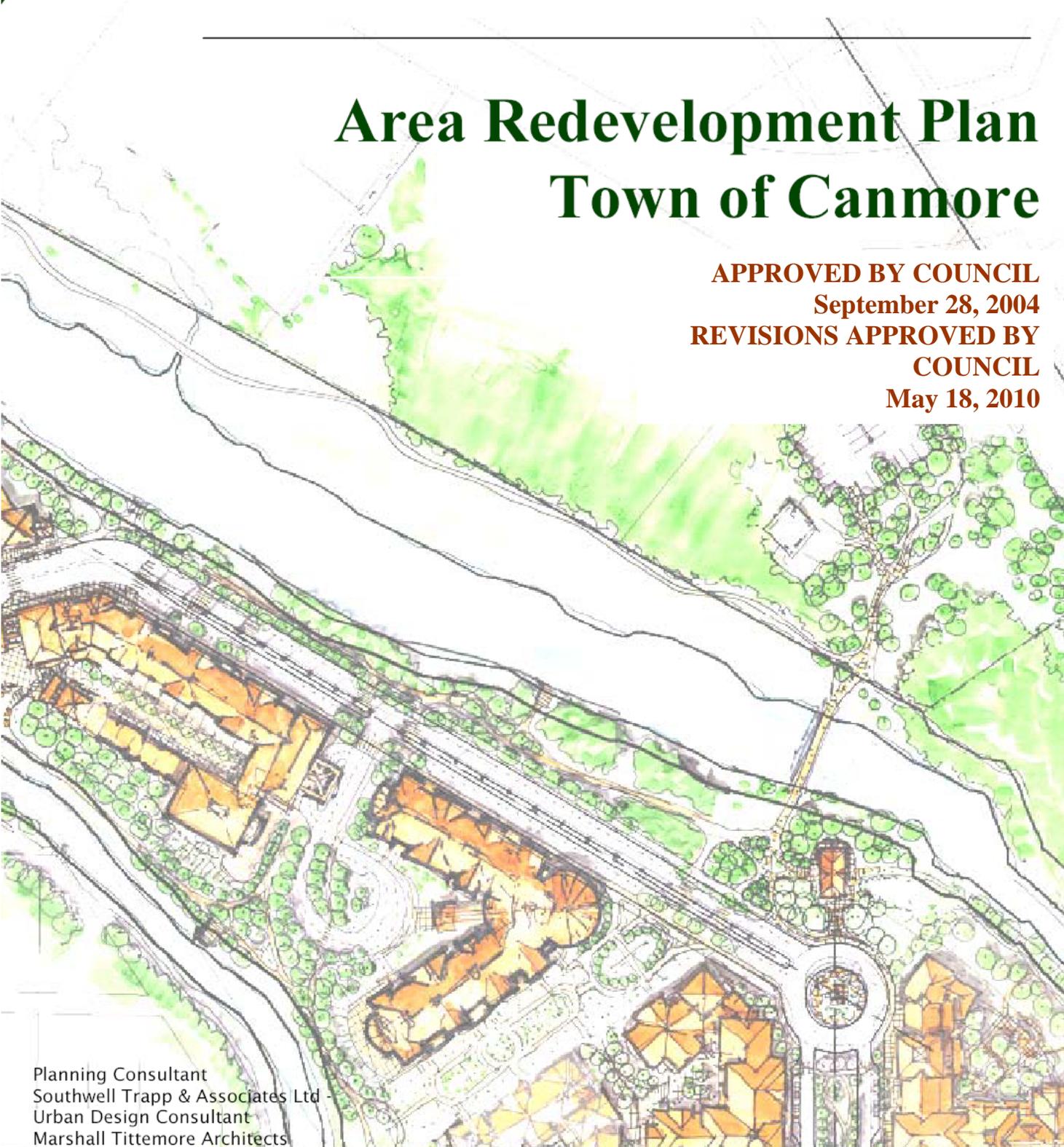




SPRING CREEK MOUNTAIN VILLAGE

Area Redevelopment Plan Town of Canmore

APPROVED BY COUNCIL
September 28, 2004
REVISIONS APPROVED BY
COUNCIL
May 18, 2010



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SPRING CREEK MOUNTAIN VILLAGE AREA REDEVELOPMENT PLAN

1.0 INTRODUCTION AND BACKGROUND

1.1 ORGANIZATION OF THE PLAN

The Spring Creek Mountain Village Area Redevelopment Plan (ARP) includes two main parts. The main body of the ARP is contained in Sections 1 through 4 and includes the background, objectives, concept plan and supporting policy statements. Appendix "A" contains the Spring Creek Mountain Village Urban Design Guidelines. The intent of these guidelines is to provide additional information on the design philosophy and standards envisaged for the plan. While some flexibility must exist, it is expected that development will adhere substantially to these guidelines.

1.2 LOCATION AND CONTEXT

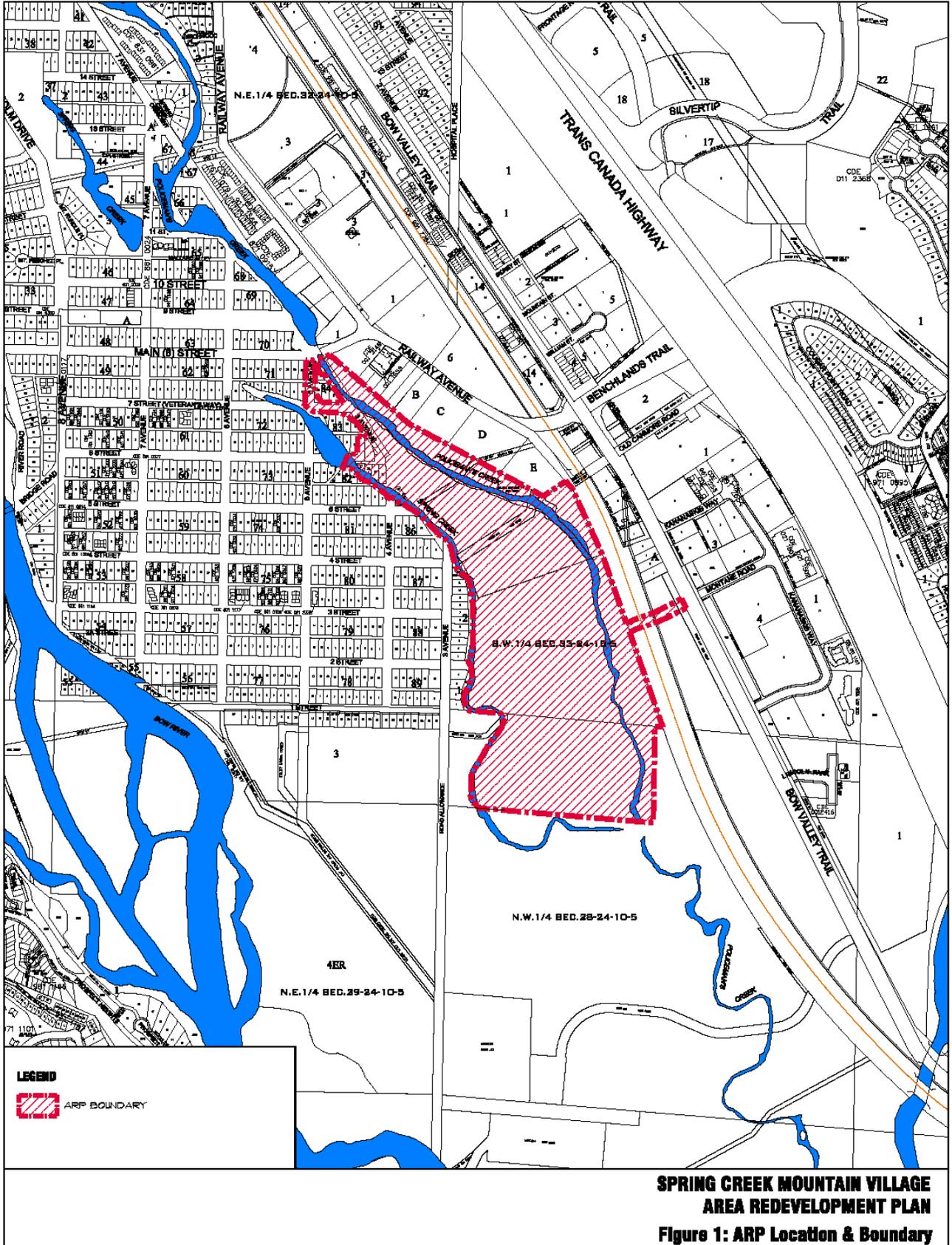
The ARP covers lands generally south of 8th (Main) Street, east of Spring Creek and west of the CPR tracks. **Figure 1: ARP Location & Boundary** shows the limits of the study area. **Figure 2: Aerial Photograph** shows a year 2002 aerial view of the study area.

1.3 SITE HISTORY AND USE

Since development of the land as a mobile home park in the late 1950s, Restwell has provided an important source of entry level housing within the Canmore context. Prior to that time, the land was the site of the Canmore dairy farm owned and operated by the Kernick family. Today much of the site is operated as a lease land mobile home community with approximately 220 mobile homes, 6 Cabins and 250 recreational vehicle sites. Two permanent residential homes and various ancillary buildings are also located on the site. When full, the Restwell population can exceed 1000 people including permanent and seasonal residents.

1.4 EXISTING RESIDENTS

To ensure that the permanent residents in Restwell Trailer Park were fully considered in the redevelopment plan, two Restwell Resident Surveys



**SPRING CREEK MOUNTAIN VILLAGE
AREA REDEVELOPMENT PLAN
Figure 1: ARP Location & Boundary**



**SPRING CREEK MOUNTAIN VILLAGE
AREA REDEVELOPMENT PLAN
Figure 2: Aerial Photograph 2002**

were conducted in 2002. The self-report surveys were designed to gather information about the residents living in Restwell, existing on-site housing, residents' opinions about the redevelopment and future housing intentions and preferences of the residents and their families. The response rate was over 65% for both surveys. Additional feedback from Restwell residents was received during presentations to the residents and public open houses and continues on an on-going basis through the Restwell resident representatives on the Study Team Committee.

1.5 RATIONALE FOR REDEVELOPMENT

- 1.5.1 **Land Use Intensity:** Because of the relatively low density nature of the existing housing, redevelopment will provide an opportunity for better utilization of the land through increased development density and variety of built form.
- 1.5.2 **Positive Environmental Change:** The creeks, creek banks and wetland area in the vicinity of the existing boardwalk will be transferred to Town ownership in the form of environmental reserves. The rehabilitation of disturbed creek bank areas will also occur through redevelopment.
- 1.5.3 **Proximity to Town Services:** The Restwell site is close to downtown, schools, parks and other Town facilities and services. The location provides an opportunity to develop complementary residential, commercial and open space uses within close walking distance of downtown.
- 1.5.4 **Economic Benefit:** Redevelopment will produce positive economic benefits both in terms of employment and property tax revenue to the Town of Canmore.
- 1.5.5 **Infrastructure Upgrading:** Much of the existing utility and building infrastructure in Restwell is old and in need of replacement. Redevelopment will allow this upgrading to occur on a phased basis.
- 1.5.6 **Housing and Tenure:** The existing homes and tenure makes potential redevelopment more feasible than traditional fee simple homes on permanent foundations. The existing turnover in home sales and resident movements in and out of the park also helps to facilitate redevelopment flexibility over time.
- 1.5.7 **Natural Setting:** The site location adjacent to Spring Creek and Policeman's Creek and the panoramic views of the surrounding mountains, makes this site highly desirable for various forms of residential, commercial and open space uses.

1.6 POLICY FRAMEWORK

1.6.1 **Municipal Government Act:** The Spring Creek Area Redevelopment Plan is prepared for adoption by the Town of Canmore Council under provisions established in the Municipal Government Act 1996, c.M-26.1 as amended. The Act provides that Council may designate an area of the municipality as a redevelopment area for the purpose of any or all of the following:

- preserving or improving land and buildings in the area,
- rehabilitating buildings in the area,
- removing buildings from the area,
- constructing or replacing buildings in the area,
- establishing, improving or relocating roads, public utilities or other services in the area, and
- facilitating any other development in the area

The Act also stipulates that the ARP must describe:

- the objectives of the plan and how they are proposed to be achieved
- the proposed land use for the redevelopment area
- if a redevelopment levy is to be imposed, the reasons for imposing it, and
- any proposals for the acquisition of land for any municipal use, school facilities, park and recreation facilities or any other purpose the council considers necessary.

1.6.2 **Municipal Development Plan (MDP):** The Town of Canmore MDP Part6 Section 4.0 e) establishes the requirements for Area Redevelopment Plans within the municipality. The ARP document shall address the following:

- Objectives of the plan,
- Public participation program,
- Specific future land uses,
- Sequence of redevelopment,
- Proposed replacement or improvement to public roadways, utilities and other services,
- Groundwater and wellhead protection measures
- Requirements for recreation. School and other community facilities,
- Urban design concept and architectural guidelines for new development,

- Socio-economic impact assessment, and
 - Removal, rehabilitation, or protection of land uses and buildings.
- 1.6.3 **Terms of Reference:** The Terms of Reference for the Restwell Trailer Park & Cabins ARP (Spring Creek ARP) was adopted by Council on October 15th, 2002. This document establishes the general purpose, scope and timing for the ARP. It also outlines the public consultation process and provides an outline of the technical studies required to support the ARP land use concepts and policies.
- 1.6.4 **Restwell Trailer Park Area Structure Plan:** An Area Structure Plan (ASP) was adopted by the Town for the Restwell Trailer Park in 1982. The plan, which was prepared by the former Calgary Regional Planning Commission, proposed residential development in the form of cluster and stacked town homes with street access from South Canmore via 2nd Street and 4th Street. This plan was not implemented and it is proposed that the Spring Creek Mountain Village ARP replace the Restwell Trailer Park ASP as the guiding policy document for the area.

1.7 CONSULTATION PROCESS

A comprehensive consultation program was undertaken throughout the preparation of the ARP. Additional information on this program is included with the technical support documents submitted under separate cover. The consultation program had four main components:

- 1.7.1 **Website:** An internet website “restwellarp.com” has been established to post an extensive list of materials including the Terms of Reference, open house summary information, supporting technical information, maps, pictures and contact information. A comments section solicits feedback from Restwell residents and the general public.
- 1.7.2 **Restwell Residents Surveys and Public Open Houses:** To gather demographic information and determine residents’ opinion about the redevelopment, the owner of Restwell Trailer Park surveyed residents in May 2002. This was followed by a more extensive survey of residents conducted by The Praxis Group, as part of the Socio-economic Impact Assessment, in December 2002. Public consultation has been through open house discussion and presentations to Restwell residents and the general public.
- 1.7.3 **Study Team – Working Committee:** A Study Team committee consisting of representatives from the consulting team, Town of Canmore administration and Restwell residents was formed at the project outset. The committee met at strategic times to review the Terms of Reference, draft Development Principles and Concept Plans.

- 1.7.4 **Council Updates:** Council was updated on the progress of the study typically following each public open house.
- 1.7.5 **Key Dates:** The key consultation program dates are shown on Table 1 below.

TABLE 1: CONSULTATION PROGRAM

DATE	ACTIVITY
April 14/02	Restwell Residents - Presentation
September 15/02	Public Open House - Terms of Reference
October 8/02	Council Update
October 15/02	Terms of Reference approved by Council
January Feb./03	Draft Development Principles prepared
February 3/03	Study Team Committee Meeting
February 25/03	Public Open House - Development Principles
June 19/03	Study Team Committee Meeting
June 23/03	Public Open House - Concept Plan Presentation
June 24/03	Council Update
October 20/03	Study Team Committee (review of draft ARP)
November 6/03	Public Open House
February 26/04	Town Open House
April 13/04	Council Update
January 11/2010	Public Open House & Presentation by SCMV
January 12/2010	Public Meeting for SSRs
March 16/2010	Public Hearing – ARP Amendments

1.8 TECHNICAL STUDIES

Several technical studies have been prepared to support the policies and land use concepts presented in the ARP. These studies do not form part of the formal Spring Creek Mountain Village ARP policy document adopted by Council, but provide a comprehensive background analysis and recommendations on many aspects of the ARP. These studies include:

- Biophysical Inventory and Environmental Impact Statement, (Golder Associates Ltd. 2003)
- Geotechnical Analysis and Environmental Site Assessment (ESA), (Sabatini Geotechnical 2003)
- Visibility Impact Analysis, (Marshall Tittlemore Architects and Southwell Trapp & Associates Ltd., 2003)

- Spring Creek Mountain Village Transportation Impact Study, (Finn Transportation Consultants, 2003)
- ARP Public Consultation Report and Surveys, (Southwell Trapp & Associates Ltd., 2003)
- Servicing master plans - Storm, Sanitary and Water services, (Mountain Engineering Ltd. 2003)
- Socio-economic Impact Assessment, (Praxis 2003)
- Historical Resources Impact Assessment, (FMA 2002)
- Railway Traffic Noise Assessment (Faszer Farquharson and Associates Ltd., 2003)

2.0 ARP OBJECTIVES

The main objectives of the Spring Creek Mountain Village ARP are as follows:

- 2.1 To ensure the ARP is consistent with the provisions of the Municipal Government Act (MGA), and the Town's Municipal Development Plan,
- 2.2 To conduct a public consultation program which ensures that existing residents and the public are fully informed of the planning process and have the opportunity for formal and informal input to the guiding policies and development proposals,
- 2.3 To create a vibrant, innovative mixed use but predominantly residential neighbourhood through redevelopment of the Restwell Trailer Park lands.
- 2.4 To reduce urban sprawl and provide sustainability through efficient urban design and land usage,
- 2.5 To ensure that the development is fully integrated into the Canmore community and complements the downtown area,
- 2.6 To emphasize the open space system and the trail linkages within the site and to adjacent lands,
- 2.7 To provide a wide range of housing choices for different age groups and income levels,
- 2.8 To provide all Restwell mobile home residents an opportunity to transition from mobile homes to other forms of housing as redevelopment occurs, and
- 2.9 To help control the rising cost of housing by allocating a portion of the residential units onsite as Perpetually Affordable Housing (PAH).
- 2.10 To identify environmentally sensitivity areas and emphasize sustainability, protection, enhancement and public ownership of the important creeks and riparian areas through the creation of environmental reserves and municipal reserves where appropriate.

3.0 THE CONCEPT PLAN

3.1 CONCEPT OVERVIEW

As illustrated in **Figure 3: Land Use Concept**, the ARP envisages a distinct new urban neighbourhood including a variety of residential, commercial and open space uses within a pedestrian orientated street network. The relatively large site area provides an opportunity for a variety of redevelopment opportunities to be staged over time while still accommodating mobile home residents during the transition. Future development will include a wider variety of housing options catering to a range of age and income levels. The ultimate population is expected to be in the 1,800 to 2,200 range developed over a 15 to 20 year time frame.

A key component of the plan is a new road access to the site from Bow Valley Trail which will intersect with the internal road system at the village square focal point. The central spine road (Spring Creek Drive) incorporates a unique linear boulevard green space which acts as a focus for the higher density residential and mixed use residential/commercial uses concentrated towards the central part of the site. East and west of the core the density and building heights diminish. Lower density semi-detached or townhouse style residential units closer to the perimeter and creeks are served by more intimate mews street. Significant view corridors have been considered in the land use distribution and street orientation. A small area of low density single detached housing is incorporated in the treed area on the east edge of the plan area south of the proposed new access from Bow Valley Trail.

The plan recognizes that Spring and Policeman's Creeks are the most important elements in the open space system. They provide a unique ambiance and defining edge to the main development area. A perimeter trail system is incorporated in the design concept to allow public enjoyment of the creek amenity and facilitate internal and external trail connections.

Based on the findings of the Biophysical Analysis, a considerable area has been identified as future Environmental Reserve including the creeks, creek banks and wetland areas in the north east portion of the site adjacent to the existing boardwalk. These natural areas will be supplemented by a hierarchy of open spaces throughout the development as illustrated on the Concept plan.



3.2 LAND USE AREAS

Table 2: Land Use Areas and Density: Table 2 shows the main land use categories by area and as a percentage of the total ARP area and the gross developable area. Environmental Reserve including creeks is approximately 23.7% of the total ARP area. Of the remaining developable lands, approximately 18.2% is open space including Municipal Reserve 14.2% and other open space 4%. The density portion of Table 2 shows the anticipate density in several ways including gross density for the entire ARP area and gross developable density which excludes environmental reserve lands. Densities with the hotel sites included and excluded are also provided.

TABLE 2: LAND USE AREAS AND DENSITY

SPRING CREEK MOUNTAIN VILLAGE LAND USE AREAS				
LAND USE	Hetares	Acres	% of ARP	% of Gross Dev.
GROSS ARP AREA	28.37	70.10	100.0%	
ENVIRONMENTAL RESERVE	3.88	9.59	13.7%	
CREEKS	2.85	7.04	10.0%	
GROSS DEVELOPABLE (Gross less ER & Creeks)	21.64	53.47	76.3%	
MUNICIPAL RESERVE	3.07	7.59		14.2%
OTHER OPEN SPACE	0.87	2.15		4.0%
RESIDENTIAL (All Types)	11.82	29.21		54.6%
COMMERCIAL (HOTEL)	1.29	3.19		6.0%
ROADS	4.59	11.34		21.2%

Note: All values are approximate

SPRING CREEK MOUNTAIN VILLAGE: DENSITY CALCULATION					
	Residential Units	Residential Units over ASP Total Area	Residential Units over Developable Area	(1) Residential Unit density excluding Hotel Sites	(2) Overall Density including Hotel Rooms
DENSITY ANTICIPATED UNITS/Hectare (max.)	1200	42.3	55.45	58.97	64.70
DENSITY ANTICIPATED UNITS/Acre (max.)	1200	17.12	22.44	23.86	26.18

(1) Total Residential units divided by the gross developable area less the hotel sites

(2) Total residential units and hotel rooms divided by the gross developable area

Note: All values are approximate

4.0 POLICY SECTION

4.1 GENERAL POLICIES

This section contains general policies or policies requiring special emphasis within the general ARP context. This is followed by specific policy sections related to the various socio-economic, environmental, land uses, transportation, utility servicing, phasing and implementation sections of the plan.

- 4.1.1 **Development Timeframe:** In order to help manage growth and its impacts on the community, the development shall be phased over a minimum of 15 years.
- 4.1.2 **Mixed Land Uses:** The redevelopment plan shall include a mix of land uses including residential, commercial and open space areas.
- 4.1.3 **Supporting Role for Downtown:** Redevelopment of the area should complement and support the existing Canmore downtown area.
- 4.1.4 **Visitor Accommodation:** The existing campground shall be replaced with other visitor accommodation uses over a phased 15 to 20 year time period.
- 4.1.5 **Staff Accommodation:** Future visitor accommodation shall provide for full time and seasonal staff housing needs at a minimum ratio of 1 unit per 4 staff or at a ratio consistent with any Town Policy on staff accommodation for other similar developments on Bow Valley Trail or Gateway District that is adopted by the Town of Canmore from time to time.
- 4.1.6 **Retail Commercial:** The retail commercial component may include local and specialized commercial uses related to the visitor accommodation or integrated with the residential uses within the higher density core area. Large scale retail commercial development and extensive parking lots will not be permitted.
- 4.1.7 **Community Facilities:** The redevelopment plan shall incorporate space for community facilities, recreational activities and social amenities including space for a private daycare facility.
- 4.1.8 **Residents' Association:** A Residents' Association will be formed for Spring Creek Mountain Village. The Association will enter into an agreement with the Town regarding maintenance of open space and other community facilities.

4.2 SOCIO-ECONOMIC POLICIES

The following policies relate specifically to the important socio-economic principles dealing with existing residents and the need to replace the loss of mobile home housing with alternative affordable housing stock on a stage by stage basis as redevelopment proceeds. Additional information is contained in the supporting Socio-economic Impact Assessment which has been prepared under separate cover.

4.2.1 Existing Residents: The developer shall make provisions to ensure that guidelines are established and adhered to which provide clear direction to existing residents on how their homes may be purchased, relocated or moved out of Restwell through the redevelopment and transition period. It will also support the principle of offering residents of Restwell the first opportunity for purchasing or renting new homes in Spring Creek Mountain Village. (The Guidelines for Existing Residents are included as Appendix A).

4.2.2 Perpetual Affordable Housing (PAH): Concurrent with the development in Spring Creek Mountain Village, the developer will make available a minimum of 5% of the maximum number of residential units for SCMV as PAH units. The provision of these units shall be in accordance with the Town of Canmore PAH Policy. The location of the PAH units should not be concentrated within one or two buildings but distributed throughout the various development stages and buildings. For each PAH unit provided and utilized as PAH, one additional market unit (a bonus unit) may be provided. PAH units and bonus units provided shall be excluded from the 1050 units permitted for the ARP area. The SCMV PAH/bonus unit policy will apply in SCMV irrespective of other Town bonus policies that may be adopted from time to time. The protocol for the provision of PAH housing shall be established in an agreement mutually acceptable to the Town and the Developer. This agreement shall include but is not limited to the following:

- A time frame for the offering of PAH units for sale.
- An initial PAH offering period for original (prior to Sept. 28, 2004) SCMV residents.
- Subsequent PAH offering period for sale to CCHC.
- Initial and resale pricing formulas.
- Phasing of PAH development.

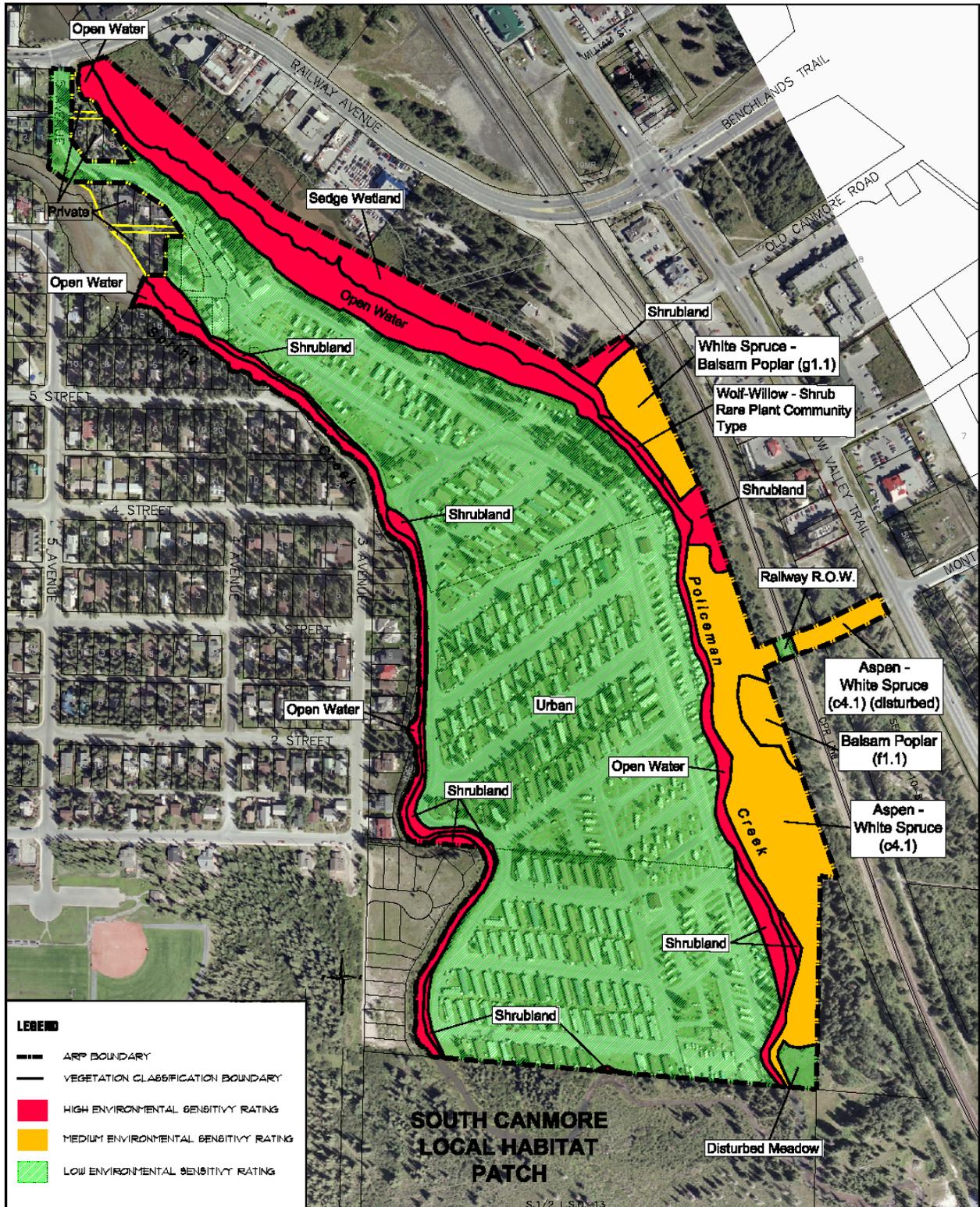
4.2.3 Sense of Community: The redevelopment plan shall strive to maintain and enhance, where possible, the sense of community that exists today. This can be aided by creating a high quality, attractive, pedestrian scale environment and by development of community meeting places.

4.3 ENVIRONMENTAL POLICIES

The following environmental policies are designed to ensure that areas of environmental importance are identified and protected from future development. The analysis and recommendations contained in the Golder Associates Biophysical Inventory were used as the basis for this policy section. **Figure 4: Environmental Sensitivity** provides a summary map illustrating areas of high, medium and low sensitivity.

- 4.3.1 **Environmental Protection:** Priority shall be given to the protection of areas identified in the Golder Associates Biophysical Inventory as having High Environmental Sensitivities. These areas are identified in red on **Figure 4**. Protection should be achieved primarily through the designation of Environmental Reserves.
- 4.3.2 **Development & Environmental Sensitivity:** The density and type of development shall relate generally to environmental sensitivity as illustrated on **Figure 4**.
- High Sensitivity (red) = no development but rehabilitation if required.
 - Medium Sensitivity (orange) = lower density development.
 - Low Sensitivity (green) = higher density development.
- 4.3.3 **Creek Protection:** The protection and enhancement of the watercourses and riparian habitat of Spring and Policeman's Creeks shall be a priority. This area will include the Wolf Willow and Sedge Wetland vegetation community types in the vicinity of the existing boardwalk. This protection will also extend to sensitive fish habitat, particularly for spawning salmonids.
- 4.3.4 **Creek Bank Re-habilitation:** Creek bank stabilization and re-habilitation of existing disturbed riparian areas shall be undertaken where required. The plan should be designed to stabilize the creek banks, minimize erosion and silts entering the creeks, thus protecting spawning habitat. The rehabilitation plans shall be coordinated with the Town and phased as redevelopment proceeds.
- 4.3.5 **South Canmore Local Habitat Patch:** No trail link will be developed into the South Canmore Local Habitat Patch immediately south of the property. East west trail linkages shall be incorporated along the south edge of the ARP area as shown on the Concept Plan. Site and building design features on the south development edge shall be designed to minimize potential disturbance to wildlife in the habitat patch.

- 4.3.6 **Creek Trail System:** A comprehensive trail system generally parallel to the west edge of Policeman's Creek and the east edge of Spring Creek shall be developed at the beginning of each development stage.
- 4.3.7 **Trail Location:** To protect the creek bank and riparian areas from disturbance, the creek trails shall be setback several meters from the creek banks. The trail system should generally be within the creek bank environmental reserve strip but designed to form the transition between natural creek bank and adjacent public or private spaces. No trail shall be provided on the west side of Spring Creek. Where appropriate, educational signage should be installed to provide environmental information for the public and promote stewardship of these resources.
- 4.3.8 **Environmental Reserve:** Environmental Reserve will be taken at the time of subdivision generally as shown on the Concept Plan in Figure 3. Environmental Reserves will be a minimum of 7 meters and an average of no less than 8m from creek edges in areas designated as having a Low Sensitivity to development and a minimum of 10 m from creek edges in areas designated as having a Medium Sensitivity to development. All areas having a High Sensitivity to development will be designated as Environmental Reserve.
- 4.3.9 **Storm Water Runoff Control:** Storm water control and treatment to protect the creeks shall be a priority throughout the site.
- 4.3.10 **Noise and Light Pollution:** Site and building design specifications shall be developed to minimize noise and light pollution into undeveloped areas.
- 4.3.11 **Sustainable Initiatives:** Green initiatives including the possibility of ground source heating will be supported and encouraged.
- 4.3.12 **Recycling Facility:** If a comprehensive community recycling program cannot be established by 2012 then a satellite recycling depot, accessible from Spring Creek Gate, shall be provided on the east side of Policeman's Creek generally as shown on Figure 3.
- 4.3.13 **CRD Staging Areas:** Staging areas for construction, renovation and demolition materials shall be established on a phased basis a redevelopment proceeds.
- 4.3.14 **Irrigation Initiatives:** Irrigation systems shall, where possible, use non-municipal water sources. A linked system using well water will be considered.



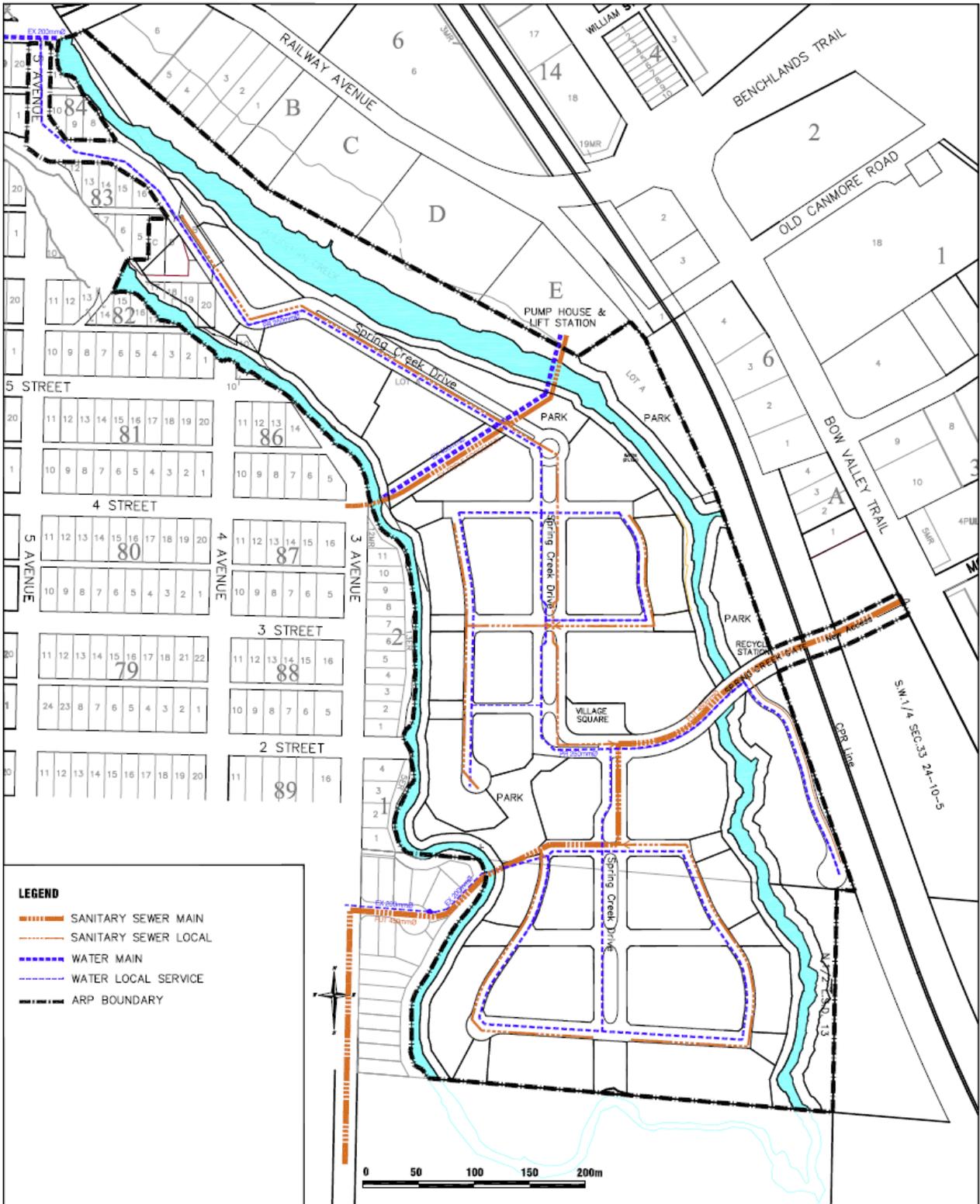
Reference: Golder Associates Environmental Assessment 2003

**SPRING CREEK MOUNTAIN VILLAGE
AREA REDEVELOPMENT PLAN
Figure 4: Environmental Sensitivity**

4.4 SERVICING AND ENGINEERING POLICIES

The purpose of this section is to identify key engineering and servicing related policies for the plan area. The site is presently serviced by a private water well system which will be phased out as redevelopment occurs. Many of the existing utility lines are in need of replacement and the provision of facilities for the retention and treatment of storm water will be required. The site will require up to 1.5 meters of fill in the central part of the site feathering to existing grades at the creek edges. A servicing Master Plan has been prepared for the study area and is included in the supporting technical information submitted under separate cover. **Figure 5: Utility Servicing**, summarizes the main utility features.

- 4.4.1 **Phasing of Utilities:** The phasing of development shall be done to minimize disruption to existing residents and to minimize overall costs. This includes keeping Restwell on the existing water and sewer system as long as possible. Private water & sewer facilities shall be eliminated on a staged basis as new development occurs.
- 4.4.2 **Well Monitoring:** Existing water wells will be monitored as redevelopment proceeds to ensure that they meet Canadian Drinking Water Standards.
- 4.4.3 **Engineering Cost Efficiencies:** Redevelopment will make efficient use of existing or available infrastructure and facilities (water & sewer). Costs associated with this infrastructure should be investigated with the Town of Canmore and shared where possible to save costs for both parties if possible.
- 4.4.4 **Offsite Levies:** A new offsite levies district encompassing the ARP area will be developed that takes into account the additional capacity required for redevelopment of the ARP to proceed over and above capacity being used today by the existing development. This incremental cost will be collected by the Town through an offsite levy.
- 4.4.5 **New Technologies:** New/alternative technologies for pipe and trenching in high groundwater conditions will be investigated. Sewer servicing options such as low pressure, vacuum sewer and gravity systems will also be investigated.
- 4.4.6 **Storm Water Storage & Treatment:** The 100-year storm event must be stored on site and released at predevelopment rates. Contaminated storm water must be treated prior to discharge.



**SPRING CREEK MOUNTAIN VILLAGE
AREA REDEVELOPMENT PLAN
Figure 5: Utility Servicing**

- 4.4.7 **Site Grading:** A site grading plan shall be developed for each phase and approved by the Town. Grading shall ensure that the main floors of all structures are above the 1:100 Year groundwater elevation and that parkade floor elevations are at or above the 1:20 Year groundwater elevation. On site fill shall not exceed 1.5 meters in the central portions of the site tapering to existing grade at the creek banks. Site grading of the site shall also consider the creation of low areas for stormwater storage.
- 4.4.8 **Geotechnical Considerations:** Road & servicing design shall take into account geotechnical concerns such as ground water and frost action. Future road design grades will be raised to accommodate these concerns.
- 4.4.9 **Construction Management Plan:** A Construction Management Plan will outline environmental protection measures prior to any construction and take into account mitigation suggestions contained in the Environmental Impact Statement and other related studies.
- 4.4.10 **Shallow Utilities:** The developer shall coordinate the shallow utility upgrade requirements with the various utility companies.

4.5 TRANSPORTATION POLICIES

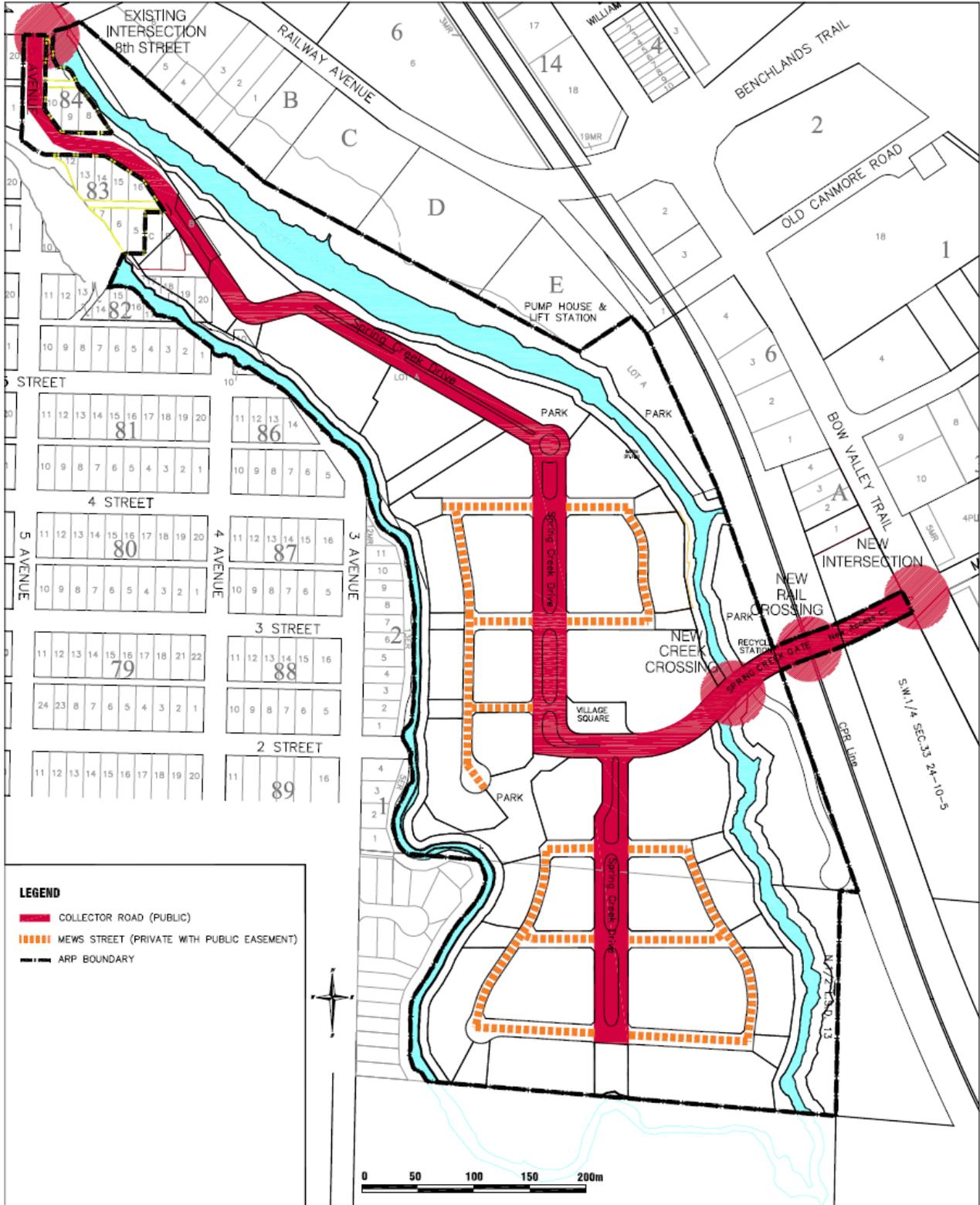
The purpose of the transportation policy section is to provide for an innovative and coordinated transportation system capable of serving the proposed land use and density distribution. The system should ensure convenient site access and egress as well as efficient internal circulation of vehicles and pedestrians. A key principle of the system is a hierarchical road network that relates to the scale of adjacent development and reflects elements of the general grid pattern that exists in South Canmore. The transportation policies are supported by the analysis and recommendations contained in the Spring Creek Mountain Village Transportation Study. **Figure 6: Transportation,** illustrates the proposed vehicular access and internal road system.

- 4.5.1 **New Entrance Road:** A second and primary vehicular access road to the Plan area shall be constructed and functional before any major construction for redevelopment of the Plan area is commenced. All underground utilities required to service the Plan area and located within this access right-of-way shall be pre-installed at the time this access is constructed. The location of this access shall be from Bow Valley Trail generally as shown on the Concept Plan (**Figure 3**).
- 4.5.2 **Emergency Access:** Emergency vehicular access to the plan area will be satisfied by the second access provision noted in Policy 4.5.1.

- 4.5.3 **Railway Crossing:** A new rail crossing agreement shall be required with CPR to allow development of the new entrance road.
- 4.5.4 **Road System:** The internal road system may include public and private road options and shall allow for a future public transportation service loop through the site.
- 4.5.5 **Public Access and Utility Easements on Private Roads:** Any roads identified as private shall make provision for public access and utility easements.
- 4.5.6 **Road for Road Exchange:** Where existing public road rights of way are closed for redevelopment purposes these shall be provided to the developer at no cost provided they are replaced by an equal or greater dedication of public road within the ARP area.
- 4.5.7 **Innovative Street Design:** Innovative street design standards shall be encouraged within the Plan area. The standards set out in the Spring Creek Mountain Village Urban Design Guidelines shall be used as the basis for these standards. Final design details will be developed in conjunction with the Town of Canmore.
- 4.5.8 **Vehicular/Pedestrian Separation:** The separation of vehicular traffic from pedestrian and bicycle circulation will be considered in the urban design plan.
- 4.5.9 **Traffic Calming:** Traffic calming measures shall be incorporated to reduce vehicle speed, discourage shortcutting from Bow Valley Trail to Main Street and promote a safe pedestrian and cyclist friendly environment. Raised crossings at intersections on Spring Creek Drive and reduced speed limits shall be considered.
- 4.5.10 **Traffic Volumes:** Traffic counts at the access/egress points to Spring Creek Mountain Village shall be provided annually and the Traffic Impact Assessment report shall be updated by the applicant prior to the commencement of each subsequent stage of development. If during the redevelopment process traffic generation exceeds, or is projected to exceed, 3,000 vehicle trips per day at the 5th Avenue entrance prior to build-out based on the updated Traffic Impact Assessments, the ARP shall be revised to incorporate additional measures to restrict traffic flows at this intersection to 3,000 vehicle trips per day. This may include road design changes or a reduction in density.
- 4.5.11 **Intersection Improvements:** Notwithstanding Policy 4.5.10, the developer shall be responsible for the cost of

any improvements or upgrading of the 5th Avenue and 8th Street intersection that may be required as determined by the Town of Canmore. The developer will also be responsible for the construction of the new intersection improvements at the proposed Bow Valley Trail/Spring Creek Gate access required as a result of the SCMV development. The Town recognizes that additional traffic from Montane Road to the east will increase and that ultimate improvements to this intersection will be shared proportionately by contributing developments.

- 4.5.12 **Parking Provision:** Extensive areas of surface parking shall be avoided. Residential and visitor accommodation developments will be encouraged to provide underground or partially underground parking facilities integrated with the building design. Street parking shall be incorporated into the street design where feasible.
- 4.5.13 **Parking Standards:** Parking standards will be established at the Land Use Redesignation stage. Reduced parking standards may be considered for housing related to mature adult/seniors, Perpetually Affordable Housing and staff housing.
- 4.5.14 **North Entry Road:** The 5th Avenue access from the north shall be upgraded to better accommodate pedestrian and bicycle traffic. The street lighting style shall be consistent with the Spring Creek Mountain Village theme.
- 4.5.15 **South East Access Linkage:** With development of the low-density residential area in the southeast portion of the plan area, the Town will review the potential for a public access route and emergency access to the adjoining lands to the south (Shown as "Future Policy Review Area" on Figure 3). This access would allow for the continuation of the low-density residential development in this "Future Policy Review Area" while also providing an opportunity for the Town to obtain a dedicated access across the CPR tracks to the Sewage Treatment Facility.



**SPRING CREEK MOUNTAIN VILLAGE
AREA REDEVELOPMENT PLAN
Figure 6: Transportation**

4.6 LAND USE AND URBAN DESIGN POLICIES

The proposed redevelopment envisions a vibrant, sustainable community of rich social and urban texture, distinct but well connected to the wider area. The Land Use and Urban design policies are designed to provide a framework for the new built form. These policies are supported by the more detailed Spring Creek Mountain Village Urban Design Guidelines contained in Appendix B.

- 4.6.1 **Efficient Use of Land:** In order to make efficient use of the limited land base in Canmore, redevelopment shall allow for a significant increase in the intensity of use within the site. This increase would gradually occur as existing low-density mobile homes and campsite uses are replaced with new forms of residential and commercial development over a minimum 15-year phased redevelopment.
- 4.6.2 **Mixed Uses:** The future development of the Restwell lands shall include a mix of uses including residential, commercial and open space components. The plan should maximize the area's potential relative to the Downtown.
- 4.6.3 **Focal Point:** A neighbourhood focal point shall be incorporated into the plan generally as represented by the Village Square feature shown on the Concept Plan Figure 3. This activity point should incorporate residential, commercial and a public open space or community component. The road network and trail system should provide convenient access to this node.
- 4.6.4 **Building Massing:** As a general policy, lower, less dense development shall be located adjacent to the creeks with increased density including apartment style housing and taller buildings in the central part of the site.
- 4.6.5 **Building Height:** Detailed Building height regulations will be established at the Land Use Redesignation Stage. However, in the central part of the site or core area, building height shall not exceed 4½ storeys. Adjacent to Spring Creek and Policeman's Creek building height shall not exceed 2½ storeys generally as illustrated on Figure 3. Maximum building height shall be measured from an approved site-regrading plan. Where the Development Authority is satisfied that the architectural integrity of a building would be enhanced, variances may be granted through provisions established in the Town of Canmore Land Use Bylaw.

- 4.6.6 **Building Design:** The Spring Creek Mountain Village should develop its own sense of style and theme. The building and site design should reflect an alpine design character and be sensitive to the natural character of the site and its unique mountain setting.
- 4.6.7 **Design for Safety and Security:** Site design and landscaping should provide a comfortable pedestrian and cycling environment that supports safety and security by incorporating CPTED principles (Crime Prevention Through Environmental Design).
- 4.6.8 **Architectural and Landscape Elements:** The developer shall prepare landscape and architectural guidelines to be implemented with the first phase of development. These guidelines may be modified as development proceeds but should retain a consistent theme.
- 4.6.9 **Building Setbacks Adjacent to Creek Banks:** Buildings or structures shall be sited a minimum distance of 20 metres from the bank of both creeks. Due to site constraints a variance of up to 5 metres may be granted for the two most northerly hotel/commercial sites in Stage 1. At the discretion of Council, a variance of up to 6 meters may also be approved for the development of a structure for community use on municipal reserve lands in Stage 1. No setback variances will be granted in the remainder of the development.
- 4.6.10 **View Sheds:** Important view sheds should be considered in the urban design and street orientation.
- 4.6.11 **Floor Area Ratio:** The overall Floor Area Ratio for the Spring Creek Mountain Village site may not exceed an overall average of 1.65. The Floor Area Ratio calculation is based on the net developable area, which excludes Creeks, ER, MR, Residents Association Open Space and Public Roads.

4.7 RESIDENTIAL DEVELOPMENT POLICIES

The policies below are designed to guide the implementation of the ARP residential component. The objective is to provide a range of housing choices for different age groups and income levels with an emphasis on a more compact urban form. To this end the plan encourages attached housing forms including a variety of apartment and townhouse styles. Single family and semi-detached homes will be accommodated in selected areas but will not be the predominant residential focus. **Figure 3: Land Use Concept**, shows the

areas proposed for residential uses. Table 3 indicates the approximate residential density for the plan area.

- 4.7.1 **Manufactured Housing Component:** The existing manufactured housing component shall gradually be replaced as new development occurs.
- 4.7.2 **Housing Choices:** The redevelopment plan shall allow for a range of housing and lifestyle choices including apartments, seniors' apartments, townhouses, special needs housing, live/work studios, semi-detached and single detached housing.
- 4.7.3 **Mixed Use Residential:** Mixed-use residential with street front commercial designs shall be encouraged particularly in the central core and Village Square locations. Specific locations for these uses shall be specified at the land use designation stage.
- 4.7.4 **Maximum Residential Units and Density:** The maximum number of residential units within the site at build-out shall be 1050 plus PAH and any related bonus units with an absolute total not to exceed 1200 units.
- 4.7.5 **Minimum Residential Units and Density:** The minimum number of residential units within the site at build-out shall be 800 units.
- 4.7.6 **Tourist Homes:** Tourist Homes will be permitted within the ARP area and shall be identified by the developer at the Development Permit stage. Tourist Home permits will not be considered for units designated as staff or PAH. As a general guide the number of Tourist Homes should not exceed 300 units and shall be located within identified floors within apartment buildings.
- 4.7.7 **Low Density Housing East of Policeman's Creek:** An area of low density single detached housing shall be considered on the east side of Policeman's Creek south of the proposed new access road from Bow Valley Trail as shown on the Concept Plan Figure 3. Creek setbacks, vehicular access, rail noise attenuation and tree preservation must be addressed at the subdivision stage. Subject to a Municipal Development Plan amendment, the Town may also consider a coordinated planning approach involving the adjacent land immediately south identified as a "Future Policy Review Area" on Figure 3: Land Use Concept. This area is presently outside the ARP boundary.

4.8 COMMERCIAL DEVELOPMENT POLICIES

The commercial policies address the scale, type and location of commercial development within the Plan area. The two main types of commercial development envisaged are: visitor accommodation in the form of boutique hotels with ancillary convention, service and retail components and local commercial and specialized street front retail or service orientated commercial distributed at locations along Spring Creek Drive and the Village Square. Flexibility will be maintained to allow the incorporation of studios and other live/work spaces especially along Spring Creek Drive. **Figure 3: Land Use Concept**, identifies the distribution of commercial uses.

- 4.8.1 **Commercial Use Mix:** The redevelopment plan shall include a mix of commercial land uses including hotel and local commercial retail and service components.
- 4.8.2 **Hotel Rooms:** Hotel and related commercial uses shall be located generally in the north portion of the plan area as on the Concept Plan. The number of hotel rooms shall not exceed 200 unless a policy revision is approved by Council.
- 4.8.3 **Hotel Related Commercial** The hotel related commercial may include, convention facilities, restaurants and ancillary service and specialist retail components.
- 4.8.4 **Local Commercial:** The local commercial service and retail component will be limited to a maximum 950 sq. meters (approximately 10,000 sq. ft.). This figure will be reviewed by the developer and the town administration with each development stage and increased if necessary.
- 4.8.5 **Flexible Commercial Frontage:** Building designs incorporating the flexibility of commercial/residential conversion shall be considered within the vicinity of the Village Square and in areas fronting on to Spring Creek Drive. (The Urban Design Guidelines provide additional information on this concept).
- 4.8.6 **Pedestrian Scale:** Commercial designs and related parking shall be orientated to a community pedestrian scale and integrated into the open space and trail network. Strong links to the downtown will be encouraged.
- 4.8.7 **Extensive Commercial Uses:** Large-scale commercial developments and extensive parking lots will not be permitted within the Plan area.

4.9 OPEN SPACE POLICIES

The open space policies are designed to ensure that important natural areas are preserved and that the new development areas are served by a

diversity of active and passive open spaces linked with a comprehensive trail system. **Figure 7: Open Space and Trail System** identifies the proposed distribution of green space and the main trail system and external linkages.

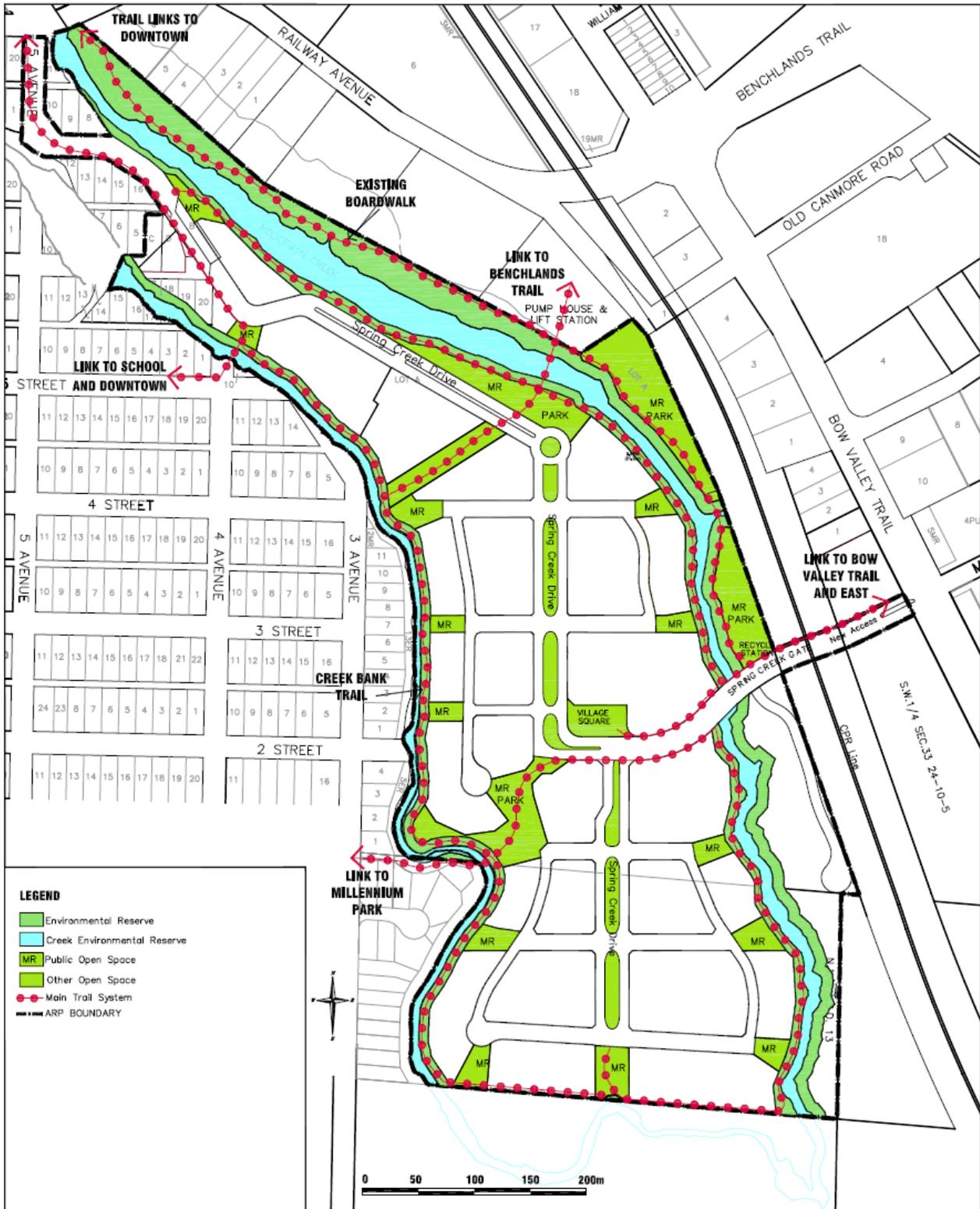
4.9.1 **Environmental Reserves:** The Environmental Reserve areas will be established at the time of subdivision as described in Section 4.3.8.

4.9.2 **Municipal Reserves:** Except where Municipal Reserve dedication has already been provided or adjustments for deferred reserve caveats are required, 15 percent of the developable land (or equivalent park improvements) shall be established as Municipal Reserve. The allocation of Municipal Reserve in each phase may be greater or less than 15 percent provided the overall requirement is provided. The distribution of Municipal Reserve shall generally be as shown on the Open Space and Trails Plan Figure 7.

Key components of the Municipal Reserve open space provision shall include:

- a creek-side park along the north section of Spring Creek Drive,
- small parks at the east and west ends of the cross streets to provide a visual amenity, sitting areas and pedestrian connections to the perimeter trail system,
- a feature park at the south end of Spring Creek Drive to open vistas to the south and Three Sisters,
- a central park feature south west of the Village Square with trail connections to the perimeter trail system and links west to Millennium Park,
- lands east of Policeman's Creek and north of the proposed new easterly road access from Bow Valley Trail that may be combined with existing Town pump house and lift station site to create a regional creek-side park, and
- development of the pump house and lift station site as a park facility by the developer in accordance with Town standards. This provision will constitute the equivalent of a 0.8% municipal reserve credit plus any Deferred Reserve Caveats owing by the developer effectively canceling them.

- 4.9.3 **Other Open Spaces:** The development of additional quasi-public or private open spaces including the widened linear median strip along Spring Creek Drive, and the Village Square lands.
- 4.9.4 **Open Space Maintenance:** Prior to the issuance of the first Development Permit within the Plan area, the Developer will establish a Residents' Association for the ARP area. This Association will enter into a cost sharing arrangement with the Town regarding the maintenance of open spaces, trails and other community facilities. Should a cost sharing agreement not be reached, municipal reserve parks will be constructed and maintained in accordance with normal Town standards and schedules.
- 4.9.5 **Trail Network:** The plan shall include a formal trail network that creates a loop around the existing site and ties in unique features and amenities that will be incorporated into the development. The general alignment of the trail shall be as shown on **Figure 7**.
- 4.9.6 **Trail Linkages:** This trail network plan shall make alignment provision for external linkages at the following locations:
- east to Bow Valley Trail along the proposed new access route,
 - north east across Policeman's Creek to the existing boardwalk and Railway Avenue,
 - north via the existing access at Fifth Avenue, and
 - west to 3rd Avenue in the vicinity of First Street and Fifth Street.
- 4.9.7 **Existing Boardwalk:** The existing boardwalk on the east side of Policeman's Creek shall be retained and integrated into the overall trail network.



**SPRING CREEK MOUNTAIN VILLAGE
AREA REDEVELOPMENT PLAN
Figure 7: Open Space & Trails**

4.10 DEVELOPMENT STAGING

The development staging policies are designed to permit a logical sequence of development. Staging considerations include transportation and access requirements, utility infrastructure and the relocation and replacement over time of existing mobile homes and ancillary buildings. **Figure 8: Development Staging** shows a tentative redevelopment staging plan which may be revised over time depending on final servicing, transportation and construction requirements. **Table 4: Development by Stage** shows an approximate breakdown of the anticipated residential and commercial development by stage. These numbers may change depending on market conditions.

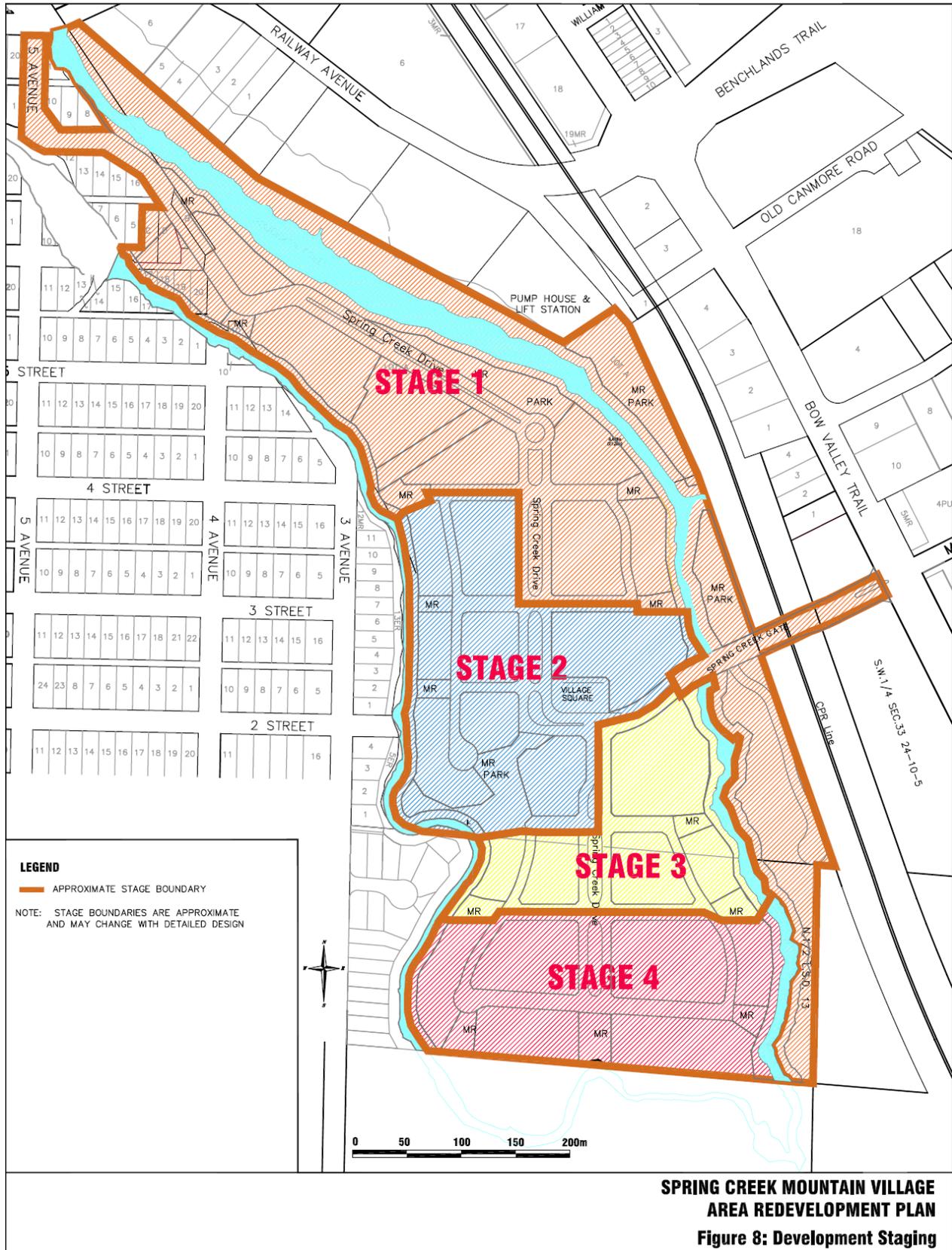
- 4.10.1 Development Staging:** The development will occur in four main stages generally as shown on Figure 8. The stage boundaries are considered approximate and may be revised as development proceeds without the need for a formal revision to the ARP. Each stage may contain several development phases.
- 4.10.2 Direction of Growth:** The staging sequence shall generally be from north to south. However, some relocation of homes in the central portion of the site may be advanced to permit construction and utilization of the new road access from Bow Valley Trail.
- 4.10.3 New Access Road:** A new vehicular and emergency access from Bow Valley Trail to the Plan area shall be included with Stage 1.
- 4.10.4 Age of Housing:** The newer mobile home housing stock located in the south west portion of the site shall be retained until the last stage of redevelopment.
- 4.10.5 Housing Replacement:** The staging sequence shall ensure that the proportion of PAH housing provided in each stage is consistent with a minimum of 5% PAH housing at build-out.
- 4.10.6 Infrastructure:** New development shall be serviced by connection to Town-owned infrastructure. Private water and sewer systems will be phased out and eventually eliminated. Utility upgrading and phasing shall be coordinated with the Town.
- 4.10.7 Open Space and Trail System:** Open space, trails and creek bank rehabilitation shall be completed for each stage within 2 years of completion of the subdivision Servicing Agreement.
- 4.10.8 Construction Timing:** Creek bank rehabilitation and some portions of the trail system may be advanced where practical.

4.10.9 Growth Management: The rate of growth within Spring Creek Mountain Village will be controlled by establishing minimum time frames for each development stage approval. This will be implemented through establishing a “not before” date for land use amendments in the Land Use Bylaw and is based on a maximum 80 units per year average

TABLE 4: ESTIMATED DEVELOPMENT BY STAGE

	Stage 1	Stage 2	Stage 3	Stage 4	TOTAL
Area (approximate ha)	14.4	5.7	3.5	4.8	28.4
Residential Units					
Townhouses	24	52	19	44	139
Apartments	207	302	202	200	911
Single detached	7	0	0		7
Total	238	354	221	244	1,057
# of Hotel rooms	200	0	0	0	200
Hotel related commercial (sq. ft.)	15,000	0	0	0	15,000
Local Commercial Street Front (sq. ft.)	2,000	10,000	1,000	0	13,000

* Total does not include PHA and related bonus units



**SPRING CREEK MOUNTAIN VILLAGE
AREA REDEVELOPMENT PLAN
Figure 8: Development Staging**

4.11 PLAN IMPLEMENTATION

The following policies provide the framework for implementation of the Area Redevelopment Plan.

- 4.11.1 **Municipal Development Plan Amendment (MDP):** An amendment to the MDP will be required to allow visitor accommodation and other commercial components of the ARP to be incorporated. This amendment should be processed concurrently with the adoption of this Area Redevelopment Plan.
- 4.11.2 **Special Land Use District:** A Spring Creek Mountain Village Land Use District will be prepared by the developer in consultation with Town. This bylaw will be submitted to Council for approval and inclusion into the Town of Canmore Land Use Bylaw.
- 4.11.3 **Land Use Redesignation:** Land Use Redesignation will be required prior to further subdivision and redevelopment in the study area.
- 4.11.4 **Subdivision Process:** The normal Town of Canmore process of subdivision application and approval procedures shall be required for further subdivision of land and the creation of any new titles within the ARP area.
- 4.11.5 **Permits:** The normal Town of Canmore Development Permit process of application and approvals shall be required prior to the commencement of any development within the approved ARP.
- 4.11.6 **Interim use of Proposed MR and ER lands:** At the time of subdivision, some deferral of registration for Environmental Reserve or Municipal Reserve parcels will be considered by the Town in order to allow present uses to continue until such time as they are required for redevelopment.

APPENDIX A



SPRING CREEK MOUNTAIN VILLAGE GUIDELINES FOR EXISTING RESIDENTS

A1 TIMING FOR REDEVELOPMENT

1. Redevelopment will not require any resident who is currently (the date of ARP Approval) residing in the park to leave the park for a minimum of 15 years if they wish to remain. They are still bound by the Rules and Regulation as set out by Spring Creek and the Mobile Home Site Tenancies Act.

A2 RELOCATION OF EXISTING HOMES WITHIN SPRING CREEK

1. Relocation within the Park may be required with some of the existing homes to allow redevelopment projects to proceed.
2. A least 1 years notice will be provided to the resident if relocation within the park is required.
3. If relocation is required, Spring Creek, at their cost, will offer to move the home to an alternative site within the park provided the home is considered structurally capable of being moved.
4. If in the opinion of the Spring Creek (and subject to review by a professional engineer) there is doubt as to the structural integrity of the home for the purposes of relocation, the home will only be moved at the owners risk.
5. If the owner does not wish to risk moving a home which is considered structurally unsound, Spring Creek will offer the resident the opportunity to purchase or rent a replacement mobile home within the park from the inventory of used homes Spring Creek would have as of that date.
6. If the resident prefers to purchase a replacement home within the Park and a suitable unit is available, the resident will pay to Spring Creek the difference in the appraised value of the homes.
7. If the rental option is preferred, Spring Creek will purchase the existing home for appraised value by a professional appraiser less 10% of the value (standard real-estate commission in Spring Creek). Rental rates on the replacement home would be negotiated before purchase of the residents existing home.

A3 NEW HOUSING OPTION

1. Residents of the park who wish to relocate to new housing units that may be developed within the Spring Creek site will be given the first opportunity to purchase or rent (in the case of rental housing). Residents that want to purchase a new housing unit within Spring Creek will pay the difference between the market value of the new unit and the appraised value of their existing home. Spring Creek will offer for sale the new housing to existing residents for a period of 45 days prior to sale to the open market.

A4 HOMES FOR SALE WITHIN A REDEVELOPMENT AREA

1. If the home is in an area slated for redevelopment within a 5-year period and the Home Owner wishes to sell their unit on the existing site, Spring Creek can request the following:
 - a. That at the Home Owner expense they hire an appraiser of their choice to do an official evaluation.
 - b. That if Spring Creek and the owner are in agreement with the evaluation that Spring Creek will offer to purchase the home at the appraised value less 10% (Standard Commission)
 - c. If either the owner or Spring Creek are in disagreement with the evaluation Spring Creek will pay for a second appraisal. The average of the two appraisals, less 10%, will then be used as the offer to purchase.
 - d. If the offer is still refused then the Home Owner will be at liberty to sell the home on the open market with a caveat that the new owners would only be guaranteed a site somewhere in Spring Creek for their home until 2018. This is again conditional on the new owner not being in breach of Spring Creek's Rules & Regulations or the Mobile Home Site Tenancies Act

A5 REMOVAL OF A HOME FROM SPRING CREEK

1. If a Home Owner intends to remove their home from Spring Creek then the last 3 months site rent would be free. As long as the removal was not from a breach of the Rules & Regulations or Mobile Home Site Tenancies Act.