



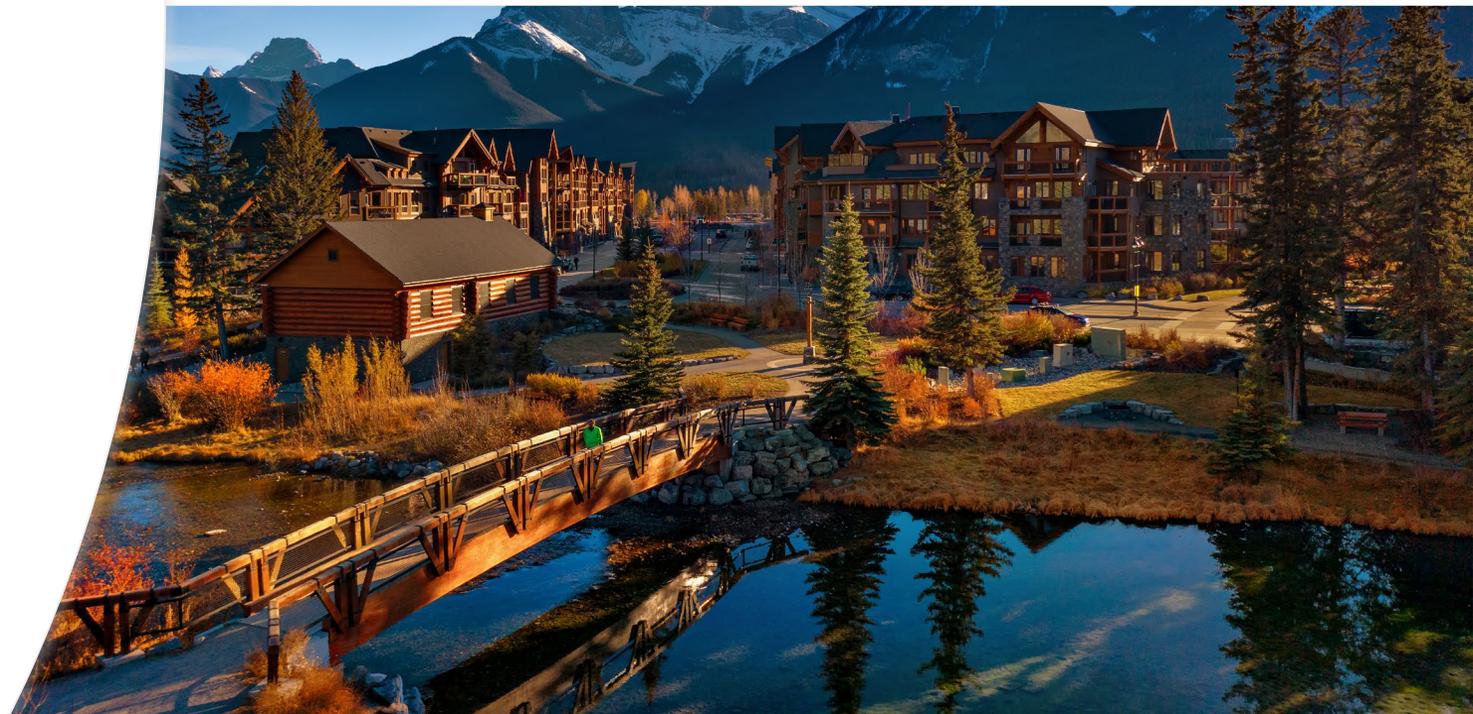
# **Spring Creek Mountain Village Kernick and Alexander Hotels and Stage 4**

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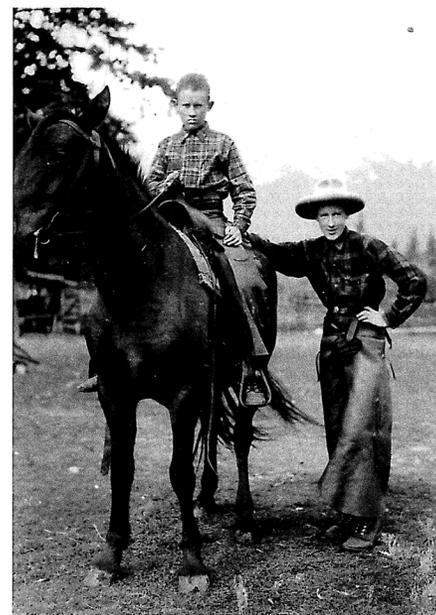
Land Use Bylaw and Area Redevelopment Plan Amendments

# Spring Creek Background

- Originally the Kernick Dairy Farm
- Restwell was purchased by Frank Kernick from family in 2002
- Masterplan approvals were obtained in 2006 to transform Restwell into Spring Creek over the next 20 years
- Upon completion the community will consist of 800 to 1200 residential units and up to 200 Hotel Rooms



# History





## Trails and Gathering Places

Each year we add more trails and gathering places.

On completion, Spring Creek will have 2.5 km of trails.



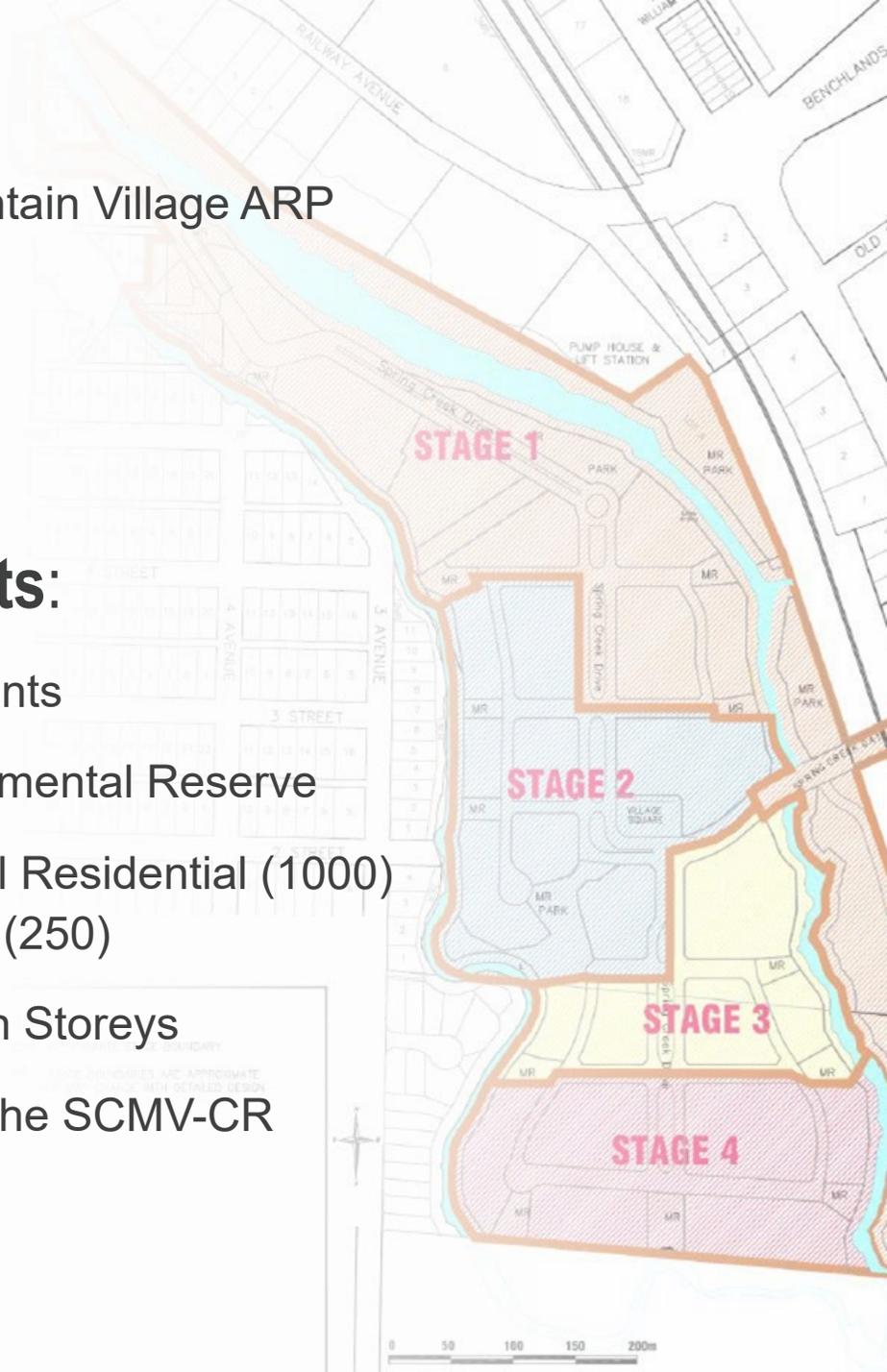
# Spring Creek Mountain Village Background

- **Development so far:**

- 2004: Spring Creek Mountain Village ARP
- 2009: Stages 1 & 2
- 2019: Stage 3
- 2022: Stage 4

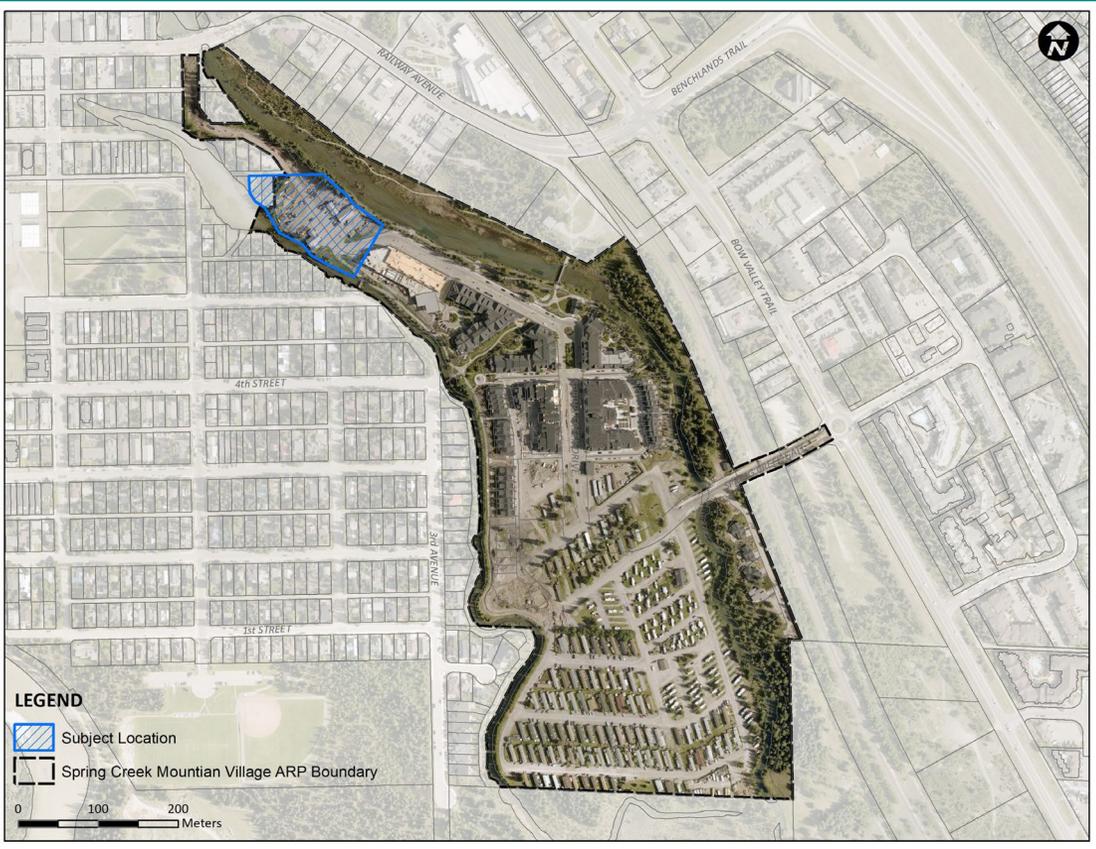
- **Proposed Amendments:**

- Land Use Map Amendments
- Creek Setback & Environmental Reserve
- Unit Count Update – Total Residential (1000)  
Hotel Unit/Tourist Homes (250)
- Clarify Height Definition in Storeys
- Inclusion of Stage 4 into the SCMV-CR District
- Parking Requirements

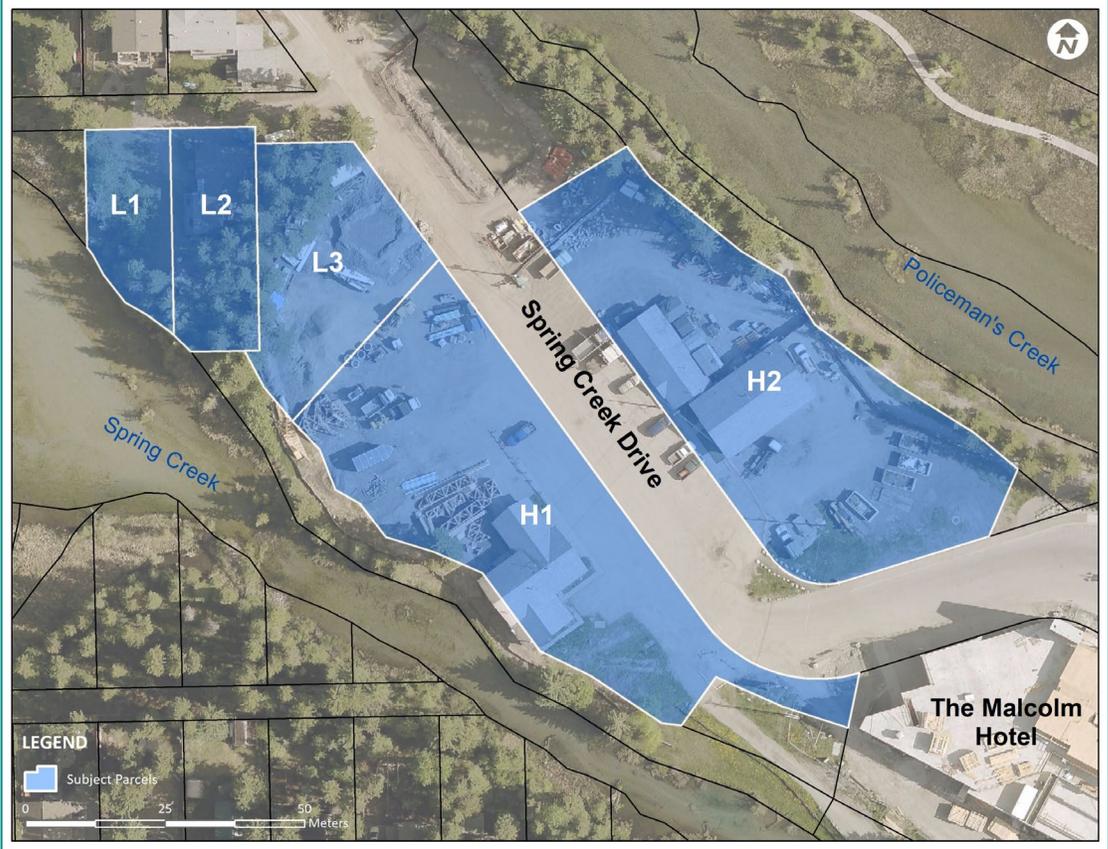


# Proposed Development

## Hotel and Single-Family Lot Adjustments

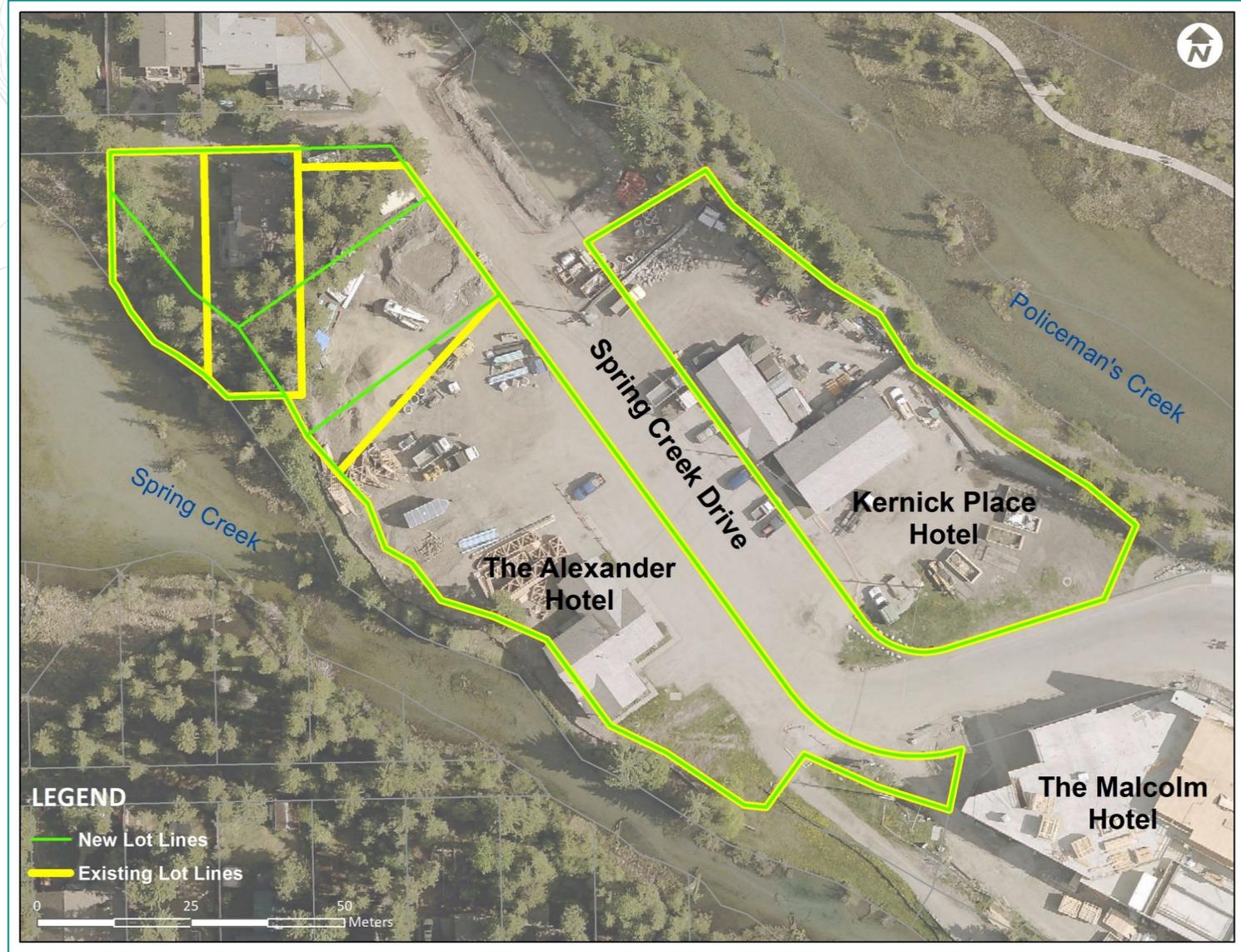


Wider Spring Creek Mountain Village



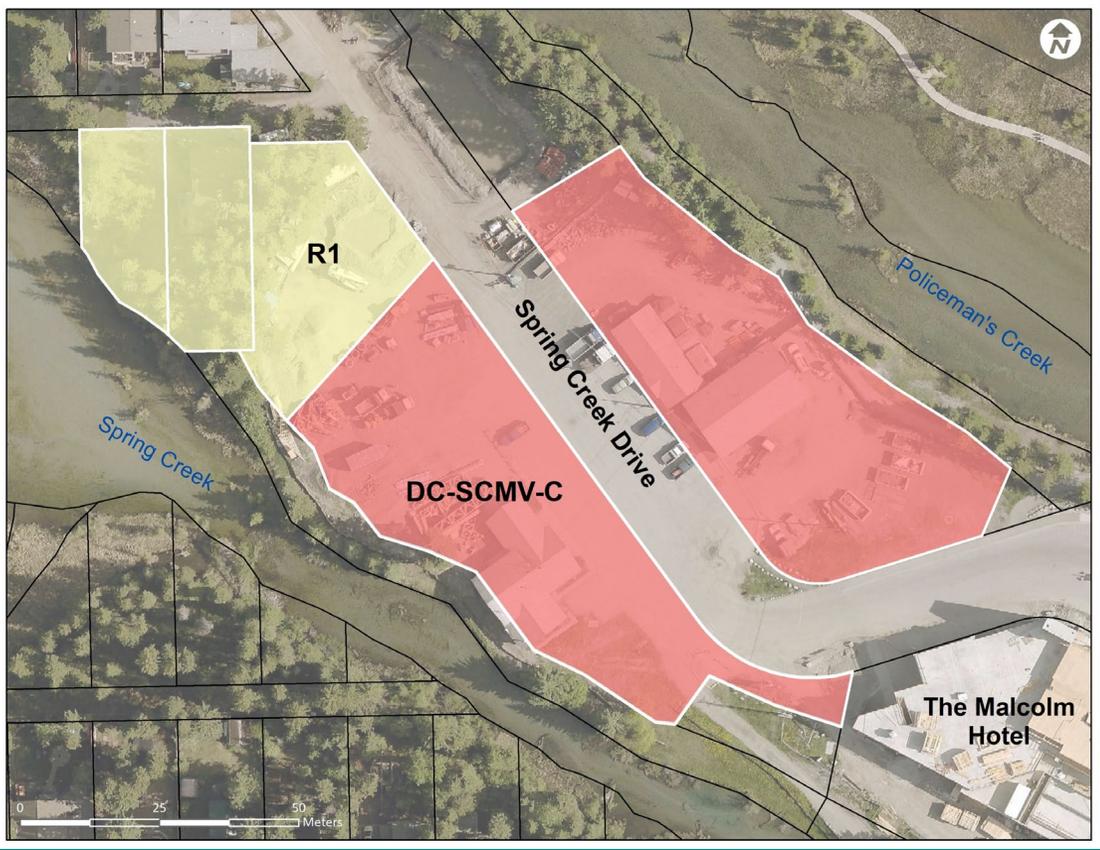
Subject Parcels

# Lot Realignment

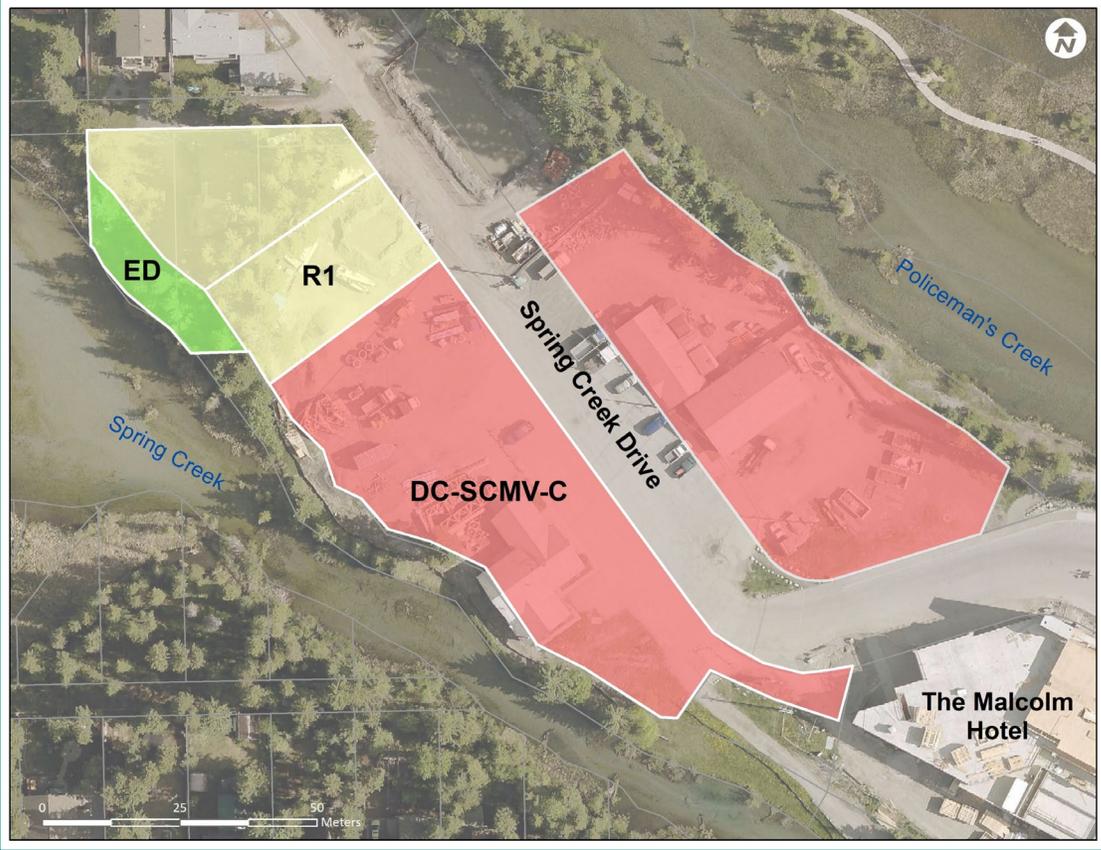


# Proposed Amendments

## Land Use Area Amendments



Existing Land Use Districts



Proposed Land Use Districts

# Proposed Amendments

Area Redevelopment Plan Boundary



Existing Land Use Districts

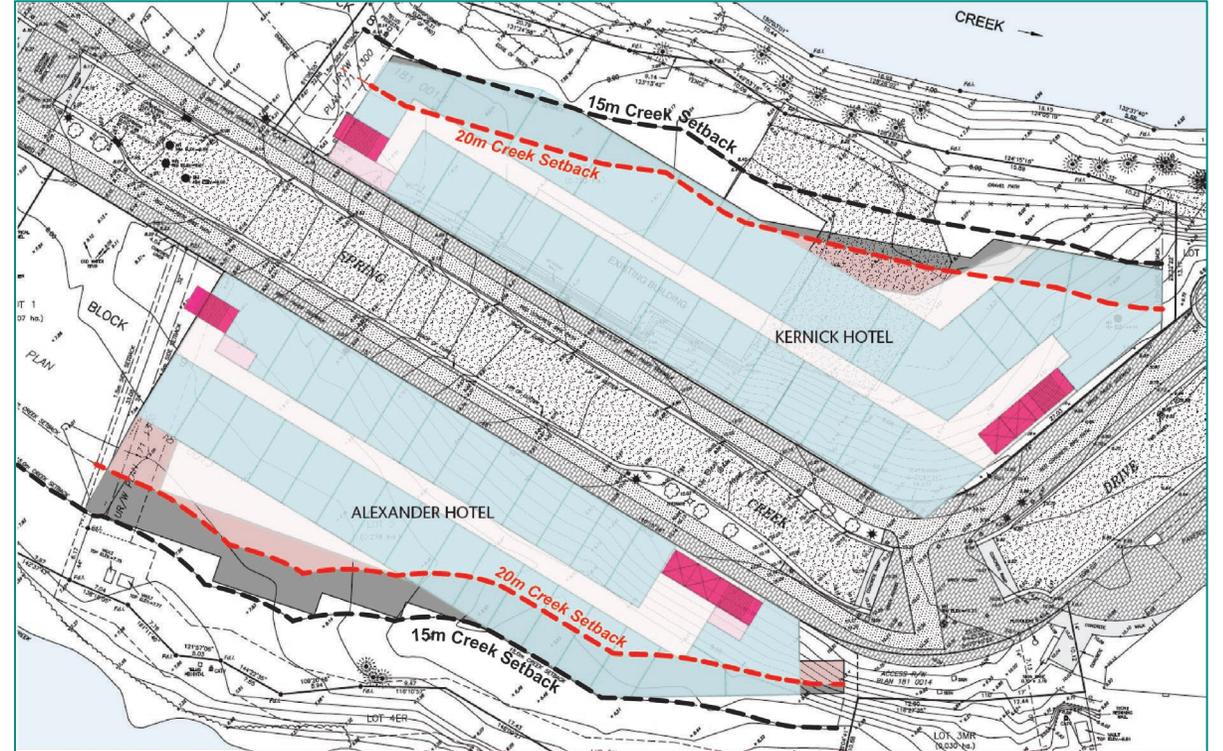
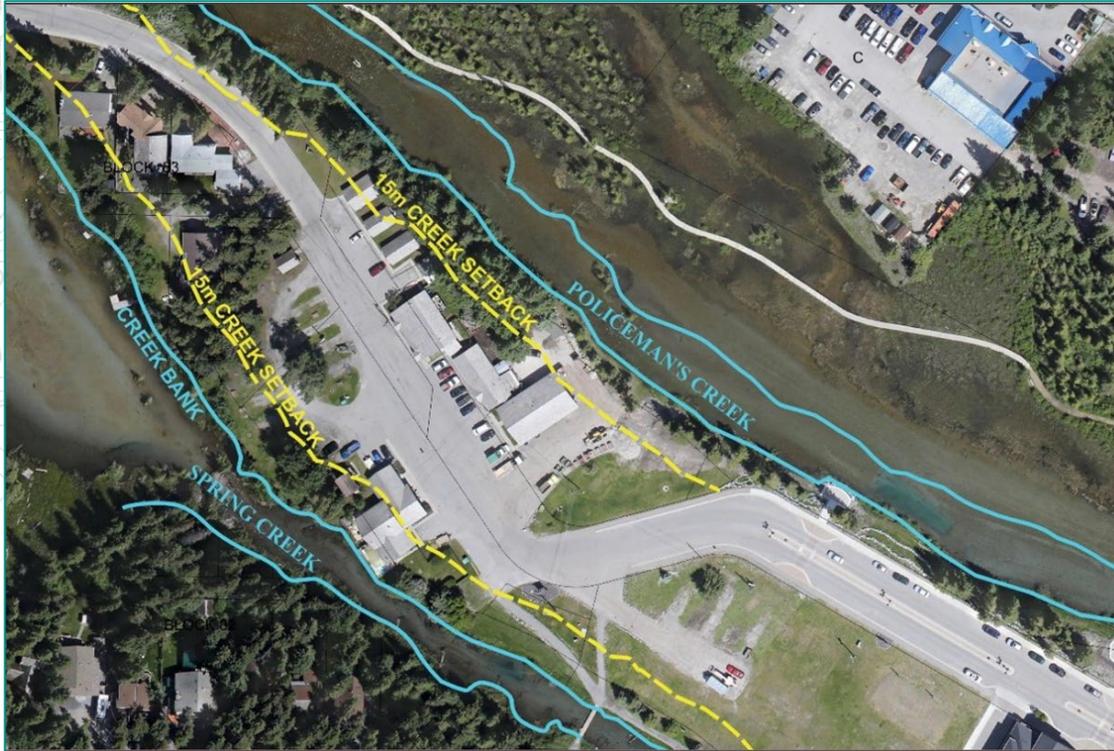


Proposed Land Use Districts



# Proposed Amendments

Creek Setback 15m



# Proposed Amendments

## Creek Setback Wording

### LUB Change to SCMV-C - DC:

**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 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.

### LUB Change to Section 1.14:

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.



# Proposed Amendments

## Creek Setback Wording

### ARP Update:

#### **Building Setbacks Adjacent to Creek Banks: 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:**

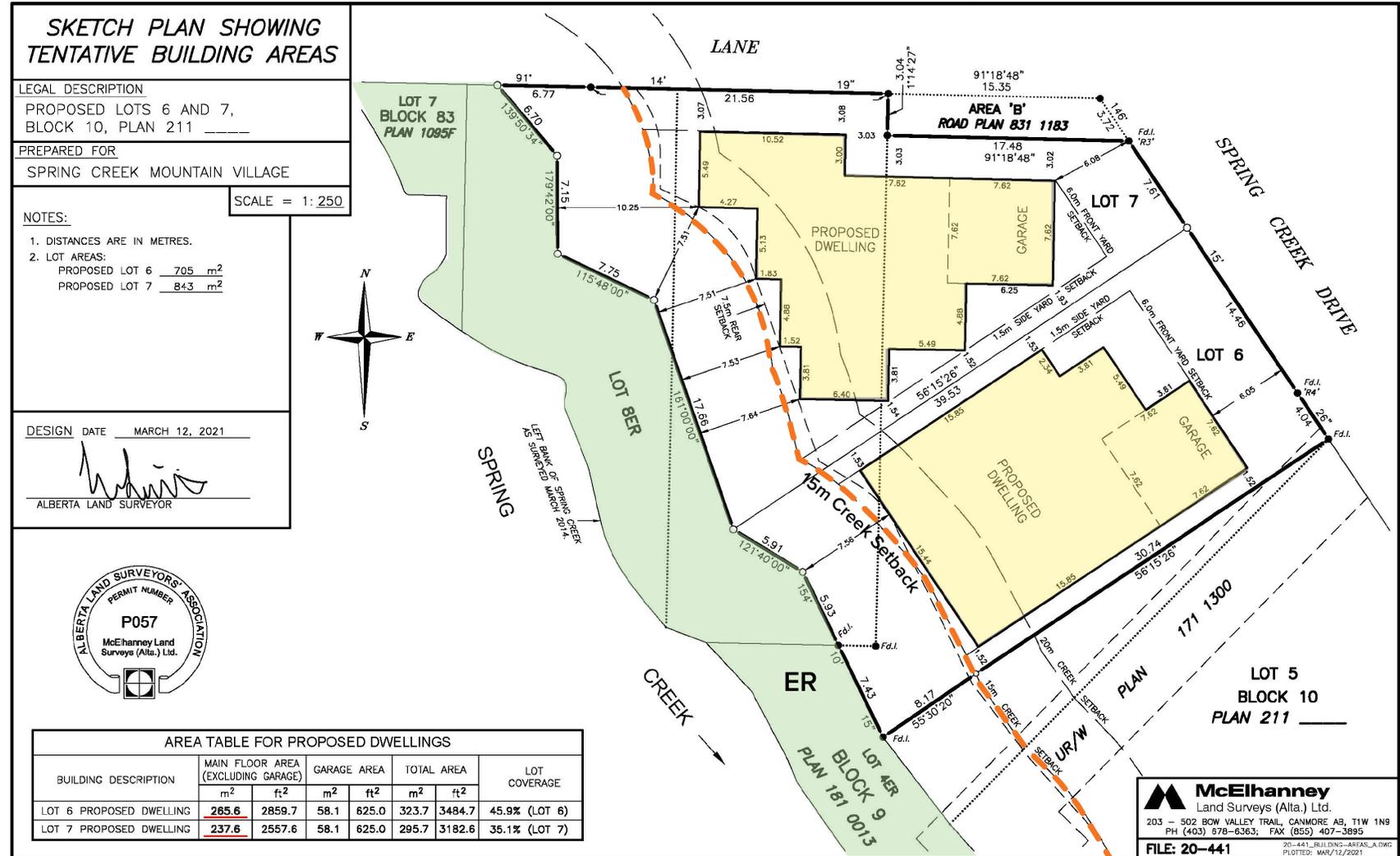
Notwithstanding their lot registration date, a variance to the 20-metre creek setback for the two residential lots (Lot 1, Block 9, Plan 1810013; Lot 5, Block 83, Plan 1095F; Lot 6, Block 83, Plan 1095F) proposed in Stage 1, shall be considered in accordance with the town-wide variance requirements for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



# 15m Creek Conceptual Layout

Proposed building footprint will remain within the 325 m.sq. as required under the Bylaw.



# Proposed Amendments

## Visitor Accommodation Units

### LUB Update:

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.

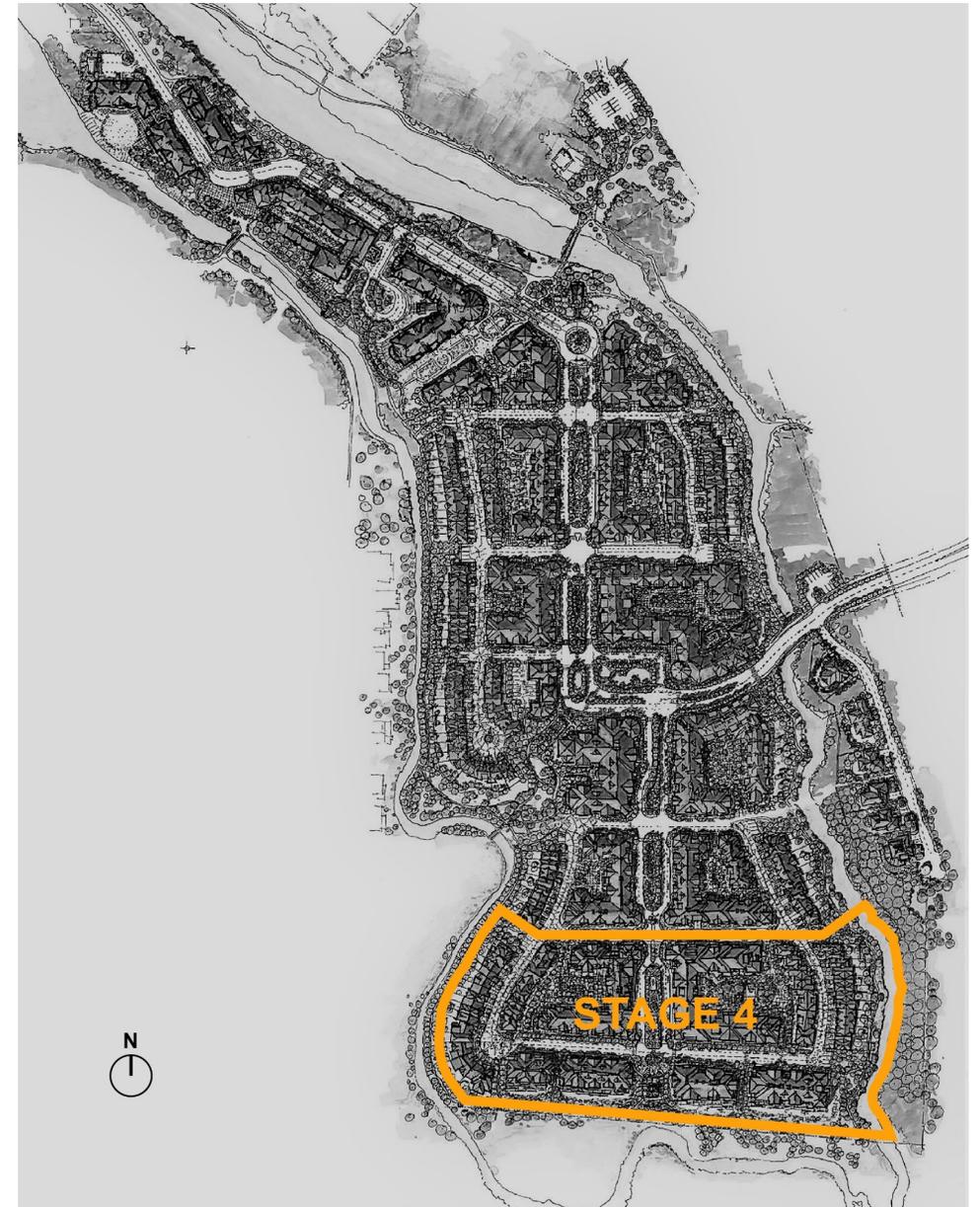
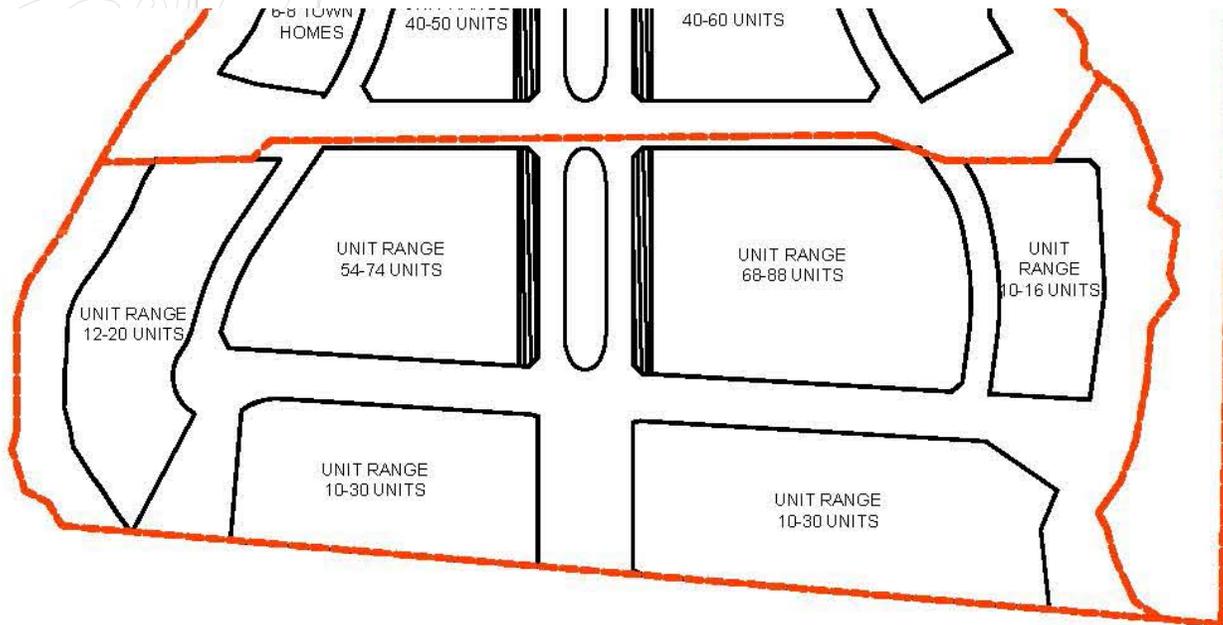
### ARP Update:

4.8.2 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.

# Stage 4

Maximum number of residential units in SCMV is 1000

Stage 4 units: will be up to a maximum of 258



# Stage 4

Land Use



# ARP Table updates

Land use area and density

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

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	<del>1200</del>	35.11	<del>42.3</del>	46.06	<del>55.45</del>	49.00	<del>58.97</del>	57.58	<del>64.7</del>
DENSITY ANTICIPATED UNITS/Acre (max.)	1000	<del>1200</del>	14.21	<del>17.12</del>	18.64	<del>22.44</del>	19.83	<del>23.86</del>	23.30	<del>26.18</del>

# Table updates

Unit count

	Stage 1	Stage 2	Stage 3	Stage 4	TOTAL*
<b>Area (approximate ha)</b>	14.4	5.7	3.5	4.8	28.4
<b>Residential Units</b>					
Townhouses	24	52	19	44	139
Apartments	207	302	202	200	911
Single detached	<del>7</del> 10	0	0	0	7
<b>Total</b>	<b>241</b>	<b>354</b>	<b>221</b>	<b>244</b>	<b>1060</b>
# of Hotel rooms	<del>200</del> 250	0	0	0	<del>200</del> 250
Hotel related commercial (sq m)**	<del>15000</del> 2500				<del>15000</del> 2500
Max local commercial street front (sq m)	<del>2000</del> 310	<del>10000</del> 2085	480	400	3275
* Total does not include PHA and related bonus units, <i>and includes daycare of 347m<sup>2</sup></i>					
** Excludes amenity areas and meeting rooms					

# Land Use Bylaw District Amendments

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]¶

# Parking Amendments

The General Regulations, Section 2 in the LUB will apply

Unit Type	Number of Spaces (Car)	Type of Spaces
Visitor Accommodation	1.0 per unit	Private on-site
Visitor Accom Related Commercial	1.0 per 46m <sup>2</sup>	On-street
Detached Dwelling	2.0 per unit	Private on-site
Townhouse/Stacked	1.0 per unit and 0.15 visitor per unit	Private on-site
Apartments	1.0 per unit and 0.15 visitor per unit	Private on-site
Other	See Bylaw	

# Adding 1000 m. sq. to local Commercial Area

- 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. The intent is for Live/Work studios and commercial uses to phase out as development extends south on Spring Creek Gate. This will keep the bulk of commercial services in the vicinity of the Village Square. A letter of verification confirming this design standard shall be required from the project architect as a condition of the Development Permit.
- 14.27.6.7 The total Local Commercial area at plan build out shall be no more than ~~2,000 m<sup>2</sup>~~, 3,000 m<sup>2</sup> excluding Live/Work units. This may be increased by an additional 500 m<sup>2</sup> to facilitate a Daycare.



An aerial architectural rendering of a large building complex, possibly a university campus or government center, situated along a wide river. The buildings feature prominent red-tiled roofs and are arranged in a somewhat U-shape. The surrounding area is lush with green trees and landscaping. A road with a dashed center line runs parallel to the river on the left side. The overall style is a detailed watercolor or ink drawing with a soft, artistic feel.

**Thank You**