



**DEVELOPER'S DEVELOPMENT PRINCIPLES
SPRING CREEK MOUNTAIN VILLAGE**

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INTRODUCTION

The following development guidelines and principles have been prepared by the developer and study team as part of the planning process to guide land use and development ideas for the Spring Creek Mountain Village (Restwell) area. It is envisaged that some of the principles will ultimately form the basis for policy statements in the Restwell Area Redevelopment plan document. However, it is important to note that the principles outlined below have not been endorsed by Council.

1.1 SOCIAL/ECONOMIC CONSIDERATIONS

1. **Principles for Existing Residents** (Appendix A).
2. **Replacement Strategy:** The redevelopment plan must make provision to ensure that the demographics currently represented in Restwell are considered and that the existing 220 mobile homes are replaced with accommodation that provides entry level housing opportunities.
3. **Staff Accommodation:** The commercial component will provide for appropriate housing needs such as staff accommodation.
4. **Existing Campground:** The existing campground should be replaced with other commercial accommodation uses that will bring at least the same economic benefit to the community. Currently the campground has a 59-day summer site occupancy level.
5. **Timeframe:** In order to help manage growth and its impacts on the community, the development will be phased over a minimum of 15 years.
6. **Community Facilities:** Where practical incorporate space for community facilities, recreational activities, social amenities and a space for a private daycare.
7. **Sense of Community:** Maintain as much as possible the sense of community that exists there today.

1.2 ENVIRONMENTAL RESPONSIBILITIES

1. **Environmental Protection:** Protection of areas identified in the Golder Associates Biophysical Inventory as having High Environmental

Sensitivities. Protection should be done through the designation of Environmental Reserves and Municipal Reserves areas.

2. **Development & Environmental Sensitivity:** The density and type of development should relate generally to environmental sensitivity:
 - a. High Sensitivity = no development
 - b. Medium Sensitivity = lower density development
 - c. Low Sensitivity = higher density development
3. **Creek Protection:** The protection and enhancement of the watercourses and riparian habitat of Spring and Policeman creeks, including the Wolf Willow and Sedge Wetland vegetation community types in the vicinity of the existing boardwalk. This protection will also protect sensitive fish habitat, particularly for spawning salmonids.
4. **Creek Bank Re-habilitation:** Creek bank stabilization and re-habilitation of existing disturbed areas will be undertaken where required and a management plan to control informal trails and restrict access to sensitive areas will be required. Stabilization will help minimize erosion and production of silt entering the creeks, thus protecting spawning habitat for brown and brook trout, and mountain whitefish.
5. **South Canmore Local Habitat Patch:** No trail link will be allowed into the South Canmore Local Habitat Patch immediately south of the property for environmental reasons. Site and building design features of the development will minimize potential disturbance to wildlife in the habitat patch.
6. **Trail and Boardwalks:** Plan for a formal trail/boardwalk around the development to help identify and delineate the natural riparian areas from the private spaces adjacent to future developments and to allow public enjoyment of the area. Trails should slope away from the creek edges to allow for the treatment of storm water off the trails. Educational signage will provide environmental information for the public and promote stewardship of these resources.
7. **Control Storm Water Runoff:** Storm water control and treatment to protect the creeks will be a priority throughout the site.
8. **Noise and Light Pollution:** Develop site and building design specifications that minimize noise and light pollution into undeveloped areas e.g. external lighting, vegetation buffers, location of high human use.
9. **Kyoto Accord:** With the implementation of the Kyoto Accord, the option of Ground Source Heating will be investigated for the

development as one energy efficient option to promote a green initiative.

1.3 *SERVICING & ENGINEERING*

1. **Phasing of Utilities:** The phasing of development should be done to minimize disruption and costs to existing residents in Restwell. This includes keeping Restwell on the existing water and sewer system as long as possible. Convert current private water & sewer facilities to Town owned facilities as redevelopment occurs in those areas.
2. **Engineering Cost Efficiencies:** 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. A new offsite levies district encompassing the Restwell area should be considered and discussed with the Town.
3. **New Technologies:** New/alternative technologies for pipe and trenching in high groundwater conditions should be considered. Sewer servicing options such as low pressure, vacuum sewer and alternative gravity systems should be investigated.
4. **Storm Water Storage & Treatment:** The 100-year storm event must be stored on site and released at predevelopment rates. Grading of the site will be important to manage storm water properly. Storm water must be treated prior to discharge.
5. **Geotechnical Considerations:** Road & servicing design will take into account geotechnical concerns such as ground water and frost action. Future road designs may be raised to accommodate these concerns.
6. **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 EIS and other studies.

1.4 *IMPROVED ROAD AND EMERGENCY ACCESS*

1. **New Entrance Road:** A new main road entrance to Restwell from Bow Valley Trail is proposed. This will provide improved access and egress as the site develops and create an alternative route for emergency

vehicles. A new crossing of the CPR tracks will be required for this vehicular access link.

2. **Discourage Shortcutting:** Design the internal road system to discourage shortcutting from Bow Valley Trail to Main Street.
3. **Road System:** The internal road system may include public and private road options and should allow for future public transportation service.
4. **Vehicular/Pedestrian Separation:** The separation of vehicular traffic from pedestrian and bicycle circulation will be considered in the urban design plan.

1.5 LAND USE AND ARCHITECTURAL DESIGN

1. **Efficient Use of Land:** In order to make efficient use of the limited land base in Canmore, redevelopment of the site should allow for a significant increase in the number of dwelling units within the site. This increase would gradually occur as existing low-density mobile homes are replaced with other forms of residential development over a minimum 15-year phased redevelopment.
2. **Number of Dwelling Units:** The Study Team will assess the appropriate number of dwelling units that should be accommodated on the site based on several factors including:
 - a. Developable land area,
 - b. Social/affordability considerations and demographics,
 - c. Environmental constraints,
 - d. Building massing and urban design factors, and
 - e. Servicing and transportation constraints.
3. **Building Heights and Density:** One design approach that will be studied in detail includes situating lower, less dense semi-detached and townhome development adjacent to the creeks and increased density including apartment style housing and taller buildings in the central part of the site.
4. **Mixed Uses:** The future development of the Restwell lands should include a mix of uses including residential, commercial and open space components. The plan should maximize the area's potential relative to the Downtown.

5. **Building Design:** The proposed development should develop its own sense of style and theme but still retain the “community spirit” of Restwell. The building and site design should reflect an alpine design theme and be sensitive to the natural character of the site and its unique mountain setting.
6. **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 principals (Crime Prevention Through Environmental Design), as well as integration with the natural landform and Canmore community.
7. **Architectural Elements:** Building height, massing, roof lines, elevations, building materials and textures will all be important considerations in the urban design and redevelopment plan for Restwell.
8. **View Sheds:** Important view sheds should be considered in the urban design and street orientation.

1.6 INCREASED HOUSING CHOICES

1. **Mobile Home Component:** It is envisaged that for many years the site will contain a mobile home component, which will gradually diminish as new development occurs.
2. **Other Housing Choices:** The redevelopment plan should allow for a range of housing and lifestyle choices including apartments, senior’s apartments, townhouses, special needs housing, live/work studios, semi-detached and single detached designs. The idea of mixed-use residential and commercial designs should also be considered.
3. **Ownership and Rental Options:** Some units should be available for rent as well as ownership.
4. **Affordability:** Consideration must be given to affordability especially with regard to the eventual replacement of the approximately 220 mobile home units, which will be displaced over time by the redevelopment.
5. **Resident Housing Demand:** It is recognized that there will be an increased demand for resident housing generated by any commercial components of the Restwell redevelopment. However, it is not anticipated that the Restwell site will diminish the obligations for the Town and other developers to provide resident housing to meet other demands within the community.
6. **Low Density Housing East of Policeman Creek:** Low-density residential development will be considered on the east side of Policeman Creek.

The preservation of existing vegetation will be an important consideration in this area.

1.7 NEW COMMERCIAL DEVELOPMENT

1. **Commercial Use Mix:** The redevelopment plan should include a mix of commercial land uses. These may include boutique hotels, intimate restaurants, local commercial, specialist retail, small-scale visitor related commercial and some service/office uses.
2. **Contribution to Service Centre Role:** Canmore is moving towards that of the dominant service centre in the Bow Valley Corridor and an emerging destination resort community (MDP). The future use of Restwell should take this into consideration.
3. **Pedestrian Scale:** Commercial designs should 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. **Extensive Commercial Uses:** Large-scale commercial developments and extensive parking lots are not considered appropriate for the site.

1.8 CREEK SETBACKS & OPEN SPACE

2. **Open Space Provision:** Redevelopment in Restwell will include more open spaces. These should include boardwalks, water features (rinks in winter), plazas, squares and playgrounds related to new development projects. Informal sitting areas, trails and environmental reserves will also be incorporated.
3. **Trail Network:** The plan should 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. This trail network should also tie into the Town-wide pathway system serving, schools, recreation areas and commercial activity centres. This could include trail links from Bow Valley Trail through Restwell to South Canmore.
4. **Environmental & Municipal Reserves:** Open spaces adjacent to the creeks will likely include a combination of Environmental Reserve and Municipal Reserve with variable building setbacks to best protect environmentally sensitive areas.
5. **Existing Boardwalk:** The existing boardwalk on the east side of Policeman Creek should be retained and integrated into the overall trail network.



APPENDIX A

PRINCIPLES 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 Regulations as set out by Restwell and the Mobile Home Site Tenancies Act.

A2 RELOCATION OF HOMES WITHIN RESTWELL

1. Relocation within the Park may be required with some of the existing homes to allow redevelopment projects to proceed.
2. A least 1-year's notice will be provided to the resident if relocation within the park is required.
3. If relocation is required, Restwell, 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 Restwell (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 owner's risk.
5. If the owner does not wish to risk moving a home which is considered structurally unsound, Restwell will offer the resident the opportunity to purchase or rent a replacement mobile home within the park from the inventory of used homes Restwell 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 Restwell the difference in the appraised value of the homes.
7. If the rental option is preferred, Restwell will purchase the existing home for appraised value by a professional appraiser less 10% of the value (standard real-estate commission in Restwell). Rental rates on the replacement home would be negotiated before purchase of the resident's 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 Restwell 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 Restwell will pay the difference between the market value of the new unit and the appraised value of their existing home.

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, Restwell 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 Restwell and the owner are in agreement with the evaluation that Restwell will offer to purchase the home at the appraised value less 10% (Standard Commission)
 - c. If either the owner or Restwell are in disagreement with the evaluation Restwell 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 Restwell for their home until 2018. This is again conditional on the new owner not being in breach of Restwell's Rules & Regulations or the Mobile Home Site Tenancies Act

A5 REMOVAL OF A HOME FROM RESTWELL

1. If a Home Owner intends to remove their home from Restwell 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.