



Spring Creek Mountain Village Stage 3 Land Use Bylaw Amendments Sustainability Screening Report

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1 Project Location & Background

1.1 Purpose

The purpose of the Sustainability Screening Report is to demonstrate how the proposed land use bylaw amendments will provide a net benefit to the community and build on the Town's sustainability initiatives.

The below sections outline the key components of the Stage 3 Sustainability Screening Report and supplement the attached SSR Matrix. As the project is in the redistricting stage and building design has not yet been undertaken for Phase 3, there are several design-related items that are unknown at this time. As the project moves forward to the development permit stage, a more detailed SSR will be submitted to the Town of Canmore.

1.2 Background

The below Sustainability Screening reports have been completed and approved by the Town of Canmore for previous land use bylaw amendments through each stage of development:

- Stage 1 Land Use Amendments SSR (2009)
- Stage 2 Land Use Amendments SSR (2009)
- Stage 1 Visitor Accommodation District Amendments SSR (2015)
- Stage 1 & 2 Open Space/Public District Amendments SSR (2016)

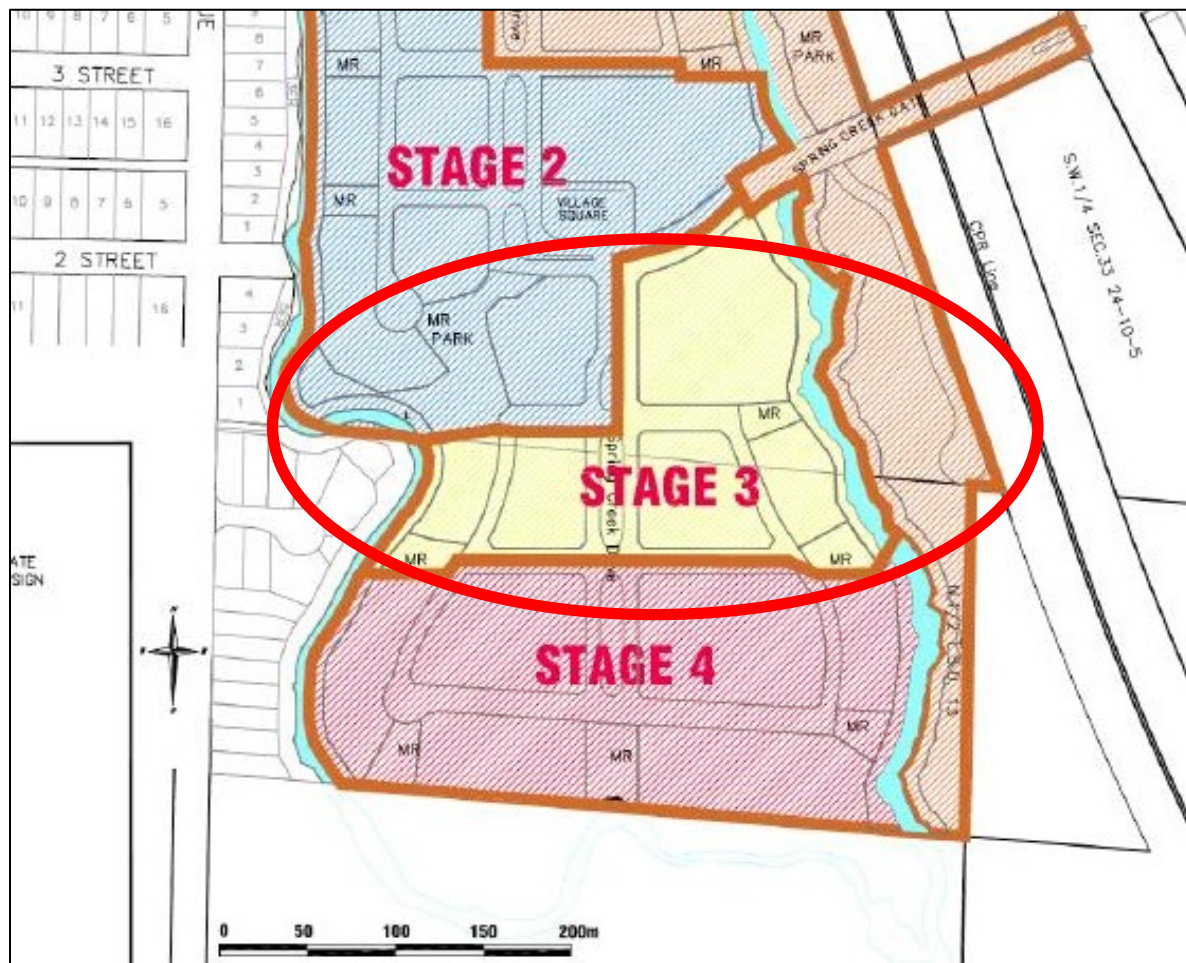
The Spring Creek Mountain Village Area Redevelopment Plan was originally approved by the Town of Canmore in 2004. The proposed Stage 3 land use bylaw amendments follow the intent of the Spring Creek Mountain Village Area Redevelopment Plan. Included in the land use amendments are:

- The redistricting of Stage 3 lands from Manufactured Home Park Family Residential District (MHP) to Spring Creek Mountain Village Comprehensive Residential DC District (SCMV-CR)
- Amendments to SCMV-CR District to include Stage 3
- Adjustments to Stage 2 Public District (open space) parcels following further refinement during detailed design

1.3 Location

Spring Creek Mountain Village (SCMV) Stage 3 covers an area of approximately 3.6 hectares of land located immediately south of Stage 2 in the southern portion of the SCMV site. Policeman's Creek and Spring Creek flank the west and eastern boundary of this Stage. Stages one and two of Spring Creek Mountain Village are currently undergoing subdivision and detailed design.

Figure 1: Location



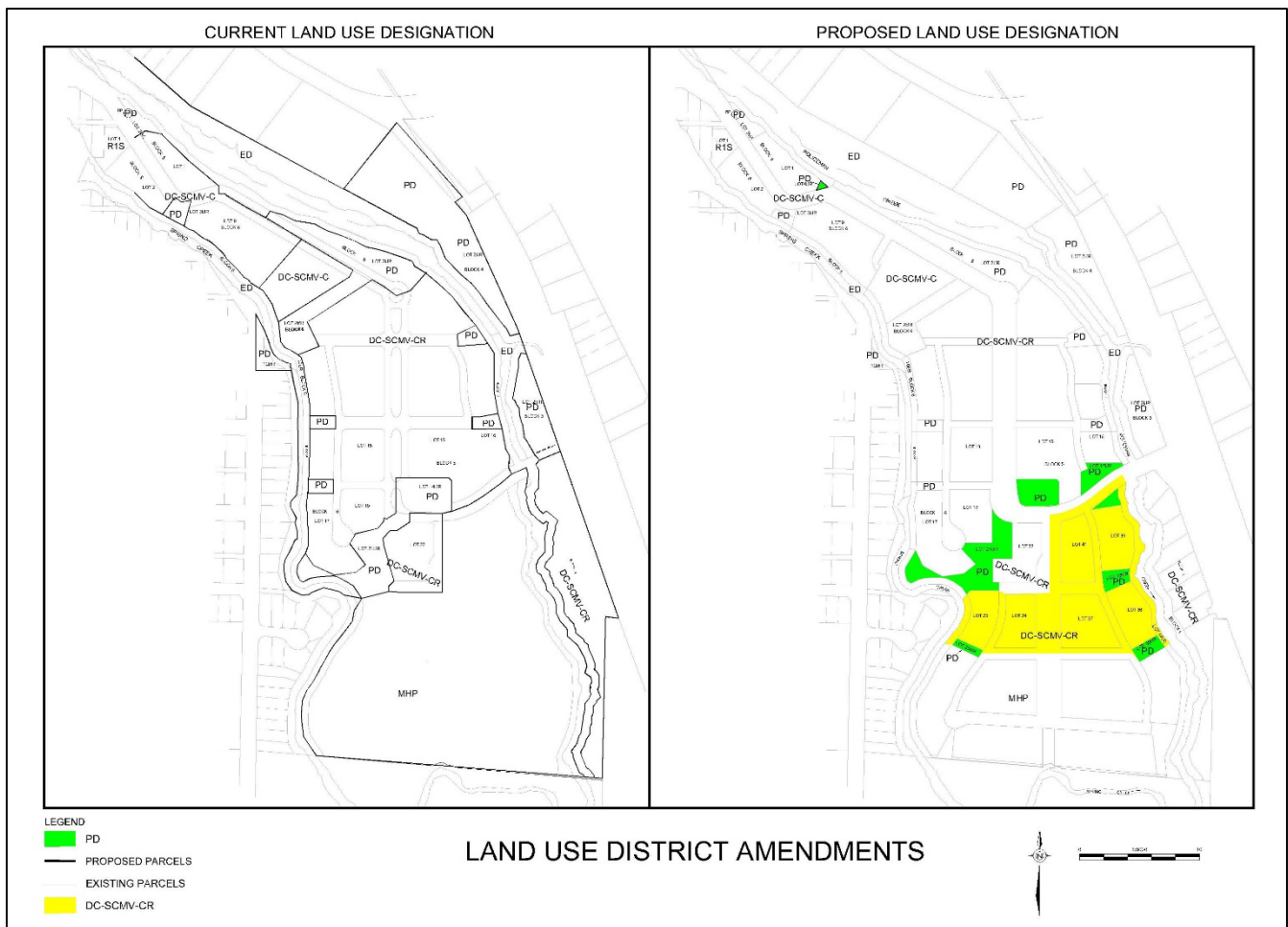
1.4 Development Concept/Proposed Amendments

In accordance with the SCMV Area Redevelopment Plan, Stage 3 is proposed to be developed for residential land use with a mix of commercial and live/work uses along Spring Creek Drive. The following Table 1 and Figure 2 outline the estimated unit breakdown and land use amendments for the site.

Table 1: Estimated Unit Breakdown

Area (HA)	3.45
Residential Units	
Townhouses	27
Condo	133
PAH	10
Live/Work	1
Single Detached	0
Total	171
Local Commercial Street Front (sq. ft.)	0

Figure 2: Proposed Land Use District Amendments



2 Sustainability Screening Analysis

2.1 Building Economic Sustainability

What is the long-term fiscal impact to the Town?

Does the project contribute to economic diversification?

In addition to residential land uses, Stage 3 of the project involves the continuation of street front commercial and live/work units along Spring Creek Drive. This assists the Town in meeting commercial tax base and employment goals and well as supporting a flexible live/work option for small business owners who would like some street front presence.

In terms of the residential component of Stage 3, a mix of unit types including apartments and townhomes which will appeal to a variety of age groups and income levels. This will increase the housing supply in town, providing further housing options for local workers to directly affect the shortfalls in the labour market due to lack of shelter.

What percentage of the construction labour value will be sourced to Canmore businesses?

It is anticipated that approximately 85% of construction labour will be sourced to Canmore businesses. Spring Creek has maintained its commitment to sourcing local labour throughout each stage of the project.

What other process or program innovations does this project propose?

- Phase 3 contains Tourist Home designated units which will increase the stock of tourist homes and help to address the problem of illegal tourist homes within Town
- Live/work studios – Provides residents with the opportunity to have a storefront for their business while living onsite

2.2 Enhancing Environmental Stewardship

Does the project propose a residential/commercial mix of uses onsite?

Stage 3 proposes a mix of residential and commercial land uses in the form of street front commercial and live/work studios along Spring Creek Drive. Spring Creek offers the bulk of commercial services in the central spring creek Village Square and in the recently constructed hotel building.

Does the project move the Town towards more efficient land use by increasing density compared to existing densities?

Spring Creek Mountain Village aims to use the land as efficiently as possible by increasing the density of the parcel from the current situation. The highest density occurs at the centre of the development along Spring Creek Drive and becomes less dense as it expands outwards towards Spring Creek and Policeman's Creek. This increased density and mix of land uses promotes non-vehicular modes of transportation.

In addition, the project is an infill development which will make efficient use of existing infrastructure.

Does the project provide reasonable access to basic community services from residences?

The location of SCMV is ideal, with its close proximity to commercial services, recreation centres, the downtown core, and public transit within walking distance.

Does the project encourage people to use bicycles or walking as a means of transportation?

With Spring Creek being a high density, infill development close to downtown there is no contribution to urban sprawl and it reduces any impact on environmentally sensitive areas or wildlife habitats. New trails proposed within the development will encourage walking and bicycling as a main mode of transportation both within the development and throughout the community, reducing automobile dependency. The proximity to Canmore's downtown core along with this new trail system will ensure that residents and visitors can safely and efficiently access commercial services and facilities by walking or cycling. Bike parking and bike lanes are provided throughout the development to further encourage alternative modes of transportation.

What level of green building initiatives does the project include?

What level of energy consumption reduction does a residential building achieve?

- The project will be built to Built Green Silver Standards similar to development in the previous stages. The project proposes an EnerGuide score of 84 or more
- The White Spruce project is designed in compliance with the 2015 National Energy Code of Canada for Buildings (NECB) and received a score of 21.5. Buildings in Stage 3 will be modelled similar to this with a goal between a 18-20 scoring.

Does the project minimize its impact on the natural environment?

If there are environmentally sensitive lands within or adjacent to the site, what mitigations or protection are proposed?

A combination of open spaces, municipal reserve, environmental reserve, and creek side trails will provide protection of riparian habitat by creating a buffer zone and will create controlled access points to discourage off-trail use and encourage creek bank rehabilitation. Mitigation to control and reduce disturbances will include responsible garbage disposal and signage along the trails to promote environmental protection. The creek bank ER and integrated trail system will be designed to ensure that run-off does not flow from the development area into the creeks. This will be achieved by a slightly convex or dished section in the transition area between public and private space. Infill development in general reduces sprawl, uses existing infrastructure, and reduces impact on wildlife habitats and sensitive environments.

What other process or program innovations does this project propose?

- Geothermal heating and cooling is used in most Spring Creek buildings. Stage 3 will also have geothermal heating and cooling

2.3 Strengthening the Social Fabric

How many units of perpetually affordable housing are in the project?

Spring Creek Mountain Village as a whole has committed to providing a minimum of 5% of the maximum number of residential units onsite as perpetually affordable housing (PAH) units, in accordance with 4.2.2 of the SCMV ARP. Stage 3 proposes 10 PAH units.

Does the project create growth that retains/enhances the Town's identity?

What percentage of the site is set aside and is effective for accommodating meeting and social interaction?

Does the project exceed minimum municipal reserve requirements?

Many of the SCMV ARP objectives including increased residential densities, mixed uses, diversity of housing types, sense of place, and a location and design that encourages walking, cycling and environmental stewardship all closely support the principles established for the Sustainability Screening

process. At full build out, Spring Creek will provide 15% of its developable land as municipal reserve which can be used for recreation and social interaction. This MR and open space is logically interspersed throughout the development in the form of parks and trails, creating a pedestrian oriented streetscape and trail network. With the development being close to downtown and other commercial and recreational services, pedestrian and bicycle movement will be a popular choice for residents and visitors, which will reduce reliance on cars and encourage non-vehicular transportation.

The proposed Stage 2 and Stage 3 Public District (Municipal Reserve) amendments follow the intent of the approved land use and open space pattern set out in the Spring Creek Mountain Village Area Redevelopment Plan. There is no loss of Municipal Reserve onsite but rather slight adjustments are made to the size of these reserve parcels. The remainder of MR is allocated through a deferred reserve caveat on title.

Does the project provide accessible (physically and cost) recreation or cultural facilities or programs?

The Spring Creek area encourages a walkable community by creating a higher density mix of land uses interspersed with trails and parks in proximity to downtown and recreational facilities. Being close to Main Street, recreational facilities, and numerous trails and playing fields, walking and cycling will be an attractive option for residents and visitors.

Does the project support school enrolment?

The project supports school enrolment as the mix of unit types, specifically townhouse and three bedroom apartments, will appeal to families. The location is also ideal, in close proximity to existing schools. In addition, there is potential for a daycare site within Stage 3 which is a further benefit for families.

What level of support for other non-profit community organizations does the project propose?

What unique supports for community programming does the project propose?

Spring Creek is an ongoing supporter of local non-profit organizations, including:

- Annual Highland Games
- Canada Day
- Spring Clean
- Food Drive
- Canmore Community Daycare

In addition, Spring Creek has provided the historic Opera House as a venue to hold local community events.

Does the project’s public consultation program exceed statutory requirements?

Public and stakeholder engagement has been an important part of the continuing development of Spring Creek. During the Stage 3 amendment process and prior to first reading of the bylaw, the developer will hold an Open House for the Spring Creek Mountain Village Property Owners Association on June 23, 2018 at their AGM, followed by a Public Open House on June 26, 2018.

What other process or program innovations does this project propose?

Property Owners Association (POA) – The Spring Creek Mountain Village Property Owners Association (POA) provides continuous recreational and social events both for members and non-members, helping to build the community.

3 Closing

The design elements proposed in Stage 3 of the SCMV development, including mixed land uses, diversity of housing types, increased density, abundance of open spaces and trails, and walkability, all closely support the principles established for the Sustainability Screening process.