



**Supporting Report for
Proposed Land Use Bylaw
and SCMV Area
Redevelopment Plan
Amendments**

**Spring Creek Mountain
Village
Future Hotel Development**

June 27, 2022

Submitted to: Town of Canmore
Prepared by McElhanney

Contact

Michelle Ouellette, MBA, BSc, RPP, MCIP
Senior Planner
403-621-1446
mouellette@mcelhanney.com

McElhanney Ltd.

203 – 502 Bow Valley Trail,
Canmore AB T1W 1N9

Our file: 2531-115-1800 & 1900

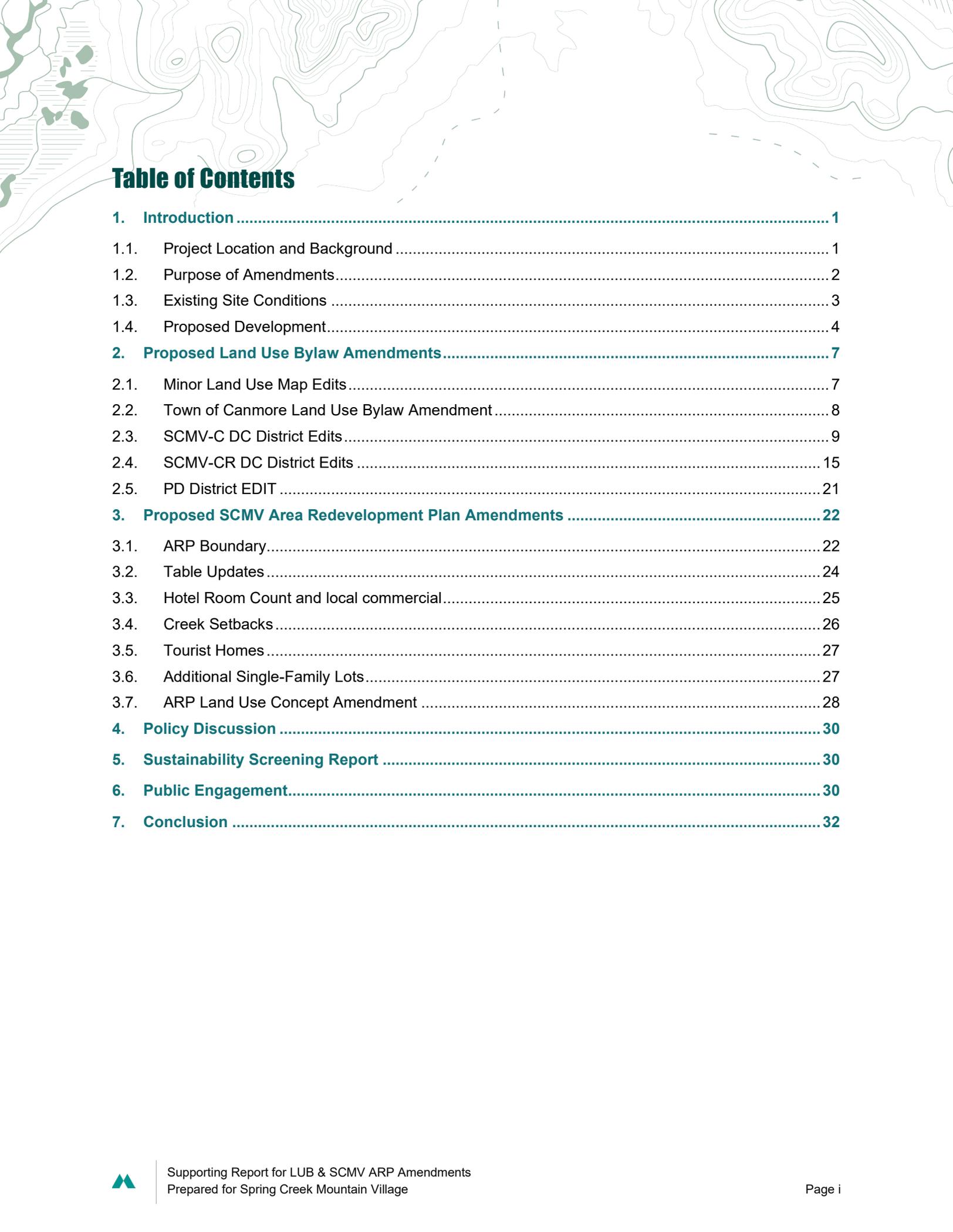


Table of Contents

1. Introduction	1
1.1. Project Location and Background	1
1.2. Purpose of Amendments	2
1.3. Existing Site Conditions	3
1.4. Proposed Development	4
2. Proposed Land Use Bylaw Amendments	7
2.1. Minor Land Use Map Edits	7
2.2. Town of Canmore Land Use Bylaw Amendment	8
2.3. SCMV-C DC District Edits	9
2.4. SCMV-CR DC District Edits	15
2.5. PD District EDIT	21
3. Proposed SCMV Area Redevelopment Plan Amendments	22
3.1. ARP Boundary	22
3.2. Table Updates	24
3.3. Hotel Room Count and local commercial	25
3.4. Creek Setbacks	26
3.5. Tourist Homes	27
3.6. Additional Single-Family Lots	27
3.7. ARP Land Use Concept Amendment	28
4. Policy Discussion	30
5. Sustainability Screening Report	30
6. Public Engagement	30
7. Conclusion	32



List of Figures

Figure 1	Area Context
Figure 2	Subject Sites
Figure 3	Hotel Phasing
Figure 4	Alexander Hotel Concept
Figure 5	Kernick Place Hotel Concept
Figure 6	Proposed Lot Line Adjustments
Figure 7	Existing Land Use
Figure 8	Proposed Land Use
Figure 9	Spring Creek Setbacks (Ortho 2013)
Figure 10	Spring Creek Setback Impact
Figure 11	Registered Environmental Reserve Lot
Figure 12	Conceptual Massing of Hotels
Figure 13	Proposed Land Use Stage 4
Figure 14	Proposed Land Use PD District
Figure 15	Existing ARP Boundary
Figure 16	Proposed ARP Boundary

Appendices

Appendix A	SCMV-C District Amendments (Red-Lined)
Appendix B	SCMV-CR District Amendments (Red-Lined)
Appendix C	SCMV ARP (Red-Lined)
Appendix D	Sketch Plan of Tentative Buildings
Appendix E	Site Usage Summary
Appendix F-1	Transportation Impact Assessment Update
Appendix F-2	Conceptual Servicing Memo
Appendix G-1	Open House Material and Feedback (November 2020)
Appendix G-2	Open House Material and Feedback (May 2021)
Appendix H-1	Sustainability Screening Report
Appendix H-2	SSR Matrix
Appendix I	Landscaping and Open Space Plan
Appendix J	Environmental Impact Statement Update Memo (Separate Cover)



1. Introduction

1.1. PROJECT LOCATION AND BACKGROUND

The existing subject area is located on the north end of Spring Creek Mountain Village (SCMV) in the Town of Canmore. The specific sites relating to this application are on both sides of Spring Creek Drive, directly north of the Malcom Hotel, and are made up of the following:

- Lot 1, Block 8, Plan 1810013 (0.29 ha)
- Lot 2, Block 9, Plan 1810013 (0.28 ha)
- Lot 1, Block 9, Plan 1810013 (0.11 ha)
- Lot 5, Block 83, Plan 1095F (0.06 ha)
- Lot 6, Block 83, Plan 1095F (0.05 ha)

Figure 1: Area Context



Figure 2: Subject Sites



An Area Redevelopment Plan (ARP), including Urban Design Guidelines for the entire SCMV site, was approved by Council in 2004. Land use and subdivision approvals have been granted for Stages 1, and 2, except for the above-mentioned lots. Stages 1 to 3 are currently being developed into residential, mixed-use, and commercial/visitor accommodation uses under the Spring Creek Mountain Village Visitor Accommodation DC District (SCMV-C), Spring Creek Mountain Village Comprehensive Residential DC District (SCMV-CR), Public Use District (PD) and Environmental District (ED).

1.2. PURPOSE OF AMENDMENTS

The overall vision set out in the SCMV ARP is to create a distinct new urban neighbourhood with a variety of residential, commercial, and open space land uses within a pedestrian orientated street network. As each stage of SCMV's development progresses through detailed design and subdivision, new challenges and constraints are sometimes identified. It is often necessary to consider regulation or policy amendments to advance the development in accordance with the ARP vision and reflective of subject land conditions. This supporting report provides an overview of the existing conditions, policy framework, proposed amendments and supporting rationale. Included in the ARP amendments are updated Figures to reflect adjustments to boundaries and updated land use Districts as applicable.

1.3. EXISTING SITE CONDITIONS

1.3.1. Physical Setting

Currently the subject sites are in various conditions. The proposed hotel sites (Lot 2; Block 9; Plan 1810013 & Lot 1; Block 8; Plan 1810013) and one adjacent residential lot (Lot 1; Block 9; Plan 1810013) have been cleared of previous structures and have more recently been used for vehicle and equipment parking. These lots front on to Spring Creek Drive, providing access to Canmore Town Centre to the North and Bow Valley Trail to the South.

The remaining residential lots to the west (Lots 5 & 6; Block 83; Plan 1095F) have one owner and contain an existing single-family dwelling. These lots are accessed on the north by a laneway connected to Spring Creek Drive.

All subject lots on the west of Spring Creek Drive back onto the Spring Creek waterbody, while the hotel lot on the east side of Spring Creek Drive backs onto the Policeman's Creek waterbody. This stretch of land between the creeks is a particularly narrow area, appearing as a bottleneck in relation to the overall Spring Creek Mountain Village area.

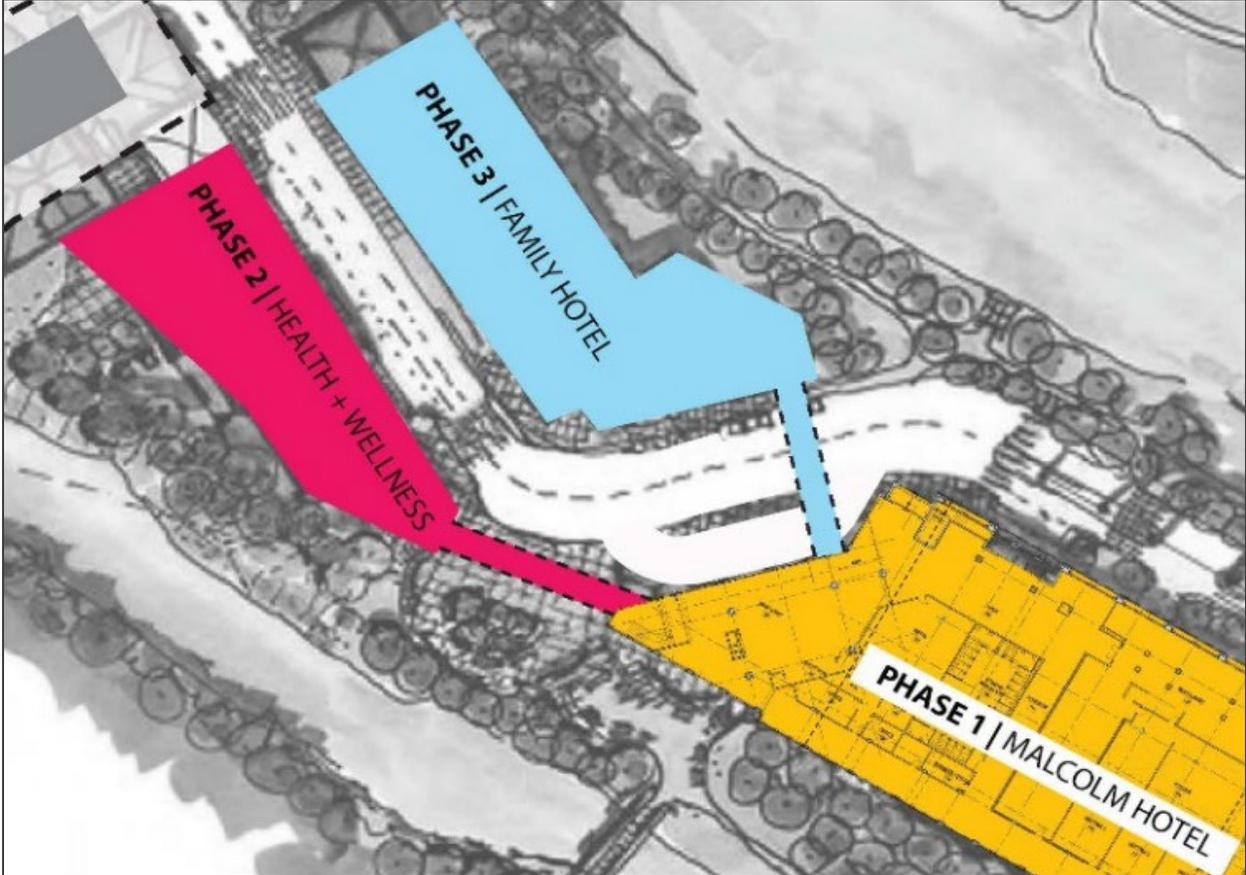
1.3.2. Land Uses

The hotel parcels within this application are zoned as SCMV-C and the existing residential parcels are zoned R1 - Residential Detached District within the Town of Canmore Land Use Bylaw (LUB). Surrounding properties to the north and west are districted for low/medium density residential, with lots to the south-west being predominantly commercial, visitor accommodation and higher density residential. Across Policeman's Creek to the west are existing commercial properties on Railway Avenue.

1.4. PROPOSED DEVELOPMENT

The next phase for the SCMV Visitor Accommodation district is the development of two unique landmark hotels on the northern edge of Spring Creek Mountain Village. These are indicated as Phase 2 and Phase 3 in Figure 3.

Figure 3: Hotel Phasing



1.4.1. Alexander Hotel

The Alexander Hotel is proposed on the west side of Spring Creek Drive, adjacent to the Malcom Hotel, on Lot 2, Block 9, Plan 1810013. The hotel will function as a Health and Wellness retreat operating generally from 8:00 AM to 8:00 PM, and will accommodate approximately 54-66 guestrooms and spa facility. There will be approximately 47 on-site parking stalls and 1 bus stall (availing of section 14.19.4.10 of the LUB). The structure is comprised of 3 storeys and a partially underground parkade, as well as an underground connection to the existing Malcolm Hotel. The gross floor area of the hotel

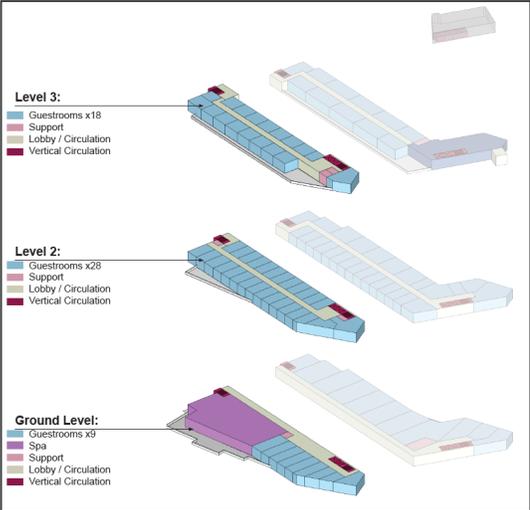


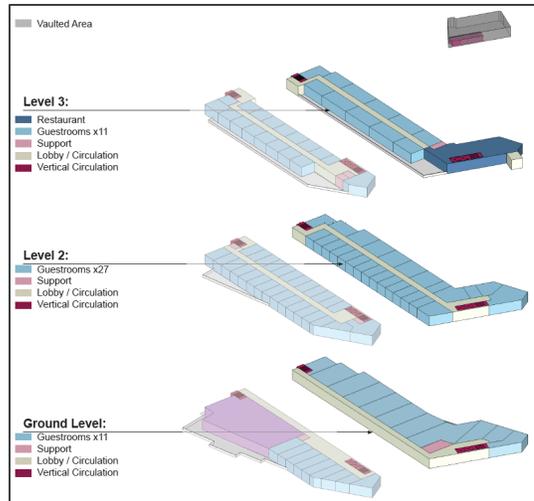
Figure 4: Alexander Hotel Concept



will be approximately 5,300 m² to 5,800 m², including the parkade.

1.4.2. Kernick Place Hotel

The Kernick Place Hotel will be situated on the east side of Spring Creek Drive on Lot 1, Block 8, Plan 1810013. This location is proposed to operate as a family oriented hotel, and includes approximately 50-57 guestrooms, 41 on-site parking stalls and 1 bus stall, and an upper floor restaurant. The building will be 3 storeys and a partially underground parkade. The restaurant located on the southeast corner of the building will also include a vaulted area featuring tall ceilings and glazed façade. A third floor connecting walkway is proposed between Kernick Place Hotel and the Malcom, spanning over Spring Creek Drive. This will require a separate agreement between the Town and Spring Creek.

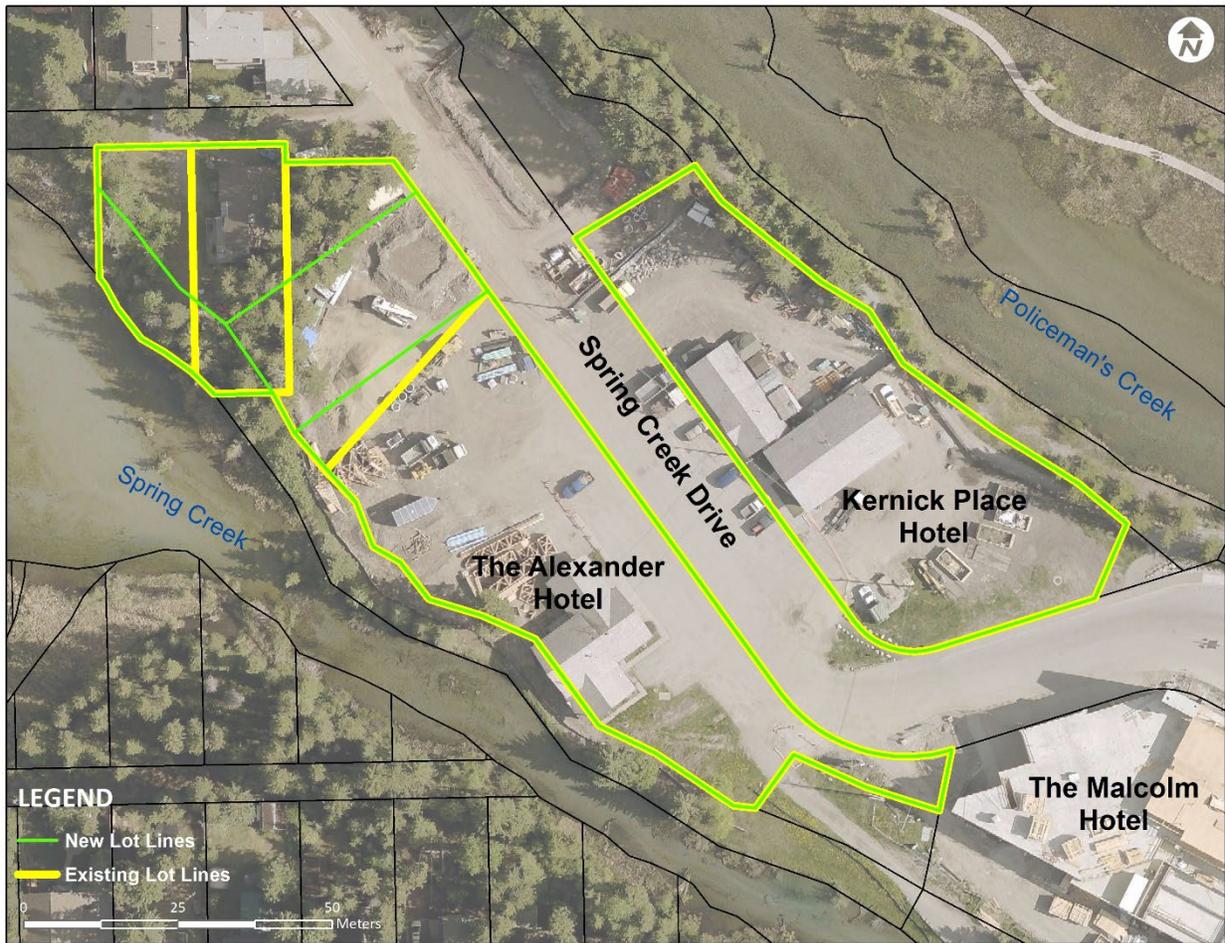


1.4.3. Subsequent Lot Line Adjustments / Residential Subdivision

North of the proposed Alexander Hotel and on the west side of Spring Creek Drive, there are three lots designated R1 Residential Single-Family Dwelling. It is proposed that a boundary adjustment / subdivision occur to change the property lines of Lot 1, Block 9, Plan 1810013 and Lots 5 & 6, Block 83, Plan 1095F to create two residential lots fronting on to Spring Creek Drive in place of the 3 existing residential lots. These lots will remain within the R1 Residential district. Further, through this boundary adjustment/subdivision, the Environmental Reserve land will be created and dedicated between the top of bank to the rear lot line of the properties providing for protection of the creek and riparian edge.

An adjustment is also proposed between the Alexander Hotel lot and Lot 1, Block 9, Plan 1810013. This modification to the hotel allows for a more efficiently designed building, creating an end façade perpendicular to the road, while only increasing the lot size by 5.6% (from 2,785 m² to 2941 m²). In conjunction with the proposed boundary adjustments, an amendment to an existing utility right-of-way will be sought from Fortis.

Figure 6: Proposed Lot Line Adjustments



2. Proposed Land Use Bylaw Amendments

2.1. MINOR LAND USE MAP EDITS

In conjunction with the above boundary adjustments, it will be necessary to carry out minor edits to the land use bylaw maps to properly align the R1 district for Lot 1, Block 9, Plan 1810013 (Single Family Dwelling), and the SCMV-C DC District for Lot 2, Block 9, Plan 1810013 (Alexander Hotel). The map adjustments will also incorporate the rezoning of Road Plan 8311183, and the provision of Environmental Reserve along the Spring Creek bank. As standard for the Town of Canmore, the Environmental Reserve shall be zoned ED - Environmental District. Through the subdivision, the land is dedicated to the Town for Environmental Reserve. This would not occur without the proposed lot line adjustment/subdivision for these lots.

Figure 7: Existing Land Use

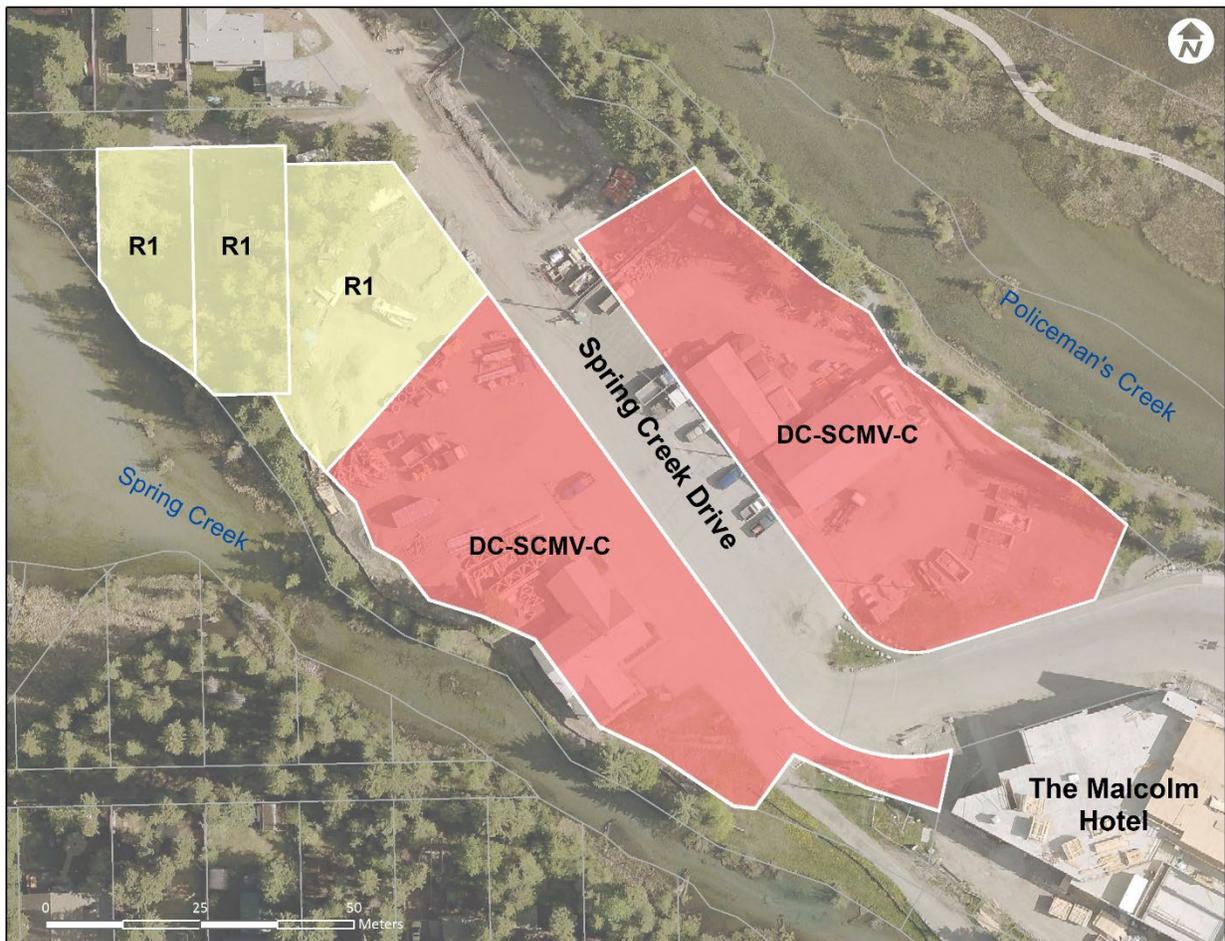
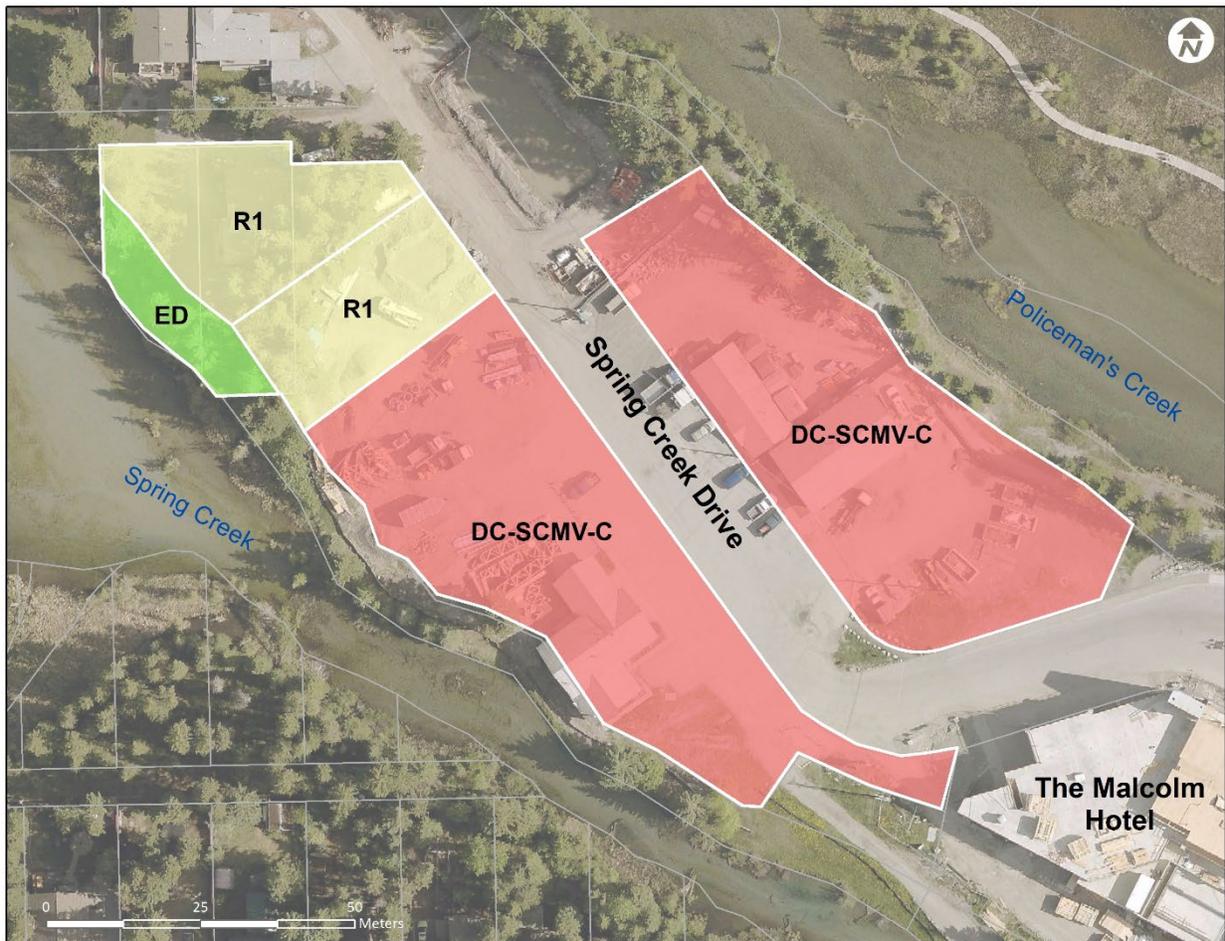


Figure 8: Proposed Land Use



2.2. TOWN OF CANMORE LAND USE BYLAW AMENDMENT

Change:

Change the Land Use Bylaw under Regulation 1.14. by adding:

c. A variance for the two existing residential lots (Lot 1, Block 9, Plan 1810013; Lot 5, Block 83, Plan 1095F; Lot 6, Block 83, Plan 1095F) in Stage 1 shall be considered under the Canmore Land Use Bylaw, Variance to Setbacks from Waterbodies, and Setbacks from Bodies of Water as originally the subdivision occurred prior to 1997 and subdivision boundary change will still allow for this variance given that new Plan numbers will be assigned upon the boundary adjustment.

2.3. SCMV-C DC DISTRICT EDITS

The following amendments to the SCMV-C DC District are proposed:

Change:

Add under Permitted Uses, “**Health, Wellness, and Spa Facilities**”.

Add 14.19.4. Specific Definitions: **Health, Wellness, and Spa Facilities**: means a facility or facilities that provides personal or medical services such as treatments, therapies, massage treatments, alternative treatments, research, product development or sales, education, fitness centres or classes, assessments or other activities associated with health, wellness, or spa services. For this use, the general operating hours will be between 8:00 AM and 9:00 PM.

Rationale:

The site located in the NW corner (Plan 1810013; Block 9; Lot 2) is intended to be developed as a spa and hotel. The use is being added to be specific about the use within this hotel development.

Change:

~~14.19.5.3. 14.19.5.4 Creek Setbacks: The minimum setback for buildings backing onto Spring Creek or Policeman’s Creek shall be 20.0m, measured from the creek Top of Bank. 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.~~

Due to lot depth, the minimum development setback shall be 15m for the two most northerly hotel/commercial sites. Site design (landscaping and pedestrian pathways) will complement the adjacent riparian area. Encroachments into this setback area shall be allowed for landscaping, retaining walls, patios, and outdoor health, wellness, and spa facilities up to the property line, and for decks projecting 1m from the building façade.

Rationale:

During initial discussions with the Town in 2002 to 2004 through the initial ARP approval stage SCMV accommodated a request from the town that a chicane be introduced in the northwest access point into Spring Creek to provide a meaningful traffic calming measure to reduce short cutting to downtown. Accommodating this request resulted in the creation of 2 narrow sites both of which front onto Spring Creek Drive, back onto the adjacent water bodies which are subject to future creek setbacks. The existing condition of this area of Spring Creek at the time of the ARP approval in 2004, included development right up to the water’s edge. The ARP makes a commitment to overtime replace the existing development with other forms of visitor accommodation and to provide stabilization of the creek bank and the re-habilitate disturbed riparian areas. The current proposal is to establish a 15m creek setback on both properties to ensure that the development of the future properties remains viable and to ensure that the environmental aspirations of the development can be achieved.

The previous historical development right to the top of the bank is illustrated in Figure 9. Previous Homes, Cabins and RV sites in the wider plan area all encroached and impacted negatively on Policeman's Creek and Spring Creek. This southern portion of the plan area has already made a significantly positive impact to the environment by removing the previously existing structures from the creek edge. Figure 10 shows the 20m setback with a red line and illustrates how this setback would severely impact the development. The restoration of the riparian edge is made possible through redevelopment of the site, and the setback reduction is required to accommodate this.

In January 2022, several omnibus amendments were approved to the Land Use Bylaw. These amendments included adding restrictions to encroachments into the setbacks of waterbodies for patios and decks applicable to new development in Canmore. This area of the creek has been impacted by prior development as it is a brownfield site. Through re-development the ER (Environmental Reserve) is dedicated and will be restored with native landscaping. For this portion of the creek, the ER was registered as Plan 1810013; Block 9; Lot 4ER as shown in Figure 11.

Retaining walls, patios and decks are proposed as part of the new hotel developments consistent with what is constructed at the Malcom Hotel on private land outside of the publicly dedicated environmental reserve. Figure 9 illustrates the location of existing encroachments which have been and will be removed from the riparian edge reclaimed through this development.

Figure 9: Spring Creek Setbacks (Ortho 2013)

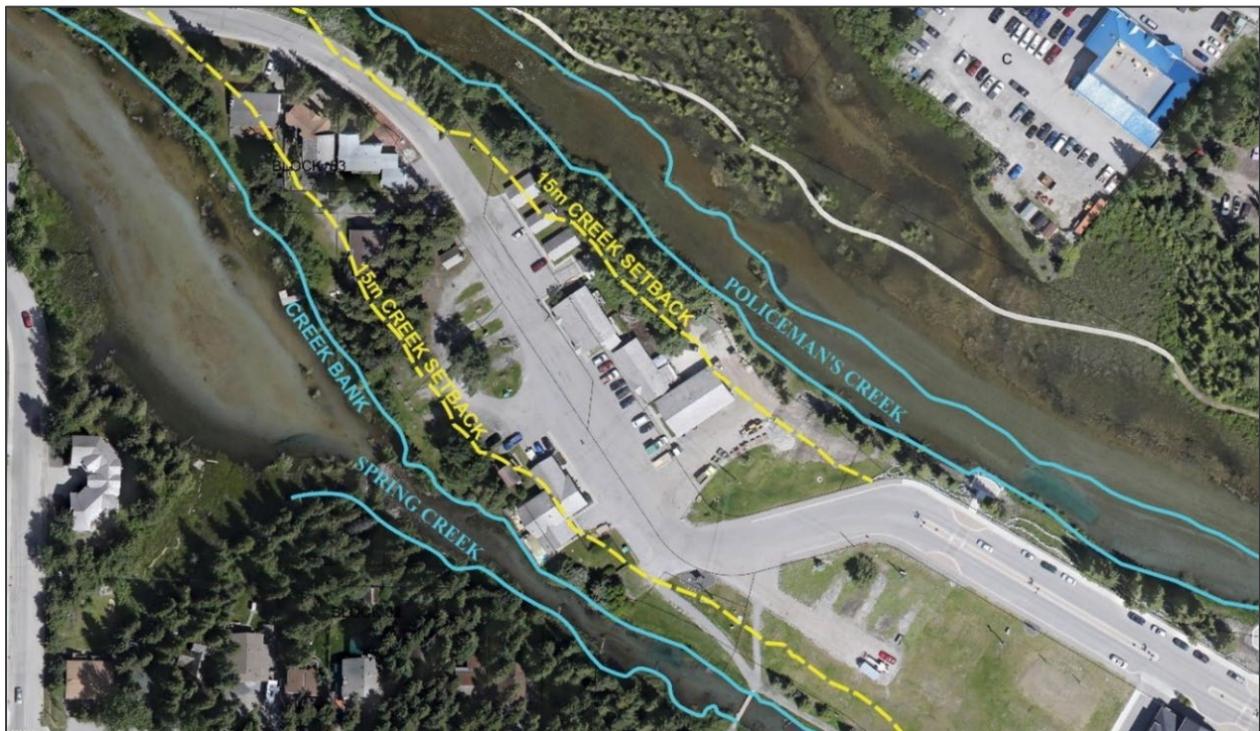


Figure 10: Spring Creek Setbacks Impact

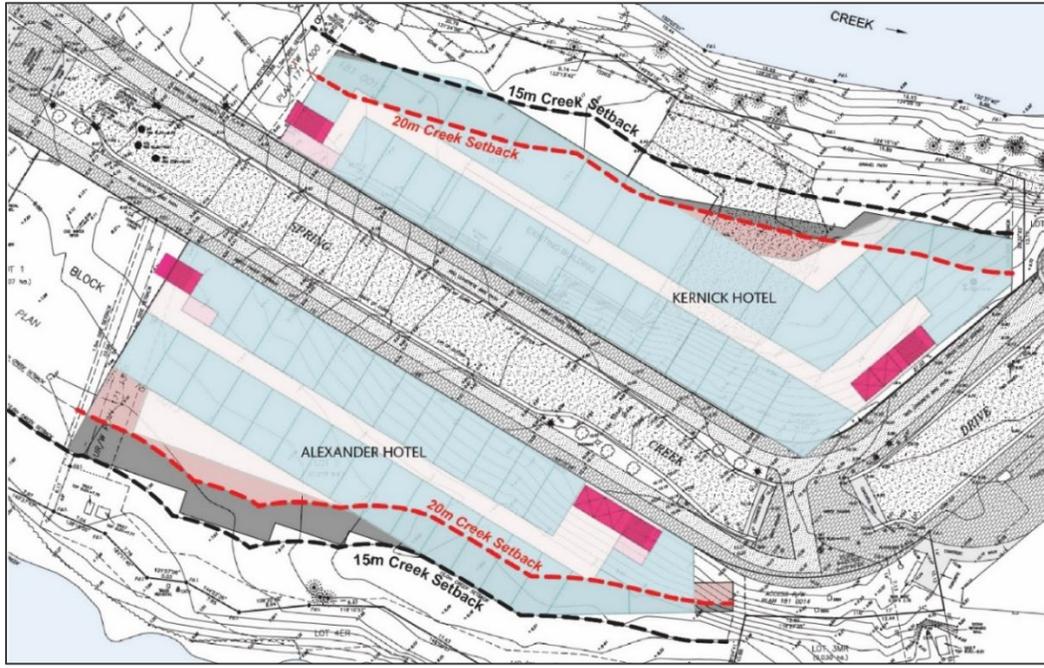
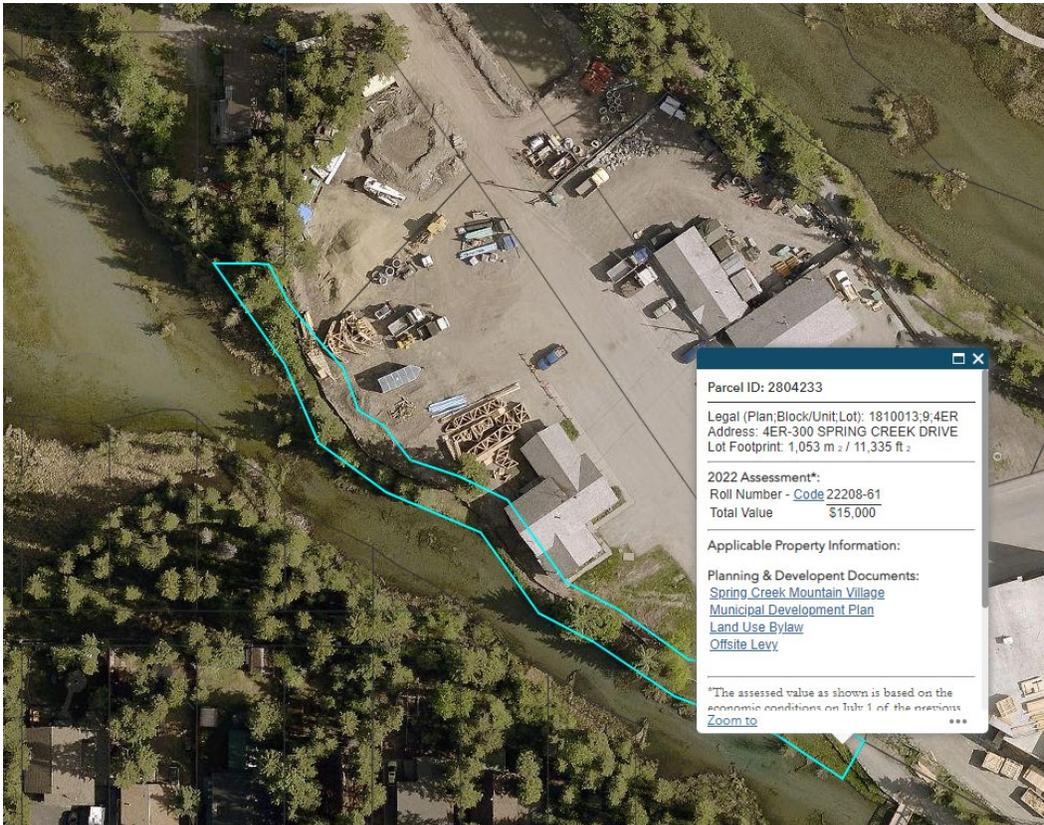


Figure 11. Registered Environmental Reserve Lot



The future buildings will be designed with a street-oriented design with consideration and focus given to pedestrian scale as well as signifying entry into spring creek as required by the current ARP. Conceptual Massing renderings have been included to provide a sense of scale.

Figure 12. Conceptual Massing of Hotels



In relation to the residential lots, there is no proposal to amend the R1 district to allow for additional flexibility as the impact would be town wide. Alternatively, future development of these lots will call upon variance powers of the Development Authority as prescribed in the Town of Canmore LUB. Sections Variance to Setbacks from Waterbodies, and Setbacks from Bodies of Water of the LUB allows for a possible 5m setback variance, where it is required to accommodate a dwelling of 325m² or less. A Sketch Plan of the possible building layouts on the site has been created for both the 20m and 15m setbacks and is included in Appendix D. These sketches illustrate how a 15m setback will be required to accommodate dwellings of 266m² and 238m², whereas a 20m setback would only allow for a 195m² and 133m² dwelling.

Change:

14.19.4.9 Visitor Accommodation Units: the number of visitor accommodation units shall not exceed ~~200~~ 250 units in this District unless a policy revision is approved by council.

Rationale:

Currently the hotel room count is at 124, therefore an additional 50 units are requested to bring the total at buildout to 250. In the early rounds of drafting the ARP and DC District, the hotel unit count was originally proposed at 550 and tourist homes had 150 units. Prior to adoption, a final amendment was made, increasing the tourist homes by another 150 units, and the hotel count was subsequently reduced to 200. At the time, these numbers were a preliminary figure based on initial drawings and calculations. As the detailed design of SCMV has progressed, these numbers have inevitably advanced to reflect a more accurate final product. Vehicle trips are not anticipated to increase or deviate from those figures established in the Traffic Impact Assessment and subsequent counts. The majority of traffic accessing the hotels will be coming from the East, and therefore accessing Spring Creek from the Bow Valley Trail entrance.

As per section 4.5.10 of the ARP, a Transportation Impact Assessment Update has been carried out by McElhanney Ltd. and is provided as Appendix F. The update has identified that the increase in visitor accommodation units will not push the traffic volumes over the threshold. At full build out, the estimated traffic will in fact be less than what was originally assumed by the ARP.

Change:

~~14.19.4.9~~ 14.19.5.10 Parking, Loading and Storage [Remove some exceptions in DC-SCMV-C]

Section 2, General regulations will apply **except that for this District, the following will be provided:**

Unit Type	Number of Parking Spaces	Type of Parking
Visitor Accommodation	1.0 per unit (car)	Private on-site
Employee Housing	1.0 per 1 bedroom unit	Private on-site
	1.5 per 2 bedroom unit	Private on-site
	2.0 per 3 bedroom unit	Private on-site
Visitor Accommodation related commercial	1.0 per 46m ²	on-street
All Units	required loading spaces	on-site

Rationale:

Recent changes to the LUB have seen greatly reduced parking requirements throughout Canmore. This is in keeping with best practice trends in parking management and is occurring in many smart-growth conscious municipalities throughout Canada. Within Spring Creek, there has been some community concern about the provision of parking, and especially since downtown paid parking is being introduced in the Town. Although the General Regulations in the LUB refer to the same or similar parking ratios, including these in the Bylaw for Spring Creek will provide certainty for residents.

Change:

~~14.19.4.10~~ 14.19.5.11 Employee Accommodation: Visitor accommodation operators shall provide for 25% of full time and seasonal staff housing needs ~~consistent with Section 8, General Regulations, of the Town of Canmore Land Use Bylaw~~, or at a ratio consistent with any Town policy for staff housing for other similar developments on the Bow Valley Trail or Gateway Districts that is adopted by the Town of Canmore from time to time. ~~The units identified as Employee Housing shall be encumbered with a restrictive covenant requiring that the units be used solely for the employee housing needs of the Visitor Accommodation units.~~ Staff housing may be ~~constructed~~ provided at another location within or outside of ~~SCMV~~ Spring Creek Mountain Village subject to the approval of the Development Authority.

Rationale:

It has been the practice and policy to include employee accommodation within Spring Creek Mountain Village. In years prior, the Land Use Bylaw was amended to remove this requirement for Visitor Accommodation developments greater than 100 units from Section 8. The district is being updated to reflect this.

Change:

Add: 14.19.5.13 Excluding hotel room decks and balconies, all outdoor common or private hotel amenity spaces shall be designed to minimize the impacts of noise on adjacent residential areas to the satisfaction of the Development Authority.

Rationale:

Through public engagement there were concerns identified regarding intensity of use and outdoor patio noise concerns for this site. In addition to limiting the eligible uses for the northerly hotel site on Spring Creek, the development authority has requested a clause to allow for implementation of additional tools to mitigate potential noise generated from the future uses of the site.

Change:

~~14.19.5.7~~ 14.19.6.7 For the most north-westerly visitor accommodation development adjacent to Spring Creek (Plan 1810013; Block 9; Lot 2), the following uses shall not be permitted: Convention Facilities; Drinking Establishment; and Entertainment Establishment. This prohibition prevails over the general listing of Convention Facilities and Entertainment Establishment within a Visitor Accommodation building as a Permitted Use.

Rationale:

Through public engagement there were concerns identified regarding intensity of use and outdoor patio noise concerns for this site. As the proposed development is a spa-focused hotel, the more intensive uses of the hotel space are being limited.

Change:

~~14.19.8.1~~ 14.19.9.1 The Council of the Town of Canmore shall be the Development Authority for any application that involves a variance to heights beyond the height variances listed in Subsection 14.19.4. and any variance to the 15m creek setback established in Section 14.19.5.4. ~~or a variance beyond the 5.0m setback variances listed in subsection 14.19.4.4 of this District~~

Rationale:

To align with amendments to 14.19.5.3.

2.4. SCMV-CR DC DISTRICT EDITS

The following amendments to the SCMV-CR DC District are proposed:

Add Stage 4 by re-districting the area from MHP (Residential Manufactured Home Park District) to SCMV – CR District as shown in Figure 11.

Figure 13. Proposed Land Use Stage 4



Change:

14.27.4.8 Maximum building heights within the Direct Control Spring Creek Mountain Village Comprehensive Residential District shall be in accordance with Figure 1.

- Zone A maximum height 16.0m (4½ storeys) [2020-16]
- Zone B maximum height 14.0m (~~3½~~ 3 – 4 storeys) [2020-16]
- Zone C maximum height 12.0m (~~2½~~ 3 storeys) [2020-16]
- Zone D maximum height 9.5 (Generally 2½ storeys) [2020-16]

Rationale:

The current Land Use Bylaw definitions for a half storey is difficult to interpret and to implement consistently through the development permitting process. The height in metres is the true measurement for height and the bracketed reference to storeys is for clarification and illustration only. The Spring Creek ARP provides policy to guide the SCMV-CR District where “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 4 ½ storeys. Adjacent to Spring Creek and Policeman’s Creek building height shall not exceed 2½ storeys generally, except for the Hotel Commercial areas which may exceed this height as illustrated in Figure 3”. The clarifications in the SCMV-CR District in both 14.27.4.8 and Figure 1 are aligned with this policy.

Change:

14.27.4.10 The number of residential units for **all Stages Stages 1, 2 and 3** of this District is estimated to be **970 712 including Perpetually Affordable Housing (PAH) Units and bonus units**. For calculation purposes, 2 bedrooms will equal 1 unit for Senior Citizen Housing where the development includes lodge style units with communal dining facilities. Figure 2 shows the unit range for each residential block. The maximum number of residential units within the SCMV site at build **out shall be 1000, plus PAH and any related bonus units, with will have** an absolute total not to exceed **1200 1000** units. The unit ranges in Figure 2 are estimates and may vary slightly as detailed design progresses at the discretion of the Development Authority.

Rationale:

Through development and implementation of the SCMV ARP, the number of actual units to be anticipated is updated to reflect a more accurate number at the Bylaw level.

Replace Figure 2. Unit Range and Street Front Uses

Change:

14.27.4.11 Parking, Loading and Storage [Edits to DC-SCMV-CR exceptions list]

Residential Units and Tourist Homes will be served by structured parking within each building block. Townhouses and single-family units will have private spaces typically garages. Due to the abundance of street parking available on Spring Creek Drive, street front commercial uses will be permitted to use the public streets for their parking requirements. Live/work studios and convertible space along Spring Creek Drive will be treated in a similar way to residential apartments typically with structured parking for the residential component and street parking for the visitor/commercial component. Section 2, General Regulations will apply. **Except:**

Parking spaces:



a. ~~Residential Apartments, Town Homes, Tourist Homes and Live/Work Studios:~~

Type of parking

0.75 per studio (bed-sitting room)	Private on-site
1.0 per 1-bedroom unit	Private on-site
1.5 per 2-bedroom unit	Private on-site
2.0 per 3 or 4 bedroom unit	Private on-site
0.5 each additional bedroom above 4	Private on-site
0.15 visitor parking per dwelling unit	Private on-site

b. ~~Residential PAH 80% of:~~

1 per unit	Private on-site
-----------------------	----------------------------

Rationale:

Recent changes to the LUB have seen greatly reduced parking requirements throughout Canmore. This is in keeping with best practice trends in parking management and is occurring in many smart-growth conscious municipalities throughout Canada. Within Spring Creek, there has been some community concern about the provision of parking, and especially since downtown paid parking is being introduced in the Town. The General Regulations, Section 2 in the LUB will apply and will be implemented closer to the maximum allowed in Section 2.

Change:

~~14.27.4.12 Prior to the approval of any subdivision application for Stage 3, the applicant in consultation with the Town of Canmore shall provide an updated Traffic Impact Assessment confirming compliance with the Spring Creek Mountain Village Area Redevelopment Plan. The assessment shall take into account at least eight consecutive months of traffic monitoring data, collected after December 31, 2018 at the of Spring Creek Drive – Main Street intersection. Where compliance is not demonstrated, changes in road design or densities may be required. [2019-18]~~

~~14.27.4.12 If not already collected directly by the Town, traffic counts at the access and egress points to Spring Creek Mountain Village shall be provided annually and the Traffic Impact Assessment (TIA) report shall be updated by the applicant and submitted along with the third (3rd) and fifth (5th) development permit applications within Stage 4. If during the redevelopment process it is projected in a TIA that traffic generation on Spring Creek Drive at Main Street will exceed 3000 vehicle trips per day (VPD) prior to buildout based, the ARP or LUB or both shall be revised as appropriate to incorporate additional measures to restrict traffic flows at this access to 3,000 vehicle trips per day. This may include road design changes or a reduction in density for remaining developments or both. VPD is defined as the average daily vehicle traffic on Spring Creek Drive at Main Street as measured during an eight month period including dates between May 1st and October 31st in the most recent 12 month period of measurement.~~

Rationale:



To ensure that ongoing traffic measurement is ongoing as subsequent stages of development occur, this clause has been updated to ensure that the standards referenced to in the Area Redevelopment Plan are consistent with the district.

Change:

14.27.5.3 “Perpetual Affordable Housing (PAH): Concurrent with the development of Spring Creek Mountain Village, the developer will make available a minimum of 5% of the maximum number of residential units for this District 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 up to the second floor. ~~For each PAH unit provided, one additional market unit (a bonus unit) may be provided. PAH units and bonus units provided in this District shall be excluded from the 704 unit maximum permitted for this District. (Stages 1, 2 and 3 combined). The SCMV PAH/bonus unit policy will apply in SCMV irrespective of other Town bonus policies that may be adopted from time to time.~~

Rationale:

The absolute maximum dwelling units for SCMV at the completion of development will be 1000. In each stage the number of PAH units provided will be a minimum of 5%. Further bonus units are not required to achieve the unit mix within SCMV.

Change:

14.27.5.9 “...Figure 3 shows the proposed public and private streets within ~~Stages 1, 2 and 3~~ all 4 stages and the overall Area Redevelopment Plan area. the construction access for this development will be restricted to Spring Creek Drive - Bow Valley Trail access only.”

Replace Figure 3. Public and Private Streets

Rationale:

This Bylaw amendment will add Stage 4 in to the SCMV-CR District by including Stage 4. Figures 2, and 3 are updated along with the estimated number of units are updated from 712 to 970. Other clauses are amended accordingly.

Redistricting Stage 4 to SCMV-CR Direct Control District. This requires an evaluation of previous performance of implementation of this Bylaw. The existing SCMV CR District includes regulations which require a review of how the community development is performing against the following criteria.

a. Architectural and Neighbourhood Fit

The architectural guidelines and subsequent design have been implemented to reflect both conformance and variety in the rocky mountain architecture themes. The last several applications for development at Canmore Planning Commission received accolades for both the architectural fit and environmental leadership with Spring Creek continues to demonstrate.

b. Density Review



The development has built out within the ranges anticipated in the ARP. With the amendments proposed to the ARP along with the changes to the SCMV-CR District, these numbers are being adjusted slightly and the forecast updated for Stages 3 and 4. It is expected that the density and number of units is estimated to be within the mid range between the 800 to 1200 originally estimated for the community. This is approximately 20% less than the maximum of what was originally proposed in the Area Redevelopment Plan.

c. Transportation Impacts

A transportation assessment update is provided with this ARP amendment. This concludes that the projected capacity of 3000 vpd at Main Street & Spring Creek Drive will not be reached at full build out. This summary report is included in Appendix F.

d. Sight Lines

Height, roof pitch and placement affect the sight lines of the community. The district specifies height zones in Figure 1, whereby the tallest buildings are in the centre of the community and step down toward the edges mainly west and east where development interfaces with both Spring Creek and Policeman's Creek. The implementation of this has resulted in maintaining views and sight lines throughout the development and preserving views and enjoyment of the trail systems adjacent to the creeks. There have been no issues identified within this District.

e. Flow of Pedestrian Traffic and Vehicular Traffic on Adjacent Neighbourhoods into South Canmore and Impact on South Canmore Residents

There has been a positive impact to south Canmore by joining the pedestrian bridges with south Canmore providing sidewalks and multi – use trails developed to support the community. There are no vehicular connections with South Canmore.

f. Pedestrian Flows in South Canmore Habitat Patch

No pedestrian bridges have been or proposed out of spring creek into the south Canmore habitat patch.

g. Discretionary Uses

We reviewed the discretionary uses and they are adequate to date so there is no reason to amend these.

Change:

14.27.6.6 Spring Creek Gate Frontage: ~~A minimum of 25%~~ Where possible, part of the street level uses shall be either commercial, live/work studios, or commercial-ready residential units, in accordance with Figure 2. The commercial-ready residential units shall be constructed ~~to a 1 hour fire rating to a~~



~~commercial unit safety code standard~~, so they may be converted to a commercial space in the future, as market demands.

Rationale:

The planned intent for commercial development has been to focus it toward the north and central part of the plan area and District and to transition to residential development focus for the latter Stages 3 and 4 of the development. ~~The reason this must change is a maximum of 10% of the floor area can be a minor occupancy to the first floor of the building without a change of construction material to concrete as required by the Alberta Building Code.~~

Change:

14.27.6.7 The total Local Commercial area at plan build out shall be no more than ~~2,000 m²~~, 3,000 m² excluding Live/Work units. This may be increased by an additional 500 m² to facilitate a Daycare.

Rationale:

This change reflects a more accurate build out and forecast for the balance of the district as related to the updated Site Usage Summary, plus the current commercial amount allowed in this District has been built out, so the increase is necessary to accommodate full build-out.

Change:

~~14.27.10.1 This Bylaw will be amended from time to time to include future development stages. However, this Bylaw will not be amended to include further development stages beyond stage 3 before 2021. This requirement is designed to promote the orderly redevelopment of Spring Creek Mountain Village consistent with the Town of Canmore's Growth Management Strategy and allow flexibility to reflect changes in market conditions. This requirement supersedes all other previous requirements for the rate and pace of growth for Spring Creek Mountain Village.~~

14.27.10.2 No development shall occur in Stage 4 until Stage 1 and Stage 2 are completed and construction completion certificates accepted by the Town of Canmore, except for the existing residential parcel in Stage 1 (Legal: 1810013;9;1) two remaining hotel parcels in Stage 1 (Legal: 1810013;8;1 and 1810019;9;2) and two municipal reserve parcels (Legal: 1810013;9;3MR and 1810013;8;2MR). A temporary pedestrian trail system shall be provided until these parcels have been completed. ~~Development on Spring Creek Gate will be in an orderly manner and continue in a southerly direction.~~

Rationale:

This section is being updated to reflect the development which has occurred.

2.5. PD DISTRICT EDIT

Change:

Redistrict PD to DC-SCMV-CR.

Rationale:

The existing pocket park located east of Spring Creek Gate along the top of bank is being adjusted slightly in size due to the actual park spaces being subdivided in earlier stages. To accommodate the boundary adjustment of the park, the easterly edge is being re districted to DC-SCMV-CR as shown in Figure 14.

Figure 14. Proposed Land Use PD District



3. Proposed SCMV Area Redevelopment Plan Amendments

The Spring Creek Mountain Village ARP was approved by Council in September 2004 and has had amendments approved in 2009, 2010 and 2015. The document provides a framework for future development of the Spring Creek area. As anticipated, while the project stages continue to develop and detailed design progresses, minor amendments are required to the ARP document. To remain consistent with the proposed amendments to the Spring Creek Mountain Village Visitor Accommodation DC District identified in Section 2 of this report, the ARP also requires minor updating as outlined below.

3.1. ARP BOUNDARY

The proposed boundary adjustment of the residential lots north of the proposed Alexander Hotel incorporates one lot that is inside the ARP boundary and two which are outside of the boundary. Therefore, an adjustment to the ARP boundary is proposed to include Lots 5 & 6, Block 83, Plan 1095F. The remaining two partial lots to the west are untitled and defaulted Crown Land, therefore these will remain as is.

Figure 15: Existing ARP Boundary



Figure 16: Proposed ARP Boundary



The amended boundary has been updated within the following ARP maps for consistency and can be found in the red-lined ARP in Appendix C:

- Figure 1: ARP Location & Boundary
- Figure 2: Aerial Photograph
- Figure 3: Land Use Concept
- Figure 4: Environmental Sensitivity
- Figure 5: Utility Servicing
- Figure 6: Transportation
- Figure 7: Open Space & Trails
- Figure 8: Development Staging

3.2. TABLE UPDATES

Change:

Table 1: Consultation Program

The lines have been added:

October-13/2015 ^α	Public Hearing -- ARP Amendments ^α
November-18/2020 ^α	Public Open House -- ARP Amendments ^α
May-12/2021 ^α	Public Open House -- ARP Amendments ^α
April-4, 2022 ^α	SCPOA (Property Owners Assoc) ^α -- ARP Amendments ^α

Rationale:

Update with public consultation to date.

Change:

Table 2: Land Use Areas and Density

SPRING GREEK MOUNTAIN VILLAGE							
LAND USE AREAS							
LAND USE	Hectares		Acres		% of ARP		% of Gross Dev
GROSS ARP AREA	28.48	28.37	70.37	70.1	100.0%		
ENVIRONMENTAL RESERVE	3.92	3.88	9.68	9.59	13.8%	13.7%	
CREEKS	2.85		7.04		10.0%		
GROSS DEVELOPABLE	21.71	21.64	53.65	53.47	76.2%	76.3%	
MUNICIPAL RESERVE	3.07		7.59				14.2%
OTHER OPEN SPACE	0.87		2.15				4.0%
RESIDENTIAL (All Types)	11.88	11.82	29.36	29.21			54.7% 54.6%
COMMERCIAL (Hotel)	1.3	1.29	3.21	3.19			6.0%
ROADS	4.59		11.34				21.1% 21.2%

SPRING CREEK MOUNTAIN VILLAGE: DENSITY CALCULATION										
	Amended 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.)	1000	1200	35.11	42.3	46.06	55.45	49.00	58.97	57.58	64.7
DENSITY ANTICIPATED UNITS/Acre (max.)	1000	1200	14.21	17.12	18.64	22.44	19.83	23.86	23.30	26.18

Rationale:

Areas and densities have been updated to reflect residential lots, environmental reserve, change in hotel lot area, increase to hotel unit count, and change to maximum number of residential units.



3.3. HOTEL ROOM COUNT AND LOCAL COMMERCIAL

Change:

Table 4:

	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 10	0	0	0	7
Total	241	354	221	244	1060
# of Hotel rooms	200 250	0	0	0	200 250
Hotel related commercial (sq m)**	15000 2500				15000 2500
Max local commercial street front (sq m)	2000 310	10000 2085	480	400	3275
<i>* Total does not include PHA and related bonus units, and includes daycare of 347m²</i>					
<i>** Excludes amenity areas and meeting rooms</i>					

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~~-250 unless a policy revision is approved by Council.

The imperial units shown in the table are being replaced with metric measurements for the hotel related and local commercial areas.

Rationale:

As per amendments to SCMV-C and supporting Traffic Update.

Change:

4.8.4 Local Commercial: The local commercial service and retail component will be limited to a maximum ~~950~~ 3000 sq. meters (~~approximately 10,000-32,291.73 sq. ft.~~), with a 500 m² daycare bonus. This figure will be reviewed by the developer and the town administration with each development stage and increased if necessary.

Rationale:

Through development of the community to date, the local commercial areas are being updated to reflect what was approved against what has been planned. This change reflects a more accurate build out and forecast for the balance of the Plan and District and opportunities for street level commercial opportunities in stages 3 and 4 as market demand supports.



3.4. CREEK SETBACKS

Change:

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 metres 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.~~

Area-wide setback requirement: Buildings or structures shall be sited a minimum distance of 20 metres from the bank of both creeks. Due to the slope of the land adjacent to Spring Creek, Policeman's Creek and within the Village, landscaping, including terraced landscaping and retaining walls shall be permitted within this setback area.

Community structure setback requirement: At the discretion of Council, a variance of up to 6 metres may also be approved for the development of a structure for community use on municipal reserve lands in Stage 1.

Residential setback requirements for the northerly residential lots: Notwithstanding their lot registration date, a variance to the 20 metre creek setback for the two residential lots (Lot 1, Block 9, Plan 1810013; Lot 5, Block 83, Plan 1095F; Lot 6, Block 83, Plan 1095F) proposed in Stage 1, shall be considered in accordance with the town-wide variance requirements for waterbody setbacks as outlined in the Land Use Bylaw.

Northerly hotel/commercial sites in Stage 1 setback requirement: Due to lot depth, the minimum development setback shall be 15 metres for the two most northerly hotel/commercial sites. Site design (landscaping and pedestrian pathways) will complement the adjacent riparian area. Encroachments into this setback area shall be allowed for landscaping, retaining walls, patios, and outdoor health, wellness, and spa facilities up to the property line, and for decks projecting 1m from the building façade.

Rationale:

During initial discussions with the Town during the initial ARP approval stage SCMV accommodated a request from the town that a chicane be introduced in the northwest access point into Spring Creek to provide a meaningful traffic calming measure to reduce short cutting to downtown. Accommodating this request resulted in the creation of 2 narrow sites both of which front onto Spring Creek Drive, back onto the adjacent water bodies which are subject to future creek setbacks. The existing condition of this area of Spring Creek at the time of the ARP approval in 2004, included development right up to the water's edge. The ARP makes a commitment to overtime replace the existing development with other forms of visitor accommodation and to provide stabilization of the creek bank and the re-habilitate disturbed riparian areas. The current proposal is to establish a 15m creek setback on both properties to ensure that

the development of the future properties remains viable and also to ensure that the environmental aspirations of the development can be achieved.

The previous historical development right to the top of the bank is illustrated in Figure 9. Previous Homes, Cabins and RV sites in the wider plan area all encroached and impacted negatively on Policeman's Creek and Spring Creek. This southern portion of the plan area has already made a significantly positive impact to the environment by removing the previously existing structures from the creek edge. Figure 10 shows the 20m setback with a red line and illustrates how this setback would essentially render the development unachievable. The restoration of the riparian edge is made possible through redevelopment of the site, and the setback reduction is required to accommodate this.

In January 2022, several omnibus amendments were approved to the Land Use Bylaw. These amendments included adding restrictions to encroachments into the setbacks of waterbodies for patios and decks. This area of the creek has been impacted by prior development as it is a brownfield site. Through re-development the ER (Environmental Reserve) will be dedicated and restored with native landscaping. Retaining walls, patios and decks are proposed as part of the new hotel developments consistent with what is constructed at the Malcom Hotel on private land outside of the publicly dedicated environmental reserve. Figure 9 illustrates the location of existing encroachments which have been and will be removed from the riparian edge reclaimed through this development.

3.5. TOURIST HOMES

Change:

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 or Townhouses adjacent to designated apartment buildings.

Rationale:

As referred to in the DC-SCMV-CR amendments, Town Administration have previously indicated a preference for the designation of the entire building. In addition, this application proposes the inclusion of Townhouses as possible Tourist Homes when they are located adjacent to an existing designated Tourist Home apartment building.

3.6. ADDITIONAL SINGLE-FAMILY LOTS

Change:

4.7.8 **Low Density Housing North of Hotel Site:** An area of existing single detached housing located north of the Hotel sites and east of Spring Creek Drive, as shown on the Concept Plan Figure 3, will be re-developed with no more than two single detached homes. The lots shall retain R1 – Residential Detached District designation.



Rationale:

The inclusion of two new residential lots into the ARP boundary is proposed in order to provide cohesion for planned lot adjustments. Feedback received during public consultation identified a concern that these lots would be used for increased residential density or hotel expansion. Comments received from the public suggested that these residential lots should remain as R1 – Residential Detached District within the Canmore LUB. As a way of mitigating public concern and actioning their recommendations, the above policy has been created as an addition to the ARP.

3.7. ARP LAND USE CONCEPT AMENDMENT

Change:

Figure 3, Land Use Concept is being updated to reflect changes to the heights for the buildings as follows:

Residential Core Area – Apartment Style, Building Height up to 4 ½ storeys

Residential - Apartment Style, Building Height up to ~~3½~~ 3 – 4 storeys

Residential - Town House or Semi-Detached Style, Building Height up to ~~2½~~ 3 storeys

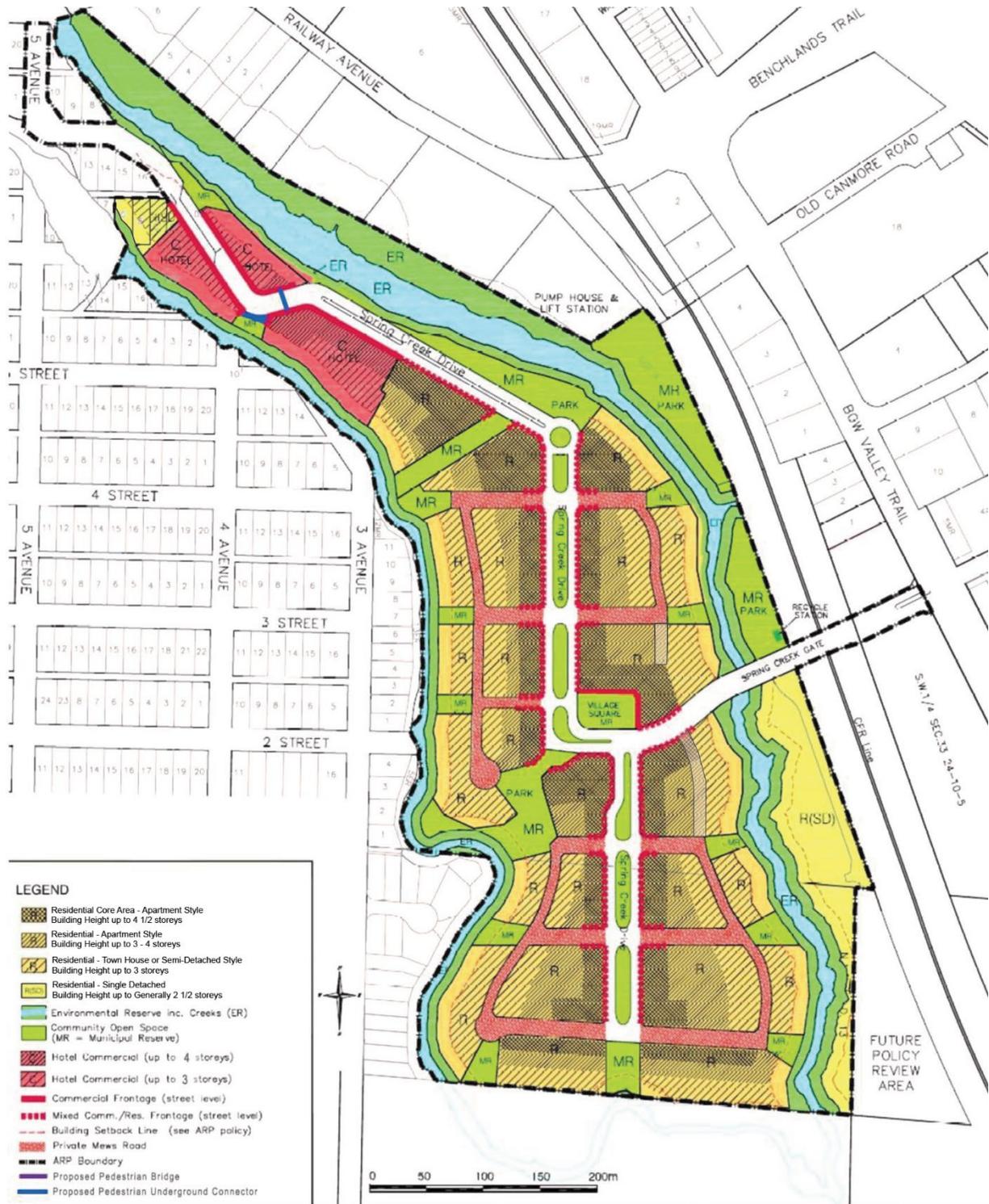
Residential - Single Detached, Building Height up to **Generally** 2 ½ storeys

Rationale:

The figure is being amended to reflect the building heights clarification in the Direct Control District. The current Land Use Bylaw definitions for a half storey is difficult to interpret and to implement consistently through the development permitting process. The Spring Creek ARP provides policy to guide the SCMV-CR District where “detailed Building height regulations will be established at the Land Use Redesignation Stage”. The height in metres is indicated in the SCMV-CR District in both 14.27.4.8 and Figure 1 and are aligned with this policy.



Figure 17: Proposed Land Use Concept



SPRING CREEK MOUNTAIN VILLAGE
AREA REDEVELOPMENT PLAN
Figure 3: Land Use Concept

4. Policy Discussion

The Town of Canmore's Municipal Development Plan (MDP) sets the Town's overall policy direction for community land use decisions and addresses environment, economic, social, cultural and governance affairs. Map 2: Conceptual Land Use of the MDP identifies the hotel area as "Commercial and Mixed Use", and the residential lots as "Neighbourhood Residential".

All other policies relating to the continued development of Spring Creek this application are in alignment.

5. Sustainability Screening Report

As part of the land use bylaw amendment process a Sustainability Screening Report is required by the Town of Canmore. As such a Sustainability Screening report has been prepared for the above amendments and included in this submission under Appendix F.

6. Public Engagement

Spring Creek Mountain Village is committed to carrying out thorough and meaningful public engagement as part of any statutory document amendment. An initial virtual Open House was held on November 18, 2020, via Zoom. The Open House was advertised for 2 weeks prior to the event in the Rocky Mountain Outlook, with information on how to register. Anyone who made contact in response to the advert were emailed details of the event and a link to the meeting. A total of 46 responses to the advert were received. Personal invites to adjacent landowners and others who may have direct interest in the development, were also directly sent out or delivered by hand. Following the Open House, anyone who had been communicated with, whether they attended or not, was sent a link to the recording of the meeting. Feedback forms were also circulated, and comments requested.

The virtual Open House was used to present the project to the public, with detail on the proposed amendments to the Land Use Bylaw and Area Redevelopment Plan. Opportunity was provided for attendees to ask questions and offer feedback on the night. There was a total of 45 attendees on the Zoom meeting, and 16 questions or comments were received.

Since the event, five feedback emails have been received and follow up discussions held. The comments have been summarised into topics below, along with our consideration.

1. Support for no trails along Spring Creek adjacent to Alexander Hotel.
2. SCMV support this feedback, and existing provisions are in place within policy. Particularly, the undeveloped strip of environmental reserve has been established in Figure 7 of the SCMV ARP, which shows the area as having no trail access.
3. Hotel height concerns.
 - a. The original draft of this application proposed a minor height increase on the north end of the two hotels. This was to be applied to a very small area of the hotels and was

proposed due to the significant road drop off in this area. After public consultation and careful consideration, **this amendment has been removed.**

4. Light and noise from hotels.
 - a. The west side of Alexander Hotel is proposed to accommodate a wellness spa, and not a bar as questioned. All lighting will meet Town of Canmore Land Use Bylaw and Engineering Design and Construction Guidelines requirements. As with the rest of SCMV, dark sky lighting will be used to ensure minimal impact to wildlife and neighbouring properties. No trail is proposed adjacent to the hotels so there will be no pedestrian activity in this area, and no late night noise caused by downtown food & beverage foot traffic.
5. Opposed to creek setback.
 - a. This area of previously developed land has already seen significant improvements in protecting the creek banks. Building which previously encroached on the banks have all been removed and environmental reserve established. Due to topographical constraints, this section of SCMV lands would become undevelopable with the existing 20m setback. The creek setback amendment is not intended as a divergence from original policy. To provide certainty for the development at this stage, it has been requested that this variance be addressed now rather than at the Development Permit stage.
6. Groundwater concerns
 - a. Engineering best practices will be employed at the detailed design stage to ensure groundwater concerns are mitigated and run-off does not flow from the development area into the creeks. This is the case with all existing SCMV development and will continue to be so for future development.
7. Traffic volumes more than 3000 VPD
 - a. Concerns mainly identify recent increase in volumes associated with major roadworks on Benchlands and Bow Valley Trail intersection. As discussed under rationale for hotel unit increase in section 2.2 and attached in Appendix F, a Traffic Generation Update has been carried out. Traffic numbers are expected to be less at buildout than originally anticipated.
8. Request certainty for perpetual R1 designation
 - a. SCMV are committed to retaining the R1 status of the subject residential lots. There is no intention for these lots to intensify in development beyond the R1 provisions, nor will they be utilised to provide additional land for hotel expansion. To add certainty in response to the concerns heard at the Open House, additional Policy is being proposed within the ARP.

9. Employee Housing Provision

- a. Attendees voiced concerns that no new Employee Housing was being proposed as part of this application. At the time of this initial open house, SCMV were in the early planning and land assessment stages to address such concerns and provide affordable options for future staff and local community members. SCMV have since gone in to partnership with a local retailer to purchase adjacent land to develop 20-40 units of Employee Housing & Perpetually Affordable Housing. The subsequent LUB amendments have been submitted in tandem with this application package.

A second Open House was held on May 12, 2021 to present the subsequent updates, and to propose the new EH/PAH and Furniture Store development. All feedback was positive, and the amendment updates were received very well. Verbatim responses are provided in Appendix G, along with the Virtual Open House presentation slides.

In March 2020 the Town distributed notices of the proposed applications, and we were provided a summary of feedback on March 29, 2022. The primary feedback from this notification were concerns about parking in SCMV as commercial and residential development continues, the protection of the creek banks, and impacts associated with the uses contained in the spa hotel located in the north-westerly commercial site. Since this notification, the application has been updated to include parking requirements to be a minimum of 80 percent of the Town of Canmore maximum parking requirements, to clarify that the riparian edge is being reclaimed through the redevelopment of the sites in the northerly portion of the plan area, and to limit the permitted uses for the spa hotel being proposed on the north-westerly commercial site to ensure that the uses reflect what is typically expected with a spa and that no impacts are created outside of the building. To address any concerns related to redevelopment of the creek banks and reclamation and protection of the riparian edge, the project team has engaged an environmental consultant to prepare an update report to the original EIS to address these concerns.

Third Open House was held on April 04, 2022 to present the ARP amendments and include Stage 4 into the redistricting application for SCMV. It was attended by 18 people in person at Spring Creek Community Association and by 36 people virtually on zoom.

7. Conclusion

As further development of Spring Creek Mountain Village occurs, some flexibility is needed to allow minor changes which will make the project more viable and enhance the design of the area. The above amendments will create an iconic entry point into Spring Creek Mountain Village, maintain the authentic Canmore alpine architecture, enhance the overall design of the development, and do so in respect of topographical constraints. Overall, the proposed amendments to the Spring Creek Mountain Village Visitor Accommodation DC District (SCMV-C) and Spring Creek Mountain Village Area Redevelopment Plan are in keeping with the true spirit and intent of the development and are not anticipated to have negative effects on adjacent land uses.



Contact

Michelle Ouellette, MBA, BSc, RPP, MCIP

403-621-1446

mouellette@mcelhanney.com



McElhanney

