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**STAGE 2  
SUSTAINABILITY  
SCREENING  
REPORT**

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**SPRING CREEK  
MOUNTAIN VILLAGE  
STAGE 2**

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**SEPTEMBER 26, 2009**

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# SUSTAINABILITY SCREENING REPORT STAGE 2: LAND USE REDESIGNATION

SEPTEMBER 2009



Submitted for:  
Spring Creek Mountain Village Inc.  
by  
*Southwell* Planning Ltd.

TABLE OF CONTENTS

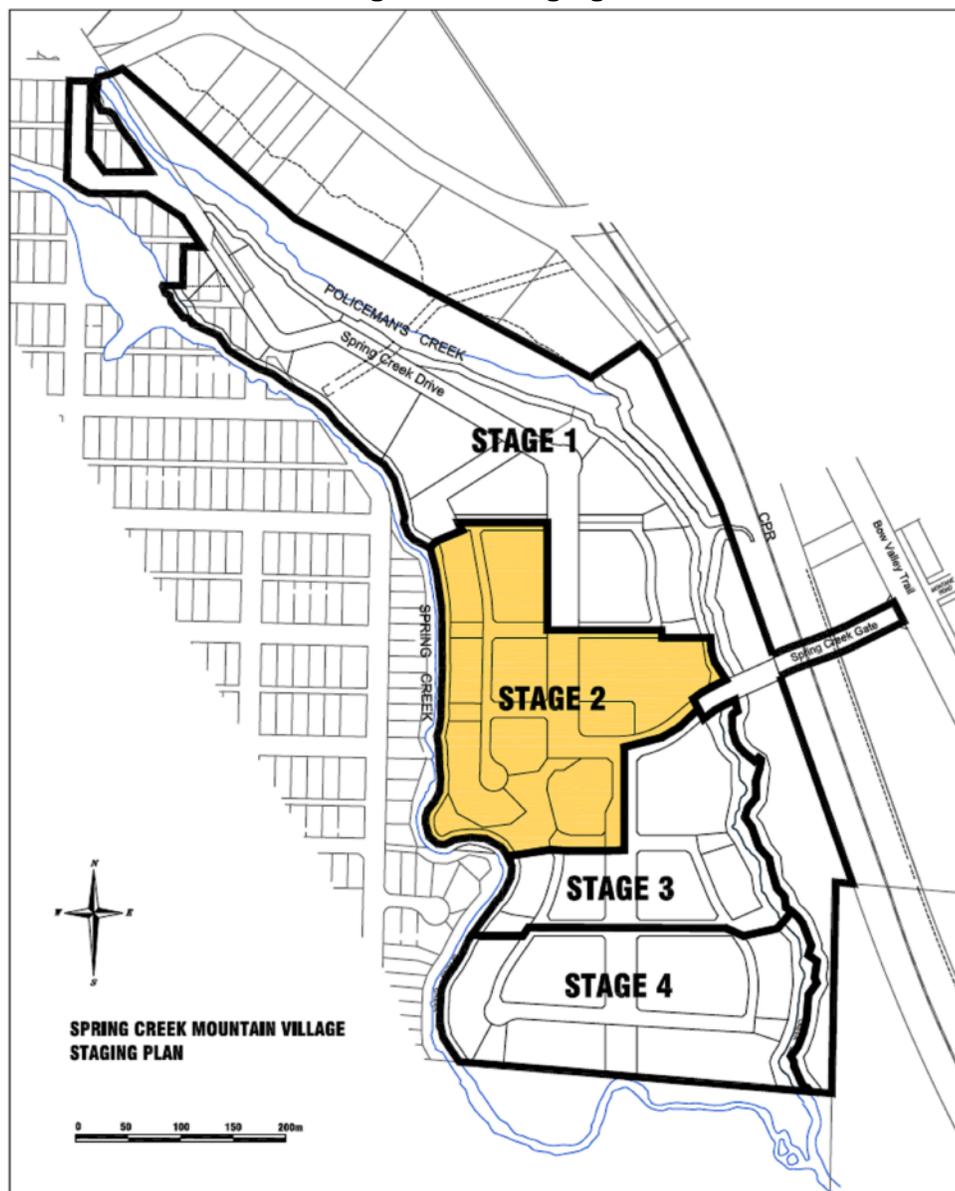
<b>1.0</b>	<b>PROJECT LOCATION &amp; BACKGROUND</b> .....	1
1.2	POLICY FRAMEWORK - SCMV ARP .....	2
1.3	THE ARP DESIGN CONCEPT.....	2
1.4	ARP RATIONAL FOR DEVELOPMENT.....	2
1.5	STAGE 2: LAND USE CONCEPT PLAN.....	3
1.6	SUMMARY OF AREAS AND LAND USES.....	3
<b>2.0</b>	<b>SUSTAINABILITY SCREENING ANALYSIS</b> .....	5
2.1	SUSTAINING & STRENGTHENING THE SOCIAL FABRIC .....	5
2.2	ECONOMIC SUSTAINABILITY .....	9
2.3	ENVIRONMENTAL STEWARDSHIP.....	12

## 1.0 PROJECT LOCATION & BACKGROUND

Spring Creek Mountain Village (SCMV) Stage 2 covers an area of approximately 5.6 hectares located immediately south of Stage 1 in the central portion of the SCMV site. Policeman's Creek and Spring Creek flank the west and eastern boundary of this Stage.

An Area Redevelopment Plan including Urban Design Guidelines for the entire SCMV site was approved by Council in 2004 and land use approvals and subdivision have been granted for Stage 1. Transportation and utility servicing as well as building construction are presently underway within Stage 1. Figure B1 shows Stage 2 within the overall ARP boundary context.

**Figure 1.0: Staging Plan**



## **1.2 POLICY FRAMEWORK - SCMV ARP**

The Spring Creek Mountain Village, Area Redevelopment Plan was approved by Council on September 28, 2004. The ARP established a policy framework for the transition of the Restwell Trailer Park from a lease land mobile home and RV park to an innovative comprehensively planned community. Many of the 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 developed by the Town of Canmore. Section A of this report includes the comprehensive SSR for the entire Spring Creek Mountain Village ARP site.

## **1.3 THE ARP DESIGN CONCEPT**

The SCMV ARP envisages a distinct new urban neighbourhood including a variety of residential, commercial and open space uses within a pedestrian orientated street and trail network. The relatively large site area provides an opportunity for a variety of redevelopment opportunities to be staged over time while still accommodating mobile home residents during the transition. Future development will include a wider variety of housing options catering to a range of age and income levels. The ultimate population is expected to be in the 1,800 to 2,200 range developed over a 15 to 20 year time frame. The Sustainability Screening Report for the SCMV overall site has been prepared under separate cover.

## **1.4 ARP RATIONAL FOR DEVELOPMENT**

The key development rationale and policy statements from the ARP have been included below to demonstrate how closely these follow the Sustainability Screening principles. They also provide Council with the framework for review of the SSR and Stage 2 land use redesignation.

### **RATIONALE FOR DEVELOPMENT (from SCMV ARP)**

- **Land Use Intensity:** *Because of the relatively low density nature of the existing housing, redevelopment will provide an opportunity for better utilization of the land through increased development density and variety of built form.*
- **Positive Environmental Change:** *The creeks, creek banks and wetland area in the vicinity of the existing boardwalk will be transferred to Town ownership in the form of environmental reserves. The rehabilitation of disturbed creek bank areas will also occur through redevelopment.*
- **Proximity to Town Services:** *The Restwell (SCMV) site is close to downtown, schools, parks and other Town facilities and services. The location provides an opportunity to develop complementary residential, commercial and open space uses within close walking distance of downtown.*
- **Economic Benefit:** *Redevelopment will produce positive economic benefits both in terms of employment and property tax revenue to the Town of Canmore.*
- **Infrastructure Upgrading:** *Much of the existing utility and building infrastructure in Restwell is old and in need of replacement. Redevelopment will allow this upgrading to occur on a phased basis.*

- **Housing and Tenure:** *The existing type of homes and tenure makes potential redevelopment more feasible than traditional fee simple homes on permanent foundations. The existing turnover in home sales and resident movements in and out of the park also helps to facilitate redevelopment flexibility over time.*
- **Natural Setting:** *The site location adjacent to Spring Creek and Policeman's Creek and the panoramic views of the surrounding mountains makes this site highly desirable for various forms of residential, commercial and open space uses.*

## **1.5 STAGE 2: LAND USE CONCEPT PLAN**

The Stage 2 plan follows closely the approved ARP and is a key area within the overall development. It includes the Village Square and related residential, commercial and open space uses which will form the hub of the SCMV community. From a transportation standpoint it provides for continuity of the public road system between Spring Creek Drive and the Downtown to the north and Bow Valley Trail to the east using Spring Creek Gate. Open space provision in the form of municipal reserve and environmental reserve are included and integrated with a continued program for creek bank rehabilitation and extension of the perimeter trail system. Figure 3 illustrates the Stage 2 plan.

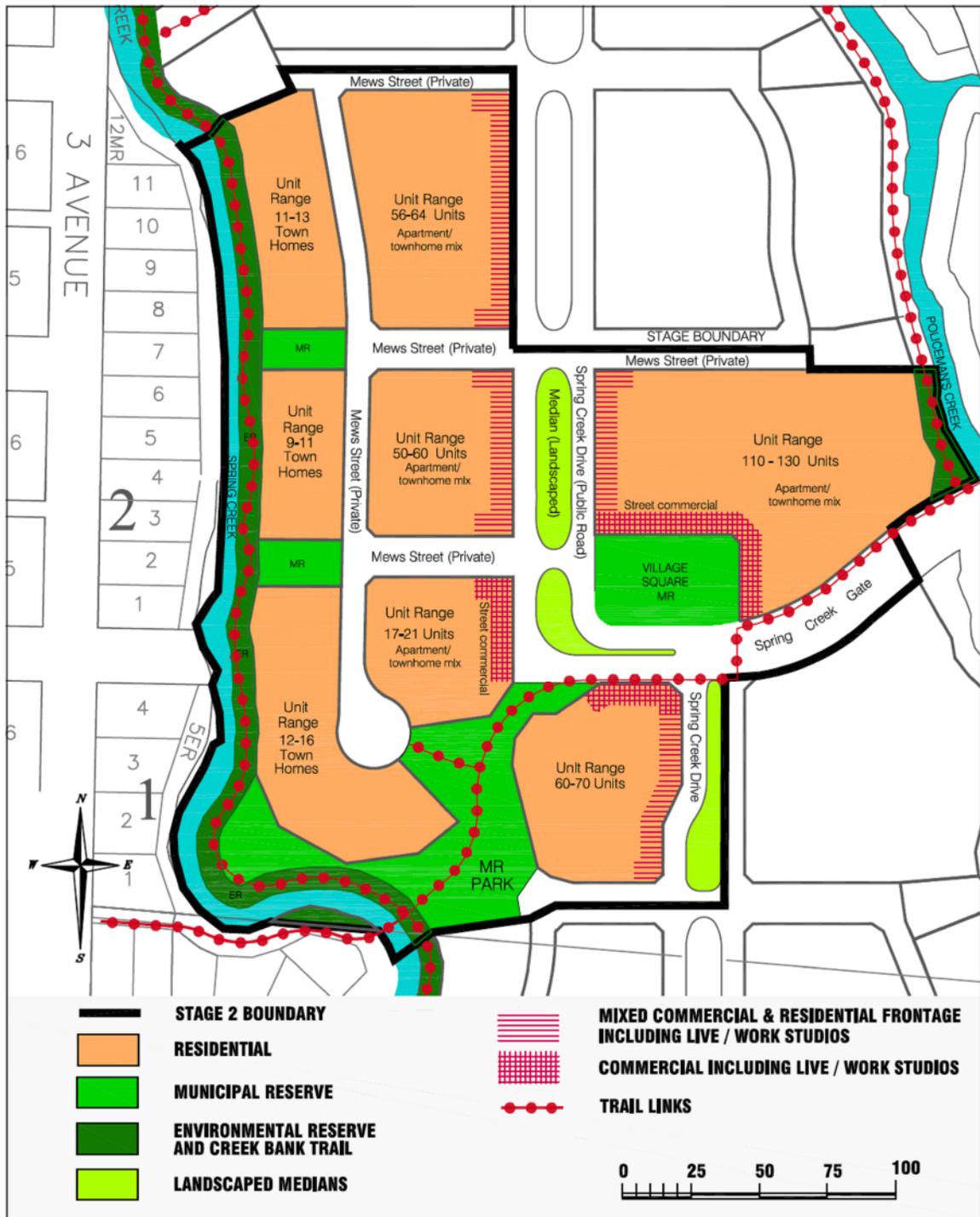
Commercial uses are discretionary under the Direct Control SCMV-CR (Spring Creek Mountain Village Comprehensive Residential District) but it is expected that small retail and live/work studios will be permitted along Spring Creek Drive and around the village square as shown on the Land Use concept and identified in the ARP.

## **1.6 SUMMARY OF AREAS AND LAND USES**

*(all values are approximate and subject to refinement at the subdivision and DP stage)*

<b>Areas</b>	<b>Hectares</b>
Stage 2 Site Area	5.60
Environmental Reserve	<u>0.35</u>
<b>Developable Lands</b>	<b>5.25</b>
Municipal Reserve	0.69
Other Open Space (SCDr. medians)	0.19
Roads Public	0.67
Roads Private (mews streets)	0.56
Development blocks (Res./mix)	3.14
<b>Housing Unit Estimate</b>	
Town homes	52
Apartments	<u>302</u>
<b>Total Residential Units</b>	<b>354</b>
<b>Density (residential units/dev. lands)</b>	<b>67 u/ha</b>
<b>Commercial Estimate (Spring Creek Dr.)</b>	<b>10,000 sq. ft.</b>

**Figure 1.6: Stage 2 Land Use Concept**



## **2.0 SUSTAINABILITY SCREENING ANALYSIS**

### **2.1 SUSTAINING & STRENGTHENING THE SOCIAL FABRIC**

*A. TO ENSURE ALL CITIZENS HAVE ACCESS TO BASIC LEVELS OF SAFE, SECURE, AFFORDABLE AND APPROPRIATE SHELTER. [MTF] TO ESTABLISH PERPETUALLY AFFORDABLE HOUSING WHEREVER FEASIBLE. [MDP]*

Does the proposal provide a mix of affordable housing options for all who require it, including employees? [MTF]

**Housing Mix/Demographics:** Stage 2 provides a mix of housing types including creekside townhomes, townhomes, apartment units, and live/work studios for a variety of age groups and income levels. The proposed residential apartment buildings will include a mix of unit sizes and types including seniors housing and perpetually affordable housing.

**Entry Level Housing** – It is proposed that the reference to “entry level” housing be removed from the SCMV-CR Direct Control District and that the Perpetually Affordable Housing (PAH) initiatives and policies be used as outlined below to ensure that the affordability of housing is addressed in SCMV. However, it is still the developer’s intent to provide a substantial number of smaller market units (below 1200 sq. ft.) to ensure an adequate price range exists.

**Perpetually Affordable Housing (PAH)** - Spring Creek Mountain Village has been supportive of PAH since it was first proposed in the community. The proposed policy is that at final build-out or completion 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. PAH units should be distributed throughout the various development phases and buildings. Units provided under PAH requirements in the SCMV-CR District shall be excluded from the maximum number of units permitted for this District. For each PAH unit provided one additional market unit may be provided beyond the base 1050 unit maximum. The protocol for the provision of PAH housing shall be established in an agreement mutually acceptable to the Town and the Developer. This agreement may include:

- A time frame for the offering of PAH units for sale.
- An initial PAH offering period for original (prior to Sept. 28, 2004) SCMV residents.
- Subsequent PAH offering period for sale to CCHC.
- Initial and resale pricing formulas.

**Employee Housing** – Spring Creek has worked with a number of its employees to help them obtain housing within the development. To date most of these are construction orientated jobs. Spring Creek is only one of three developers in the valley that has agreed to provide employee housing for its hotel developments that should occur in Stage 1 within the next few years.

**Live/Work Studios** - Live/work studios located in Stage 2 will give the option for people to have an expanded home based business with a street frontage.

**Does the proposal contribute to the goal of a well-stratified demographic profile by incorporating services and/or accommodation for residents of all ages, income levels and skills? [MTF]**

**Services and Employment Opportunities:** SCMV in general has tried to incorporate a variety of land uses into the overall development including a small scale resort hotel, live/work studios, and local street level commercial units on Spring Creek Drive and around the village square. Within Stage 2 the commercial component will be comprised of mainly small street front units providing entrepreneurial opportunities for a variety of businesses. It is hoped that the provision of live/work studios will attract artists and other craft based businesses. Current employment is mainly in the construction area which is one of the highest income providers in the Bow Valley.

**Accommodation Types:** Stage 2 dwelling types including, seniors housing, perpetually affordable units, apartment units, townhouses and live/work studios will provide for a range of accommodation types in terms of size and price.

**Does the proposal contribute directly or indirectly to community health and social programs? [MTF]**

**Walkable Community:** The social fabric of Canmore will be enhanced by the synergy created by this attractive higher density development in close proximity to downtown. Spring Creek Mountain Village is approximately one block from Main Street and Stage 2 will only be a 10 minute walk. On completion of Stage 2, additional sections of the perimeter trail network will be completed adjacent to Spring Creek and Policeman's Creek. This trail will be a great benefit to the community's health and well being and will be one of the most beautiful and relaxing strolls in the Bow Valley. Connections to the board walk, down town and adjacent neighbourhoods will make this universally attractive.

**Amenities:** Stage 2 will provide public outdoor spaces, in the form of landscaped medians and sidewalks along Spring Creek Drive. The village square will provide an all season multi functional outdoor space in the heart of the community and the adjacent central MR will function as an important trail intersection point for the north/south creek side trail and the east/west trail linkage as shown on Figure B3.

**Canmore Rotary House:** As part of the Stage 1 initiative SCMV helped both the Canmore Rotary Club and the Scope Society of Calgary form the Canmore Rotary House (CRH). The main purpose of the CRH is to provide temporary accommodation for organizations such as the Bow Valley Victims Service, Family and Community Services, Canmore Hospital and families and individuals with mental and physical disabilities from Calgary and surrounding areas.

***B. To manage the rate and type of growth in a manner which will enhance the sense of community which is compatible with the heritage, character and physical setting of the Town. [MDP]***

The following is from the Spring Creek Mountain Village ARP. SCMV – ARP 4.10.9

**Growth Management : In Stage 1** The number of units created within the redevelopment was controlled through growth management provisions to 60 units per year based on a three year rolling average. Entry level and staff housing were excluded from the Growth Management policy.

The following Table shows the rate of growth for Stage 1 and the estimated maximum units by year for Stage 2.

**Table 2.1: Estimated Units by Year**

<i>YEAR</i>	<i>TOTAL UNITS (Max.)*</i>	<i>UNITS UNDER 1200sq ft</i>	<i>NET # of UNITS for GM</i>	<i>3 YEAR GM AVERAGE</i>
2005 Stage 1	54	26	28	
2006 Stage 1	45	18	27	
2007 Stage 1	58	0	58	38
2008 Stage 1	80	21	59	48
2009 Stage 2 (estimate)	77	21	56	58*
2010 Stage 2 (estimate)	71	19	52	56*
2011 Stage 2 (estimate)	37	4	33	47*
2012 Stage 2 (estimate)	130	33	97	60*
2013 Stage 2 (estimate)	70	19	51	60*
<b>Total (estimate)</b>	<b>622</b>	<b>161</b>	<b>461</b>	

\* Maximum anticipated units - actual may be less

The final building in Stage 1 is well within the three year growth management rolling average. Stage 2 is expected to follow a similar development schedule. However, it is proposed that the 3 year rolling average requirement in SCMV be replaced by a timing control on further Stage land use amendment. The proposal is that the Land Use Bylaw will not be amended to include further development stages beyond Stage 2 before 2014. This requirement is designed promote the orderly redevelopment of Spring Creek Mountain Village consistent with the Town of Canmore’s Growth Management Strategy but allow greater flexibility to reflect changes in market conditions.

**What public review process has been incorporated into the development process in addition to any statutory requirements? [MTF]**

**Public Consultation Process:** A comprehensive consultation program with Restwell residents and the general public was undertaken throughout the preparation and approval process for the ARP. Key dates and activities are summarized in Section 1.7.5 of the ARP. The program included an internet website, Restwell residents’ surveys, open houses, regular Council updates and a public hearing. Since the Stage 2 plan follows closely the adopted ARP most of the information remains current. However, the developer is committed to additional public consultation though a Public Open House prior to the SSR being reviewed by Council. All current residents that live in Spring Creek will be notified and an ad will also be placed in the local paper.

**Community Association & Newsletters:** The formation of the SCMV Property Owners Association will encourage direct involvement by residents in community affairs and activities. A Newsletters keeps residents informed of community development plans and other related issues

**Community Survey:** As part of the public consultation process the developer has completed a survey of existing trailer park and new residents in the first two buildings. A summary can be found in the Supporting Report for Stage 2 Land Use Redesignation and the full report is available as a separate report..

**Website:** SCMV has a comprehensive website to help keep residents and the public informed of the community history, overall concept plan, current development progress and upcoming development plans and land use changes. (springcreekarp.com)

**SCMV Property Owners Association:** Every owner in SCMV is a member of the Property Owners Association. The purpose of this Association is twofold. Firstly, it provides a formal structure to support enhanced landscaping, entry features and ownership and maintenance of the proposed Canmore Opera House replica to be constructed in the Stage 1 adjacent to Policeman's Creek. Secondly, the Association will provide support for social events, block parties, group garage sales, clubs, creek clean-up and other volunteer activities.

**Spring Creek Foundation:** The Spring Creek Foundation will be a formally registered foundation and is being formed to provide sustainable support for sponsoring community events and individuals. SCMV Inc. has always been a strong community financial supporter but developers come and go, so is not sustainable. The Spring Creek Foundation will strive to maintain an ongoing level of support to community events and individuals though the long term participation of the future residents of Spring Creek in the Foundation.

#### **How will the proposal reflect and/or enhance Canmore's unique sense of place and identity? [MTF]**

**Canmore Identity:** The key SCMV development objective is a sustainable, living community with a rich social and urban texture: a coherent, yet distinguishable part of Canmore. The unique identity of Canmore will be reinforced within the SCMV area by the architecture, street design and orientation. The basic street pattern is aligned with the old Canmore grid and the historic "Restwell" entrance from 8<sup>th</sup> Street is retained and renamed Spring Creek Drive. The Three Sisters mountain range acts as a visual backdrop to the southern section of Spring Creek Drive. Other initiatives proposed to reflect Canmore's heritage include a replica of the Canmore Opera House to be built in Stage 1 and a proposed "CP History Train Park" to be located on the north side of Policeman's Creek to honor the rail heritage of Canmore. The History of the site will also be honored with interpretive signage and artifacts remembering the history of the Canmore Diary.

**Design Features:** To achieve the intended community character the following design features are included in Stage 2 and for the overall development:

- Visually appealing, pedestrian friendly streetscapes.
- Strong incentives for reduced car use, encouragement of non-vehicular transportation.
- Flexible public spaces encouraging daily use and a wide variety of activities.
- Rehabilitation and long term environmental protection of the creeks and natural areas.
- Development of an alpine architecture specific to Canmore's unique heritage.
- Innovative and diverse architectural form based on the SCMV Urban Design Guidelines.
- A conscience approach to scale, massing and view corridors.
- Connectivity and integration with the natural landscape.

- Sensitivity to adjacent uses - height transitions as buildings step down towards the Creek.

**How does the physical design of the proposal encourage community members to interact in both formal and informal ways? [MTF]**

**Urban Design:** The Stage 2 design encourages community interaction through urban design elements such as the pedestrian orientated Spring Creek Drive with animated streetscapes including street front commercial uses and higher density residential building placement along this central spine. Intimate mews streets provide access to residential areas backing the two creeks.

**Village Square:** The village square with ground level commercial uses and residential uses above will act as a busy all season meeting place and focal point for the community.



*Village Square*

**Commercial Uses:** The location and design of commercial space along Spring Creek Drive and The Village Square is designed as an integral part of the building street front. Coffee shops, bars, studios and other small scale commercial units will bring vibrancy community interaction.

**Opera House:** A replica of the old Canmore Opera House will be built within the park area adjacent to Policeman’s Creek and close to the new pedestrian bridge in Stage 1. This facility will be for special events and community functions and like the Village Square will form a community gathering place.

**Trail System:** Stage 2 allows for the extension of the perimeter trails system which will encourage social interaction as well as provide pedestrian linkages to the park system and adjacent urban areas to the east, west and north. Along this trial are small public activity nodes for either small play structure, exercise apparatus or a sitting and viewing area.



*Creek Trail Activity Node*

**Flexible Spaces:** Live/work studios and convertible residential/commercial street front uses along Spring Creek Drive will add vitality to the community and will contribute to long term sustainability by allowing flexibility of use over time and the ability to live and work in the same location.

**2.2 ECONOMIC SUSTAINABILITY**

***A. TO ENSURE THAT LOCAL ECONOMIC ACTIVITY PROVIDES A MUNICIPAL TAX BASE SUFFICIENT TO FUND FACILITIES, AMENITIES AND ACTIVITIES FOR CANMORE RESIDENTS. [MDP]***

**What are the anticipated short (1-2 years), medium (3-5 years), and long (5-10 years) term municipal fiscal implications for the project (i.e. municipal costs, assessments, revenues)?**

Due to its compact, mixed use form and location close to downtown and the major Highway network, SCMV will be a prime example of a sustainable community. Stage 1 is already providing substantial economic benefit to the Town in terms of employment related to the construction of road, utility and building infrastructure. Stage 2 will continue this activity with 5 new apartment buildings with street level commercial uses integrated with news serviced townhouses and the construction of related parks, roads, trails and utility servicing. The construction value for Stage 2 over the period 2009 -2014 is estimated at \$150 million.

**Municipal Tax Revenues, SCMV All Stages:** In 2009 the Town of Canmore undertook an analysis of lifecycle costs for new development to determine the estimated financial impact of new development over time. This was done using InfraCycle’s software model to produce a lifecycle analysis. Various stages of SCMV were analyzed by imputing the various revenues and costs for residential and non-residential development infrastructure. The summary results in 2009 dollars for a 1 year period (assuming build-out in one year) are shown on Table 2.2a below, these include the one time offsite and rec levy contributions. Table 2.2b shows the 20 year cycle.

**Table 2.2a InfraCycle 1 Year Estimate**

<i>DEVELOPMENT STAGE</i>	<i>REVENUES MINUS COSTS</i>
SCMV – STAGE 1 (Sept, 2009)	\$376,965
SCMV – STAGE 2 (Sept, 2009)	\$342,777
SCMV – STAGES 3/4 (Sept, 2009)	\$449,096
<b>TOTAL</b>	<b>\$1,680,836</b>

**Table 2.2b InfraCycle 20 Year Estimate**

<i>DEVELOPMENT STAGE</i>	<i>REVENUES MINUS COSTS</i>
SCMV – STAGE 1 (Sept, 2009)	\$7,539,308
SCMV – STAGE 2 (Sept, 2009)	\$6,855,500
SCMV – STAGES 3/4 (Sept, 2009)	\$8,981,927
<b>TOTAL</b>	<b>\$23,376.735</b>

It should be noted that the above figures do not include increased tax revenue derived from tourist homes which could be up to \$750,000 per year if the maximum 300 tourist homes are developed.

**Municipal Costs:** As a redevelopment project SCMV will have a minimal impact on municipal costs but will contribute directly through municipal taxes, recreation and offsite levy contributions. Very little new Town infrastructure is required to service this compact area and as

the InfraCycle analysis clearly shows there will be a substantial net economic benefit to the Town over the short and long term.

**Will the proposed timing of the project fit into the Town's current plans for the design and construction of municipal infrastructure?**

**Additional Municipal Infrastructure:** No new municipal infrastructure will be required for Stage 2. A new sewer lift station was provided with SCMV Stage 1 and over the past two year SCMV has worked with the Town of Canmore and Epcor to ensure the most cost effect design was achieved and constructed. The new lift station was brought into service in Spring 2008. Land and a utility easement were provided by SCMV at no cost to the Town even though it serviced lands beyond the SCMV boundary. SCMV pays for its share of this new infrastructure through the offsite levy bylaw.

**New Railway Crossing:** A new railway crossing and bridge across Policeman's Creek was developed with Stage 1. This benefits the whole community as it provides a third public railway crossing for the Town of Canmore which provides an alternative track crossing for all residents of Canmore and Emergency Services. This crossing was constructed at the sole cost of SCMV.

***B. TO ENHANCE THE OPPORTUNITIES FOR ECONOMIC GROWTH AND DIVERSIFIED EMPLOYMENT, THEREBY PROMOTING SELF-SUFFICIENCY AND STABILITY. [MDP]***

**Does the proposal provide for year-around and long-term employment?**

**Employment Benefits from Construction Activity:** Stage 2 construction will create economic benefits to the Town through employment and income for local construction workers and for local businesses supplying materials and services. It is anticipated that some 75% (Praxis, 2003) of workers, materials and services will be local. Workers who are not local or able to commute will contribute to the Canmore economy through the use of hotel and food and beverage businesses. Assuming Stage 2 accounts for approximately 30% of the total SCMV project this could generate some 270 person years of direct employment for Canmore construction workers through the period 2009 – 2014.

**Ongoing Employment and Economic Benefits:** Although the amount of commercial floor space in Stage 2 is difficult to estimate, economic benefits will accrue to the Town on an ongoing basis from the proposed street front commercial development along Spring Creek Drive and the village square. Commercial employment for retail and other service uses could average approximately 1.5 to 3 employees per 1000 square feet of floor space or 15-30 employees for 10,000 square feet. These employees will in turn generate indirect economic benefits to the community in terms of goods and services purchased from other local businesses.

The buildings will also provide additional employment opportunities in landscape maintenance, condo management, condo maintenance and other employment opportunities associated with the care of full and part time home owners.

**Would the project result in a net increase in the percentage of non-residential assessment in the Town?**

**Non-Residential Assessments:** An attempt has been made in the overall SCMV project to have a balanced residential commercial assessment through provision of three hotel sites, provision of Live/Work studios, Tourist Homes, street front commercial and local commercial uses. Stage 2 will increase the percentage of non-residential assessment through the provision of street front commercial, live/work studios along Spring Creek Drive and the village square, tourist home accommodations and the potential for a senior's housing complex.

**Would the proposed development support new and existing businesses, both large and small? [MSP][MTF]**

**New Businesses:** As noted above, Stage 2 will support new businesses through the provision of street front commercial and live/work studios along Spring Creek Drive and the village square. The population increase associated with Stage 2 will also contribute to the demand for new businesses outside of SCMV.

**Existing Businesses:** Existing businesses are supported through employment in development and construction fields. New residents living in Stage 2 will also support the existing businesses in Town due to its close proximity to the Town commercial core.

**Would the proposed development assist in diversifying Canmore's economy? [MSP][MTF]**

**Diversifying Canmore's Economy:** The most unique aspect of Stage 2 and SCMV in general is the provision of ground floor Live/Work Studios located along Spring Creek Drive. It is hoped that this unique commercial development will attract more artists and other individuals to Canmore that want to share their talents as a commercial venture. The development of these units in Stage 1 has demonstrated that there is a demand for this type of flexible work/live space. The potential for a senior's housing project will allow seniors to age in the community but also provide employment.

**What percentage of the employment created would provide jobs with above-median salaries?**

**Short-term:** Employment related to the construction industry is often at or above a median salary. It is hard to determine at this time what types of businesses will purchase and occupy the Live/Work Studios and the commercial spaces and therefore it is unrealistic to try and estimate incomes.

## **2.3 ENVIRONMENTAL STEWARDSHIP**

***A. TO DEVELOP EFFICIENT LAND USE THAT WILL MINIMIZE SOCIAL, ENVIRONMENTAL, CAPITAL AND MAINTENANCE COSTS. [MDP]***

**Does the proposed location and density of the development result in an efficient use of land in the community through a compact urban form? [MSP]**

**Brownfield Site:** SCMV Stage 2 is a brownfield site. This is significant in that the new development is located on a previously disturbed site within the heart of Canmore. It does not contribute to sprawl, urban encroachment on natural areas or extensive new road and utility infrastructure which is typically the case in more remote peripheral development areas.

**Location:** Stage 2 is located in the heart of Canmore and central to the SCMV comprehensively planned community. The SCMV-ARP builds on the proximity of its location in relation to Downtown core, its connection to existing surrounding neighborhoods and its natural setting in the Bow Valley surrounded by two beautiful natural creeks.

**Density:** With an relatively low density in the form of an existing Mobile Home Park the redevelopment of Spring Creek with apartment and town house units will allow for better utilization of the land and a more compact higher density urban form. Within Stage 2 area the density will increase from approximately 19 units/ha to 68 units/ha.

**Does the proposal incorporate a mix of compatible land uses? [MSP]**

**Mixed Land Uses:** Stage 2 will include a mix of compatible residential, commercial and open space uses. The street front commercial and live/work studios will be incorporated into the mixed use apartment buildings. The open space component will include the village square, central park and creek side trail system and environmental reserve.

**Does the proposal encourage the use of transit, walking or cycling? [MSP]**

**New Trail System:** Redevelopment will provide additional new parks within and adjacent to the development that will benefit the whole Town. A 2.5 m wide over 2.5 km long regional trail loop will be developed adjacent to the creek banks that will allow people to walk around the development perimeter. This trail ties directly into the internal urban sidewalks along Spring Creek Drive. Four connections will be made from SCMV to the rest of Town. First the existing sidewalk on 5<sup>th</sup> Ave will be upgraded in conjunction with the Town, Second a pedestrian bridge constructed across Policeman's Creek in Stage 1 links SCMV to the existing board walk and future Railway Park. In 2012 the existing timber bridge on the west side of SCMV will be upgraded to a new pedestrian crossing. A fourth pedestrian bridge will be built in Stage 2 tying SCMV over Spring Creek to South Canmore near Millennium Park. This will allow school children, families and individuals to move from the east side of Town over to Millennium Park and Lawrence Grassi School. The location and design of SCMV and Stage 2 promotes diversity of use, allows for some local commercial uses but still support a strong down town core as its main source of supply and services. All of these initiatives will encourage the use of walking and cycling.

**Does the proposal exceed the Town's minimum requirements for "green" or alternative infrastructure? [TNS]**

**Alternative Infrastructure:** Spring Creek hopes to be a leader in green or alternative infrastructure. It is one of the first developments in Alberta if not Western Canada to promote geothermal heating and cooling in all of its buildings. Non-treated well water will be used for all of its irrigation water and storm water is being managed through ground biofiltration. SCMV's first two apartment buildings were pioneers of the Built Green Pilot Project in Canada. In general, buildings in Stage 2 will strive to obtain minimum 40% overall building energy reduction and also obtain a minimum Silver Build Green Certification.

**Storm Water Runoff Control and Treatment:** Stage 2 will follow the stormwater management plan developed for SCMV by Mountain Engineering. This proposes grading of the site to create numerous local catchment or ponding areas rather than a single large storm pond. The concept is to take treatment back to nature by using plants and vegetation to absorb contaminants, and prevent them from ending up in adjacent water bodies. Through the use of vegetation and thicker layers of topsoil, this bioretention and filtration approach will provide a more natural system that requires less long term maintenance. According to Alberta Environment, grassed conveyances offer effective filtration of heavy metals, chemical oxygen demand, nitrate nitrogen, ammonia nitrogen, and suspended solids.

**Creek Bank ER:** 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. The biofiltration approach noted above can effectively be used in these locations.

**What impact will the proposal have (directly or indirectly) on air quality, water quality, or environmentally sensitive lands? [MSP]**

**Environmental Impact Statement:** As per the SCMV Environmental Impact Statement the development will have an overall positive Impact on the environment. (Spring Creek Mountain Village Area Redevelopment Plan Environmental Impact Statement, Golder and Associates, November 2003, Summary, Page 31)

*“As the majority of the Restwell property has previously been developed and the sensitive riparian areas will be reclaimed within the development setback required for redevelopment areas, impacts to vegetation and wildlife are predicted to range from low negative to moderate positive, and the impacts to fish are predicted to be low to moderate positive.”*

Please review to the Spring Creek Mountain Village ARP – EIS for more detailed information.

**Noise and Light Pollution:** Site and building design specifications shall be developed to minimize noise and light pollution into undeveloped areas.

**Recycling Facility:** A satellite recycling depot, accessible from Spring Creek Gate will be provided on the east side of Policeman's Creek on the north side of Spring Creek Gate in 2010.

**CRD Staging Areas:** Staging areas for construction, renovation and demolition materials shall continue to be established within the Stage 2 area. SCMV was the first builder to submit its CRD program to the Town of Canmore.

**Irrigation Initiatives:** Irrigation systems will, where possible, use non-municipal water sources. A linked well system using on site non-potable well water is proposed.

**Built Green:** As stated above, all of the Buildings in SCMV will be Built Green Certified. The certifications on buildings to date are as follows.

Glacier Rock Lodge – SILVER

Moraine Ridge Lodge – GOLD

Rundle Cliffs Lodge – PLATINUM

Cambrian Mountain Lodge (Building #4 in Stage 1) is designed to achieve a PLATINUM rating. Using geothermal heating and cooling and other energy saving techniques, a minimum 50% energy reduction over standard construction techniques is anticipated.

**What measures does the proposal include that will reduce: (1) the use of minerals & metals extracted from the earth's crust; (2) the use of chemicals and compounds used by society, and; (3) the physical impact of the proposal on natural landscapes and processes? [TNS]**

**Reduction on Impact on the Earth:** Built Green Certification requires the reduction of use of chemicals and compounds that are harmful to the environment. For example water based stains are used instead of oil based products. Local materials are used wherever possible including only lumber that is certified from a renewable forests. SCMV also has an extensive construction recycling program. SCMV is the only developer in the valley that has purchased its own bin truck and 7 bins for its recycle program. Left over white wood is cut up and given to campers for firewood. Electrical requirements are reduced through selection of energy efficient appliances. These are just a few examples of the initiatives SCMV is implementing to achieve a Built Green Certification.

## ***B. TO MAINTAIN THE BIODIVERSITY AND ECOLOGICAL INTEGRITY OF THE BOW VALLEY ECOSYSTEM [MTF]***

**Will the proposal have any impact, positive or negative, on wildlife habitat connectivity? [MTF]**

**SCMV – EIS:** *“The impacts to vegetation and wildlife are predicted to range from low negative to moderate positive”. “Wildlife habitat is expected to be minimally affected”* The establishment of environmental reserves and restoration of a continuous riparian habitat along both creeks will have a positive effect of moderate magnitude. However, an increase in local population causing an increase in activity along the trails could result in heightened disturbance to wildlife in the area. Mitigation to control and reduce disturbances will include responsible garbage disposal, signage along the trails to promote environmental protection, promotion of trail use by construction of a high-quality trail and signage to discourage off-trail use.

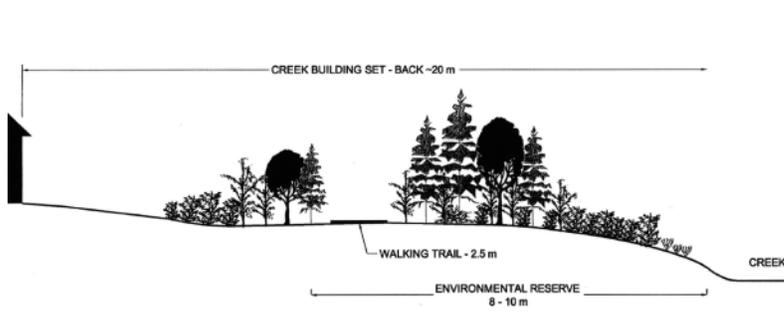
**Habitat Mitigation Recommendation ARP:** SCMV-ARP: 4.3.5, South Canmore Local Habitat Patch: *“No trail link will be developed into the South Canmore Local Habitat Patch immediately south of the property.”*

Would the project create appropriate opportunities for citizens and visitors to enjoy and appreciate Canmore’s natural environment? [MDP]

**SCMV ER and MR Dedications:** Approximately 26 acres or 37% of SCMV lands will be turned over through redevelopment to either the Town of Canmore or Public Lands in the form of Environmental Reserves, Municipal Reserves or creek bed and natural areas. In 2006 ownership of Board Walk lands was transferred from SCMV to the Province. Within Stage 2 approximately 25% of the land is comprised of MR, ER or other open space forms.

**Natural Setting:** The natural setting of Stage 2 within SCMV provides the opportunity for more residents and visitors to take advantage of the unique setting and panoramic views of the surrounding mountains.

**Creek Trail System:** Stage 2 will include a continuation of the trail system from Stage 1 which will generally parallel the west edge of Policeman’s Creek and the east edge of Spring Creek. To protect the creek banks and riparian areas from informal braided trails and other degradation, the creek trails will be setback several meters from the creek banks. The trail system will generally be within the creek bank environmental reserve strip but designed to form a transition between natural creek bank and adjacent public or private spaces. Where appropriate, educational signage will be installed to provide environmental information for the public and promote stewardship of these resources.



*Typical Creek Bank Cross*

Does the proposal respect the needs of humans and wildlife in the use of the natural landscape. [MTF]

**Creek Protection and Restoration:** A key environmental stewardship component is the restoration and environmental protection of the riparian zones along Spring Creek and Policeman’s Creek. This work is not unique to Stage 2 but will be ongoing throughout each development stage. Increased development setbacks to a minimum 20 meters and where

necessary bank stabilization and replanting with native species in disturbed areas will be undertaken.

**Positive Environmental Change:** An environmental reserve will be established along the Creek edges. The plan also includes protecting spawning habitat through minimizing erosion and silts entering the creeks. The developer has already helped Alberta Environment in the creation of 4 over-wintering holes for fish and is currently looking to scraping the upper reaches of Spring Creek to improve fish habitat prior to the creek bank rehabilitation.

### How would the proposal increase community understanding of environmental stewardship in the Bow Valley? [MTF]

**Client Manual:** Part of the SCMV commitment to environmental stewardship is the provision of a client manual to all new homeowners that includes information on such things as the environmental benefits of “Built Green” construction and information on environmental stewardship within the Bow Valley like Bear Smart. Ongoing environmental stewardship campaigns communicated to residents through the SCMV Property Owners Association.

**Built Green:** Some of the key SCMV initiatives related to environmental stewardship in building design, urban design, and landscaping are summarized below.

- To avoid extensive surface parking lots all apartment buildings include underground parking.
- SMCV architecture has reflected an alpine design based on the natural Canmore setting, while creating a unique aesthetic through the implementation of the SCMV Urban Design Guidelines.
- Architectural elements placed at the pedestrian street level, such as overhanging canopies, allow the building massing to be reduced while creating a pedestrian friendly environment throughout SCMV.
- SCMV will achieve a minimum Built Green Silver rating. *(Note: SCMV can provide the specific Built Green checklist of points and initiatives applied if required)*
- Town landscaping requirements have been met or exceeded to date and all specified plant material has been of species that are capable of healthy growth in Canmore.
- A green roof was included in the Morrairie Ridge Lodge (Stage 1), building.
- Geo-thermal energy will be used as the primary energy source for all apartment buildings.
- JM Spider Insulation <http://www.jm-builder.com/spider.php> has been specified by SCMV for improved energy efficiency over typical batt insulation construction.
- All stone veneer, used as dominant architectural feature, is being sourced locally from Canmore quarries and is being applied by local craftsmen.
- Low flow fixtures have been specified.
- Energy efficient appliances have been specified.

- The provision for bike racks and benches encourages residents to use alternative modes of transportation.
- As in Stage 1 Construction Waste Managements plans have will be submitted by SCMV as part of the required Building Permit applications. SCMV will divert project construction debris where possible for recycling or reuse. All SCMV subtrades will be educated on the Waste Management plan and all recycling containers will be clearly labeled.
- Storm water management is in place as per Mountain Engineering's design.

**Natural Step Sustainability:** SCMV has committed to Natural Step program and all its managers and supervisors have taken the Natural Step certification and conduct regular team meetings to identify areas where more sustainable practices may be implemented. Where necessary, consultants have been contracted to help develop standards that are compatible with the Natural Step program.

A comprehensive landscape sustainability analysis was prepared for SCMV Stage 1 by Landplan Associates, Landscape Architects. This analysis has been submitted to the Town of Canmore as part of the Stage 1 development program. Stage 2 will result in many similar sustainable related initiatives as outlined below.

- Site density will be substantially increased.
- Vehicular hardscape area will decrease.
- Pedestrian areas will increase.
- Natural planting area will increase and there will be a decrease in hard surfaces.
- Erosion and sedimentation control measures will reduce the level of runoff directly to the creeks.
- Building setbacks from the creeks will increase to a minimum 20m for all residential areas.
- Roads will be relocated away from the creek edges.
- Municipal and Environmental reserves will be established where none presently exist.
- Landscaped areas will be increased but much of this will be designed as natural areas with native planting.
- Underground parking will be provided reducing the need for paved surface parking lots.
- Storm water will be disposed of through infiltration chambers and no storm sewer outfalls are proposed to the creeks.
- Lighting will be designed to minimize light pollution. Street lighting will be down-lighting only and in conformity with Town of Canmore downtown area improvements and dark sky policy. Similarly down-lighting will be used on buildings. Up-lit awnings or signs will not be permitted.
- The high percentage of natural areas will minimize or eliminate the need for pesticide and herbicide use.

- The relatively small percentage of maintained grass will reduce the use of fossil fuels for maintenance.
- Wells on site will provide the majority of Irrigation water. Except in special circumstances, Town of Canmore potable water will not be used for irrigation.
- Irrigation requirements will be minimized by the reducing the area of maintained grass, natural planting with indigenous plant species, and monitoring of soil moisture to prevent over watering.
- Reduced pollution from automobile use will result from a sustainable community within close proximity to the downtown and an emphasis on walking, cycling and friendly urban design.

***LEED for Neighbourhood Development (LEED ND) Initiative:*** Information on the SCMV LEED is presented in the overall Sustainability Screening Report for SCMV.