



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

Submitted for: Spring Creek Mountain Village Inc.
By: McElhanney Consulting Services Ltd.

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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)

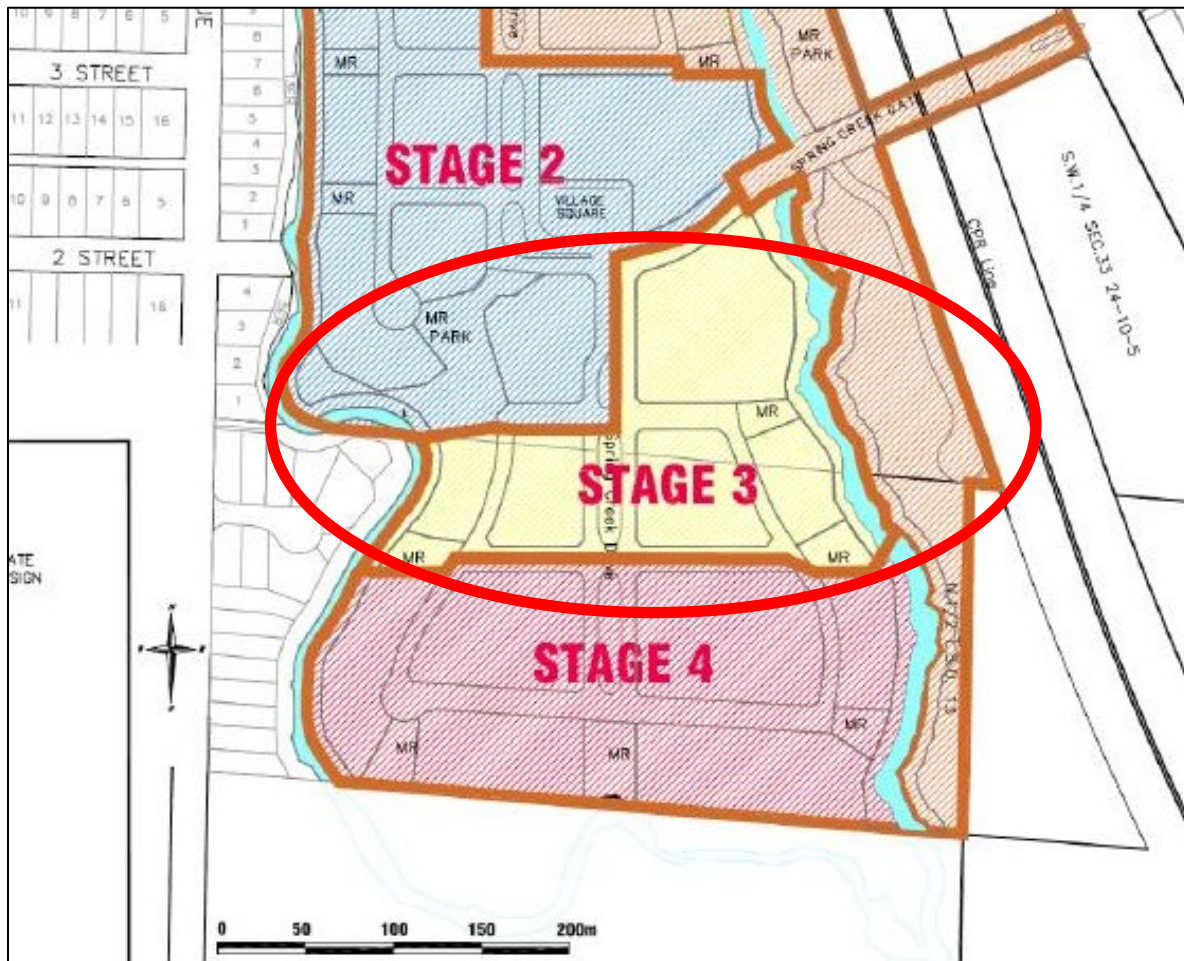
The Spring Creek Mountain Village Area Redevelopment Plan was originally approved by the Town of Canmore in 2004. The proposed Stage 3 land use bylaw amendments follow the intent of the Spring Creek Mountain Village Area Redevelopment Plan. Included in the land use amendments are:

- 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



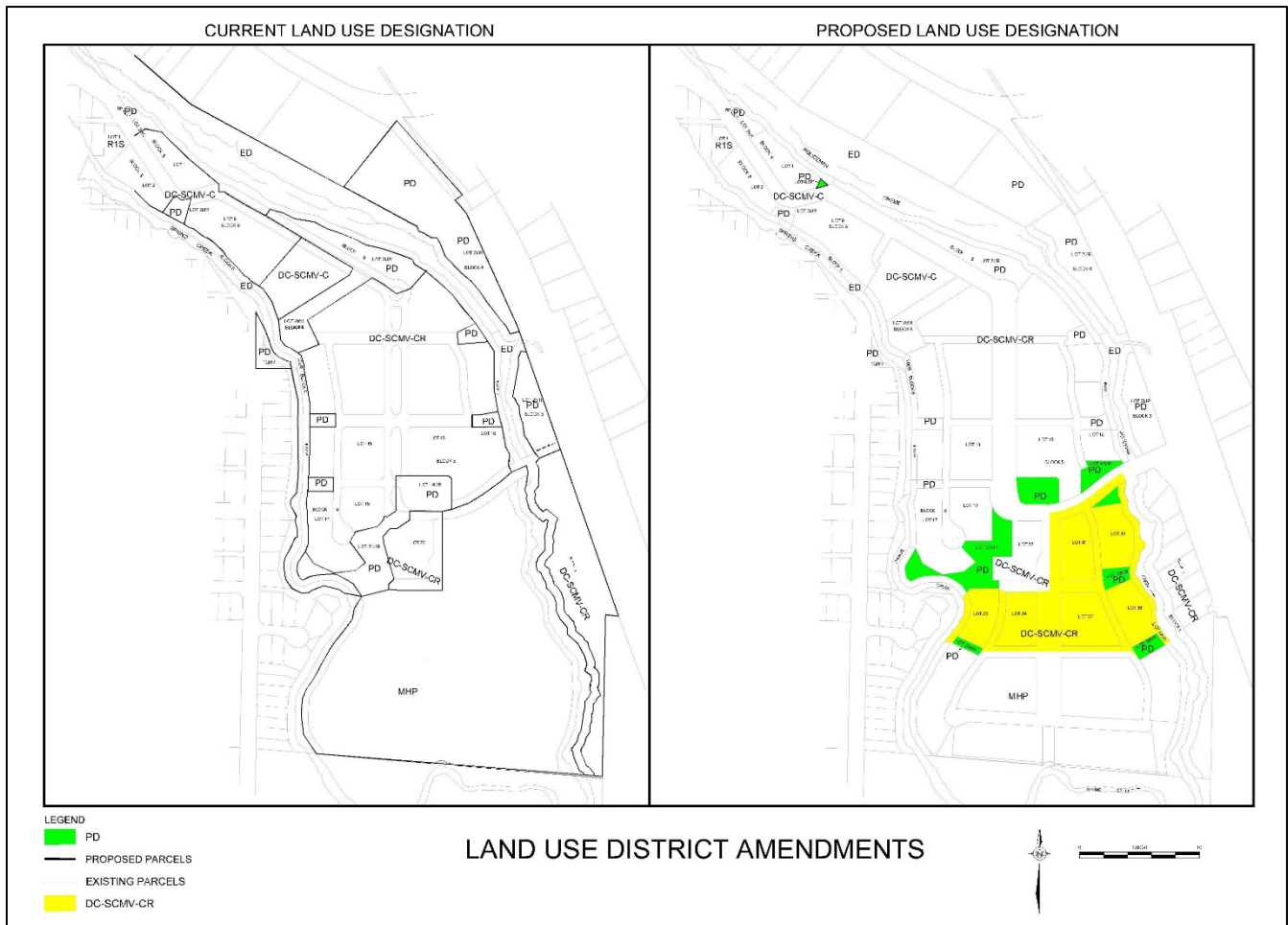
1.4 Development Concept/Proposed Amendments

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.

Appendix

SSR Matrix

Sustainability Screening Report Process Impact - Offset Matrix

Summary Page

Overall Results	Impact	%	Offset	%
Economic Sustainability	0.00	0.00	28.00	17.16
Environmental Stewardship	-31.84	37.73	64.82	39.72
Social Fabric	-52.55	62.27	70.37	43.12
Total Impact	-84.40		Total Offset	163.19
			Net Score	78.80

Economic Sustainability	
Income and Wages	0.00
Non-Residential Tax Assessment	0.00

Economic Sustainability	
12.00	InfraCycle Assessment
0.00	Increasing commercial assessment
0.00	New employment above median salary
0.00	New employment outside of 4 significant sectors
0.00	Floor space for Economic Development & Tourism
0.00	Percentage of local construction labour value
16.00	Economic leadership or innovation

Environmental Stewardship	
Residential Water Consumption	-6.16
Commercial Water Consumption	-0.03
Residential Solid Waste Generation	-4.41
Commercial Solid Waste Generation	-0.05
All Building Energy use and GHG emissions	-16.52
Transportation	0.00
Infrastructure (sanitary-gravity)	0.00
Infrastructure (sanitary-pressure)	0.00
Environmentally Sensitive Lands	0.00
Land Consumption	0.00
Efficient Residential Land Use	0.00
Efficient Commercial Land Use	0.00
Efficient Industrial Land Use	0.00
Efficient Mixed Use Residential Land Use	0.00
Efficient Mixed Use Commercial Land Use	0.00
Metres of trails / capita	-3.89
Metres of new roads to service development	-0.78

Environmental Stewardship	
2.00	Residential / commercial mix of uses
0.82	Higher density than current levels
4.00	Access to community services from <u>residences</u>
0.00	Access to services from the <u>commercial</u> site
0.00	Water saving measures
0.00	Rain water harvesting system or infiltration
0.00	Construction waste diversion rate
0.00	Long-term, operating waste diversion
0.00	Parking stalls are un-assigned
0.00	Bike parking of adequate quality
6.00	Average size of the dwellings
0.00	LEED Certified
12.00	Built Green Certified
0.00	Other green building certification programs
0.00	Commercial energy consumption reduction
16.00	Residential energy consumption reduction
8.00	Environmentally sensitive land protection
0.00	Minimize density adjacent to sensitive lands
0.00	Reuse an existing contaminated site
16.00	Environmental leadership or innovation

Social Fabric	
Affordability of Market housing (in relation to median income)	0.00
PAH Housing	-10.32
Seniors Housing	-8.25
Employee Housing	-6.19
Childcare spaces	-8.21
Library	-3.28
Food Bank Usage	-6.56
Social Assistance Payments	-6.46
Crimes Against Persons and Property	-3.28

Social Fabric	
16.37	Units of perpetually affordable housing
0.00	Cash contribution towards PAH
0.00	Bedrooms of employee housing
0.00	Bedrooms for employees earning < median income
0.00	Cash contribution towards employee housing
0.00	Units of seniors housing
0.00	Percentage of the employees housed
0.00	Employees rental assistance 10% below market levels
4.00	Percentage of site ares for social interaction
0.00	Reuse an existing historic property or building
6.00	Exceed minimum municipal reserve requirements
0.00	Accessible recreation or cultural facilities or programs
0.00	Contribution to recreation facilities
0.00	Support school enrollment
0.00	Support for current childcare facilities
0.00	Support for cultural establishments
16.00	Support for other non-profit community organizations
8.00	Unique supports for community programming
0.00	Support for special events
0.00	Public art component
4.00	Public consultation program
16.00	Social leadership or innovation

Sustainability Screening Report Process

OFFSETS CHECKLIST	Proposed Offset	Importance Rating	Score
Building Economic Sustainability			
<i>"Economic sustainability requires a diversity of income sources and the participation of a diverse, local workforce."</i>			
What is the long-term fiscal impact to the Town?			
OBJECTIVE: To ensure the long term financial sustainability of the Town.			
Was the InfraCycle assessment tool used? What was the result of the assessment / fiscal impact study?	Enter "1" in appropriate box	Scale of Development Multiplier	
	None or Neutral		
	Weakly Positive	8	0.5
	Moderately Positive	8	1
	1 Strongly Positive	8	1.5
			0
			0
			12
Does the project move the Town towards increasing the amount of commercial assessment?			
What is the change to the ratio of non-residential to residential assessment?	0.0000		1
			0.00
Does the project create above median paying employment?			
What is the change to the ratio of jobs above median income?	0.5000	0	3
			0.00
Does the project contribute to economic diversification?			
OBJECTIVE: To diversify employment opportunities outside of the existing principle sectors: Accommodation & Food, Construction, Personal Services, and Retail and Wholesale			
How much of the new employment is outside of the 4 most significant current sectors?	1	Scale of Development Multiplier	
	None		
	< 25%	8	0.5
	25% - 50%	8	1
	> 50%	8	1.5
			0
			0
			0
How does the project contribute to the priorities contained in the Economic Development and Tourism Strategy?			
OBJECTIVE: To support the objectives of the Economic Development & Tourism Strategy			
How much of the project floor space is for uses outlined as Strategic Priorities?	1	Scale of Development Multiplier	
	None		
	< 25%	8	0.5
	25% - 50%	8	1
	> 50%	8	1.5
			0
			0
			0
What percentage of the construction labour value will be sourced to Canmore businesses?	84.6		
Enter percent (33% of assessed value) Construction Labour Value	-	1 point per \$1,000,000	
Resulting Local Effect	-	0	0.75
			0.00
What additional economic leadership or innovation is demonstrated by the project?			
OBJECTIVE: To lead through innovation.			
What other process or program innovations does this project propose?			
Describe and rate the other innovations:	1	Scoring Contingent on Value of Innovation	8
			2
			16
Enhancing Environmental Stewardship			
<i>"Environmental Stewardship means that we must work towards our future without squandering either our cultural or our natural capital."</i>			
Does the project efficiently use developable land and resources?			
OBJECTIVE: To effectively use land while minimizing the use of ecological and energy resources.			
Does the project propose a residential / commercial mix of uses on site?	1	Scale of Development Multiplier	
	No mix of uses		
	Some mix of uses	8	0.25
	Commercial development: Is at least 25% of the GFA residential?	8	0.5
	Residential development: Is at least 25% of the GFA commercial?	8	0.5
			2
			0
			0
Does the project move the Town towards more efficient land use by increasing density compared to existing densities?			
Does the development increase the residential density compared to current levels?	0.00		1
Does the development increase the commercial density compared to current levels?	0.00		1
Does the development increase the industrial density compared to current levels?	0.00		1
Does the residential portion of the mixed use development increase the residential density compared to current levels?	0.82		1
Does the commercial portion of the mixed use development increase the commercial density compared to current levels?	0.00		1
			0.00
			0.00
			0.00
FOR RESIDENTIAL AND MIXED USE PROJECTS WITH A RESIDENTIAL COMPONENT ONLY:			
Does the project provide reasonable access to basic community services from residences?	1	Scale of Development Multiplier	
	None		
	4-6 within 400 metres or 7-10 within 800 metres	8	0.5
	7-10 within 400 metres or 11-13 within 800 metres	8	1
			4
			0

Restaurant/ Cafe / School / Supermarket / Other neighbourhood-serving retail / Other building with office space	11 or more within 400 metres or 14 or more within 800 metres	8	1.5	0
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FOR NON-RESIDENTIAL PROJECTS ONLY:

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

Enter "1" if all the following criteria are satisfied:

	8	1	0
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- Is located on a previously developed site
- Is within 800 metres (½ mile) of a residential area or neighbourhood with an average density of 25 units per hectare (10 units per acre)
- Is within 800 metres (½ mile) of at least 10 basic services (below)
 - Bank / Community or civic centre / Convenience store / Daycare centre / Laundry or dry cleaner / Library / Medical or dental office / Pharmacy / Post office / Place of worship / Restaurant/ Cafe / School / Supermarket / Other neighbourhood-serving retail / Other building with office space

What water saving measures does the project propose (demonstrable improvement over average)?	None	Scale of Development Multiplier		
Commercial Applications	Reduction in water use 20% from baseline	8	0.5	0
Enter "1" in appropriate box	or			
Residential Applications	Use of High Efficiency Fixtures (LEED)	8	0.25	0
Residential Applications	Use of Very High Efficiency Fixtures (LEED)	8	0.5	0

Does the project utilize a rain water harvesting system or use 100% infiltration for storm water?	None	Scale of Development Multiplier		
Enter "1" in one box only	100% storm water (10 year event and above) infiltration on site (3 units and above only and where a pipe system exists)	8	0.25	0
	Pervious treatments (10% of manufactured surfaces)	8	0.5	0
	Storm water re-use - 50% or more of roof area	8	0.5	0
	Storm water re-use - 75% or more of roof area	8	1	0

Water used in "re-use systems" must be used in place of potable water. For 100% infiltration, there can be no connections to a piped storm water system (except for major events).

What construction waste diversion rate is achieved?	Less than 50%	Scale of Development Multiplier		
Enter "1" in appropriate box	> 50%	8	0.25	0
	> 75%	8	0.75	0

What long-term, operating waste diversion flows does the project propose?	No diversion	Scale of Development Multiplier		
Enter "1" in appropriate box	Diversion of waste flow (1-3 streams)	8	0.5	0
	Diversion of waste flow (>3 streams)	8	1	0

Does the project propose on site recycling or waste processing?

Does the project encourage people to use bicycles or walking as a means of transportation?
OBJECTIVE: To encourage the use of alternate means of transportation in the community

Does the project propose new public trail?	Length of designated public trail (m)	0.00000	1.5	0.00
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How many of the parking stalls are un-assigned, not reserved or first come first served?	1	Scale of Development Multiplier		
	None or less than 25%	8	0.1	0
	25-50%	8	0.25	0
	> 50%	8	0.33	0
	100%	8	0.33	0

Does the project facilitate the use of bicycles for transportation? Bike parking proposed must be of adequate quality and be appropriately located. (For residential applications, this offset only applies to developments without garages)

Enter "1" in the appropriate box

Commercial applications only.

Commercial applications only.

Commercial applications only.

	None	Scale of Development Multiplier		
	1 bike stall or more per residential unit	8	0.25	0
	1 bike stall or more per 5 required vehicle stalls	8	0.25	0
	1 covered bike stall or more per 5 required vehicle stalls	8	0.5	0
	Covered bike parking (as above) and shower facilities for employees	8	0.75	0

Does the project minimize the use of energy and resources both in building construction and operation?
OBJECTIVE: To minimize the use of resources in the construction and operation of buildings.

What is the average size of the dwelling or accommodation units? (Square metres)
Enter "1" in appropriate box
Calculate using residential GFA divided by the number of units.

	Not Applicable	Scale of Development Multiplier		
	<100	8	1	0
1	100-150	8	0.75	6
	151-200	8	0.5	0
	201-250	8	0.1	0
	251 and above	8	0	0

What level of green building initiatives does the project include?

Is the development LEED or Built Green Certified?

Enter "1" in appropriate box

	LEED	Scale of Development Multiplier		
	None	8	1	0
	Shadow	8	2	0
	Certified	8	2	0

	Silver	8	3	0
	Gold	8	4	0
	Platinum	8	5	0

Enter "1" in appropriate box	Built Green		Scale of Development Multiplier		
		None			
		Bronze	8	0.5	0
	1	Silver	8	1.5	12
		Gold	8	3	0
	Platinum	8	4	0	

Does the project propose to use any of the following green building certification programs?	Built Green Certification Equivalent		Scale of Development Multiplier		
	<i>Green Globes?</i>		8	0	0
	<i>BOMA?</i>		8	0	0
	<i>BREEAM?</i>		8	0	0

What level of energy consumption reduction does a commercial building achieve? Enter "1" in appropriate box (compared to MNECB)	Less than 15% improvement		Scale of Development Multiplier		
		>25% improvement	8	0.25	0
		>33% improvement	8	0.75	0
		>42% improvement	8	1.1	0
		>50% improvement	8	1.5	0

What level of energy consumption reduction does a residential building achieve? Enter "1" in appropriate box	EnerGuide of <80		Scale of Development Multiplier		
		EnerGuide score of 80 or more	8	1	0
		EnerGuide score of 82 or more	8	1.5	0
	1	EnerGuide score of 84 or more	8	2	16

Does the project minimize its impact on the natural environment?
OBJECTIVE: To maintain the ecological integrity of the Bow Valley.

If there are environmentally sensitive lands within or adjacent to the site, what mitigations or protection are proposed? Enter "1" in appropriate box <i>Are mitigations possible / achievable?</i> <i>Limited building envelope?</i> <i>Dedication of lands in excess of minimal municipal reserve requirements</i> <i>Conservation offsets?</i> <i>Habitat improvements?</i> <i>Dedication of new conservation easements:</i> <i>Dedication of conservation easements on residual lands:</i>	No mitigations		Scale of Development Multiplier		
		Not located in ESA	8	0.5	0
		Average mitigations	8	0.25	0
		Good mitigations	8	0.5	0
	1	High quality mitigations	8	1	8

Does the project minimize its impact on any adjacent Wildlife Corridors or Habitat Patch?
OBJECTIVE: To maintain the ecological integrity of the Bow Valley.

Does the project decrease or minimize residential density adjacent to environmentally sensitive lands adjacent or proximate to the site? Enter "1" in appropriate box	Scale of Development Multiplier				
		Average lot area less than 630 m ² . (no mitigation)	1		
		Average lot area greater than 630 m ² .	8	0.0000	0.5
		Average lot area greater than 4,000 m ² .	8	0.0000	1
		Average lot area greater than 8,000 m ² .	8	0.0000	1.5
		Average lot area greater than 16,000 m ² .	8	0.0000	2

Does the project reuse an existing contaminated brownfield site? Enter "1" in appropriate box <i>Geophysical and geotechnical issues not included.</i>	No remediation proposed?		Scale of Development Multiplier		
	1	In-situ management of contaminants?	8	0.25	0
		Removal and disposal of contaminants?	8	1	0

What additional environmental leadership or innovation is demonstrated by the project?
OBJECTIVE: To lead through innovation.

What other process or program innovations does this project propose?	1	Scoring Contingent on Value of Innovation	8	2	16
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Describe and rate the other innovations:

Strengthening the Social Fabric
"... embracing diversity and managing our community in ways that support diversity are the means to creating and maintaining a strong social fabric"
What access to basic levels of appropriate shelter does the project propose?
OBJECTIVE: Increasing the supply of truly affordable housing (PAH).

How many units of perpetually affordable housing are in the project?	10	Number of units required to maintain current PAH ratio 3.05	327.480%	5	16.374
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Does the project proposed a cash contribution towards PAH in lieu of providing affordable housing units? <i>Unit equivalency by cash contribution (where \$275,000 equals 1 unit)</i>		Number of units required to maintain current PAH ratio 3.05	0.000%	4	0.000
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How many bedrooms of employee housing are in the project?		Number of bedrooms required to maintain current EH ratio 7.634	0.000%	3	0.000
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		Scale of Development Multiplier		
Are 100% of the employee housing bedrooms being occupied by employees earning less than the community median income?	Enter "1" if Yes	8	1	0

Does the project proposed a cash contribution towards employee housing in lieu of providing employee housing bedrooms? <i>Unit equivalency by cash contribution (where \$115,000 equals 1 bedroom)</i>	Number of bedrooms required to maintain current EH ratio 7.634	0.000%	4	0.000
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How many units of seniors housing (SH) are in the project?	Number of units required to maintain current SH ratio 1.774	0.000%	4	0.000
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What availability of Employee Housing does the project propose?

OBJECTIVE: Increasing the supply of employee housing units to ensure that businesses have enough staff to meet community demands.

What percentage of the employees will be provided housing? Enter "1" in appropriate box	None	Scale of Development Multiplier		
	1 to <25%	8	1	0
	25% to <50	8	2	0
	50% to <75%	8	3	0
	75% to 100%	8	4	0

What percentage of the employees will be provided rental assistance resulting in rents 10% below market levels?
Enter "1" in appropriate box

	None	Scale of Development Multiplier		
	<25%	8	0.5	0
	25% to <50	8	1	0
	50% to <75%	8	1.5	0
	75% to 100%	8	2	0

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

OBJECTIVE: Canmore retains its small town character of being an open, friendly, and easily accessible place that is a visually pleasing community.

What percentage of the site area is set aside and is effective for accommodating meeting and social interaction? Enter "1" in appropriate box	None	Scale of Development Multiplier		
	< 5%	8	0.25	0
	5% to < 10%	8	0.5	4
	10% to < 15%	8	0.75	0
	15% and above	8	1	0

Does the proposal retain or reuse an existing historic property or building?
1

	Not Applicable			
	No			
<i>Has the project been designed with adjacent heritage buildings in mind?</i>	Building envelope adjusted to respect adjacent historic building		0.25	0
	Reuse / adaptation with partial retention of exterior historic details		0.5	0
	Reuse / adaptation with full retention of exterior historic details		0.75	0
	Restoration of historic structure		1	0

Does the project exceed minimum municipal reserve requirements (including cash in lieu)? (what percent is above or below requirements)
Enter "1" in appropriate box

	None or less than required level	Scale of Development Multiplier		
	< 5%	8	0.25	0
	5% to < 10%	8	0.5	0
	10% to < 15%	8	0.75	6
	15% and above	8	1	0

Does the project support the social fabric through cultural assistance?

OBJECTIVE: To support and assist existing community groups and programs.

Does the project provide accessible (physically and cost) recreation or cultural facilities or programs? Enter "1" in appropriate box	No facilities	Scale of Development Multiplier		
	Restricted public access	8		0
	Good public access	8		0
	Superior public access	8		0

Does the project make a contribution to recreation facilities ?
1

	None or Minimal	Scale of Development Multiplier		
	Equivalent to Voluntary Policy (per unit)	8	0.25	0
<i>How big is the contribution relative to the proposed project budget? (1% of total construction budget?)</i>	Exceeds Voluntary Policy	8	0.5	0

Does the project support school enrollment? Provide evidence of support, please.
Enter "1" in appropriate box

	None or Minimal	Scale of Development Multiplier		
	Sustains current school enrollment	8		0
	Increases school enrollment	8		0

What level of support for current childcare facilities does the project propose?
Enter "1" in appropriate box

	None or Minimal	Scale of Development Multiplier		
	Sustains the current spaces available	8		0
	Increases the number of spaces available	8		0

Scoring Contingent on Value of Proposal

What level of support for cultural establishments (library, museum, church) does the project propose? Enter "1" in appropriate box How many people are served by the receiving organization? How big is the contribution relative to the proposed project budget? Significance of contribution to the recipient organization budget? Significance of contribution to the recipient project? Significance of contribution to the recipient organization?	1	None or Minimal	Scale of Development Multiplier		
		Medium	8		0
		High	8		0
				Scoring Contingent on Value of Proposal	

What level of support for other non-profit community organizations does the project propose? Enter "1" in appropriate box How many people are served by the receiving organization? How big is the contribution relative to the proposed project budget? Significance of contribution to the recipient organization budget? Significance of contribution to the recipient project? Significance of contribution to the recipient organization?		None or Minimal	Scale of Development Multiplier		
		Medium	8		0
	1	High	8	2	16
				Scoring Contingent on Value of Proposal	

What unique supports for community programming does the project propose? Enter "1" in appropriate box How many people are served by the receiving organization? How big is the contribution relative to the proposed project budget? Significance of contribution to the recipient organization budget? Significance of contribution to the recipient project? Significance of contribution to the recipient organization?	1	None or Minimal	Scale of Development Multiplier		
		Medium	8	1	8
		High	8		0
				Scoring Contingent on Value of Proposal	

What level of support for special events does the project propose? Enter "1" in appropriate box How many people are served by the receiving organization? How big is the contribution relative to the proposed project budget? Significance of contribution to the recipient special event budget? Significance of contribution to the recipient special event project? Significance of contribution to the recipient special event organization?	1	None or Minimal	Scale of Development Multiplier		
		Medium	8		0
		High	8		0
				Scoring Contingent on Value of Proposal	

Does the project propose to include a public art component? Enter "1" in appropriate box	1	No public art provided	Scale of Development Multiplier		
		Public art provided	8	0.25	0
		Public art exceeds 1% of the project budget	8	0.5	0

What civic engagement, community participation or leadership and innovation is demonstrated by the project? OBJECTIVE: Residents have options to receive effective information and provide input which is incorporated into decision making.					
Does the project's public consultation program exceed statutory requirements? Enter "1" in appropriate box		Meets statutory requirements	Scale of Development Multiplier		
		Notification	8	0.25	0
	1	Consultation with community/neighbours	8	0.5	4
		Collaboration	8	1	0

What additional social leadership or innovation is demonstrated by the project? OBJECTIVE: To lead through innovation.					
What other process or program innovations does this project propose? Describe and rate the other innovations:	1	Scoring Contingent on Value of Innovation	8	2	16

Total Offsets

163.191

Total Resulting Score

78.796