
BYLAW
AMENDMENT
SCMV-CR
DIRECT
CONTROL
DISTRICT

SPRING CREEK
MOUNTAIN
VILLAGE STAGE 2

May 18, 2010

SCMV-CR DIRECT CONTROL SPRING CREEK MOUNTAIN VILLAGE COMPREHENSIVE RESIDENTIAL DISTRICT

1) PURPOSE

To provide for the development of a comprehensively designed predominantly residential pedestrian urban neighbourhood that will accommodate a variety of residential dwelling types and mixed use buildings (including limited commercial components) with a high standard of appearance and landscaping. The district will include clearly identifiable street types, development blocks and open space components following the pedestrian orientated design principles set out in the Spring Creek Mountain Village Area Redevelopment Plan and Urban Design Guidelines.

2) PERMITTED USES

Apartments
Duplex and Semi-detached Dwellings
Employee Housing
Senior Citizen Housing
Home Occupations - Class 1
Public Utilities
Parks and Playgrounds
Stacked Townhouses
Townhouses

3) DISCRETIONARY USES

Accessory Development
Day Care Facilities
Public and Quasi-Public Buildings
Signs, Awnings and Canopies
Tourist Homes (to a maximum 300 in the ARP area)

DISCRETIONARY USES STREET LEVEL, SPRING CREEK DRIVE AND VILLAGE SQUARE ONLY

Retail Stores (maximum gross floor area 75m²)
Athletic and recreational facilities
Arts and crafts studios
Cultural establishments
Daycare facilities
Drinking establishments
Convenience stores
Eating establishments
Liquor stores (maximum gross floor area 75m²)
Live/work studios
Medical clinics
Offices
Personal service business

4) REGULATIONS

- a) The minimum site area shall be 500.0 sq. m
- b) The minimum side yard depth shall be zero, except when adjacent to public space. Then it shall be 1.5m with building design in accordance with Section 3 of the SCMV Landscaping and Architectural Guidelines.
- c) The minimum rear yard depth for development backing onto Spring Creek or Policeman's Creek shall be 6.0 m.
- d) The minimum setback for buildings backing onto Spring Creek or Policeman's Creek shall be 20.0 metres, measured from the creek bank.
- e) The front property line of each entire building shall be the principal build-to-line with allowable variations as follows:

40% to 75% of the main floor block frontage shall be within 1.5m of the property line.
A minimum of 25% shall be set back between 1.5m and 3.0 m for facade articulation.

No part of the main floor frontage shall be further than 3.0 m from the property line.

- f) Mews streets shall have a minimum driving lane width of 6.5m. The impact of garage doors should be minimized by varying door setbacks, size, design, textures and colours of finish materials in accordance with Section 8 of the SCMV Landscaping and Architectural Guidelines. The minimum building setback for any building fronting onto a Mews street shall be 1.0m from the designated driving lane.

For units with individual garages backing onto either Spring Creek or Policeman's Creek the driveways must have a minimum length of 6.0 m to accommodate a second vehicular parking space. Where a double garage is provided, driveways may be less than 6.0m. The front of buildings shall be setback a minimum of 2.0m and a maximum of 6.0m from the designated driving lane.

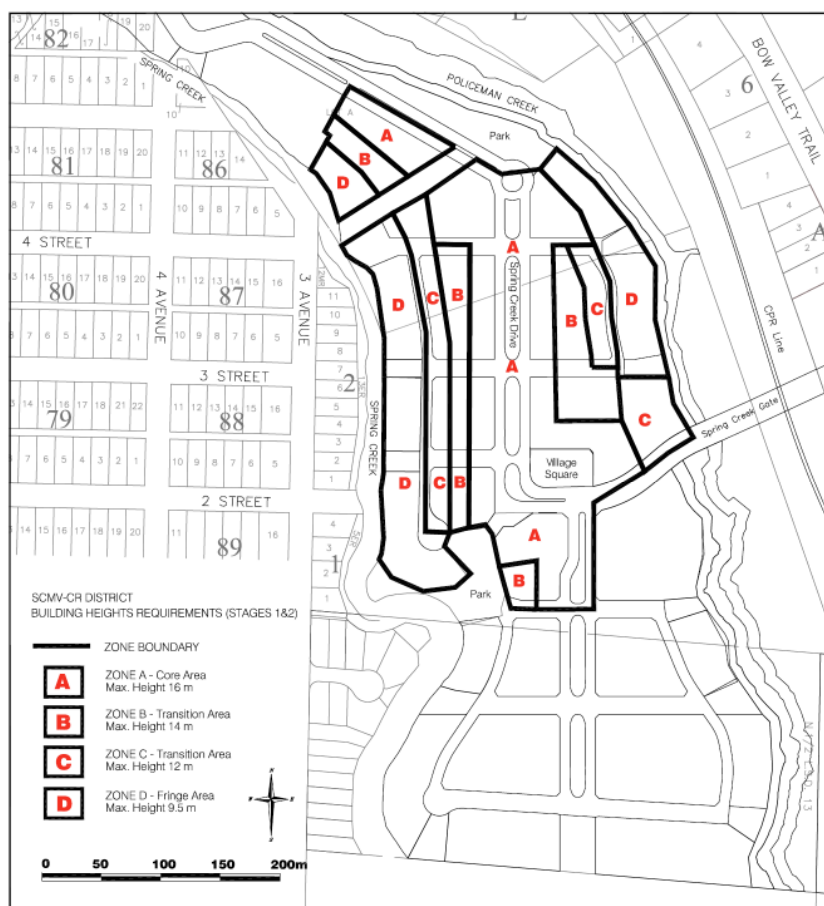
- g) All sides of a building that front a public street shall be considered front property lines.
- h) Maximum building heights within the Direct Control Spring Creek Mountain Village Comprehensive Residential District shall be in accordance with Figure 1.

Zone A	maximum height 16.0 metres (4½ Storeys)
Zone B	maximum height 14.0 metres (3½ Storeys)
Zone C	maximum height 12.0 metres (2½ Storeys)
Zone D	maximum height 9.5 metres (2½ Storeys)
- i) Maximum building height shall be measured from the finished grades established in an approved site-regrading plan to the roof ridge line. Where the Development Authority is satisfied that the architectural integrity of a building would be enhanced, variances may be granted to allow for additional roof articulation. The allowable variances are:

Height Zones A, B and C: 20 percent of the building may exceed the maximum height by up to 10 percent and 5% of the building may exceed the maximum height by up to 20%.

Height Zone D: 10 percent of the building may exceed the maximum height by up to 10 percent.

Figure 1: Maximum Building Heights



- j) The maximum number of residential units for Stages 1 and 2 of this District shall be 623 excluding 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 1050 plus PAH and any related bonus units with an absolute total not to exceed 1200 units.

Figure 2: Unit Range and Street Front Uses



k) Parking, Loading and Storage:

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. Part C General Regulations will apply except for the following:

Parking Spaces

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

Senior Citizen Housing

1.0 per 2 bedrooms

Private on-site

Residential PAH

1 per unit

Private on-site

Spring Creek Drive Commercial

1.0 per 46 m²

on public street

Loading Spaces

All loading spaces related to residential apartments and street front commercial will be permitted on-street.

Parking Review at Development Permit Stage

Parking availability for commercial uses shall be reviewed with each related Development Permit to ensure adequate on-street parking is available. A Parking Management Plan may be required, at the discretion of the Town of Canmore, for the on-street parking located on the public road.

Monitoring of Parking Standards

With the land use redesignation for each development stage, the applicant shall provide a parking survey to monitor parking usage against the standards set out in this district. If a shortfall is identified the Approving Authority may require an adjustment to the standards to make up for any identified shortfalls.

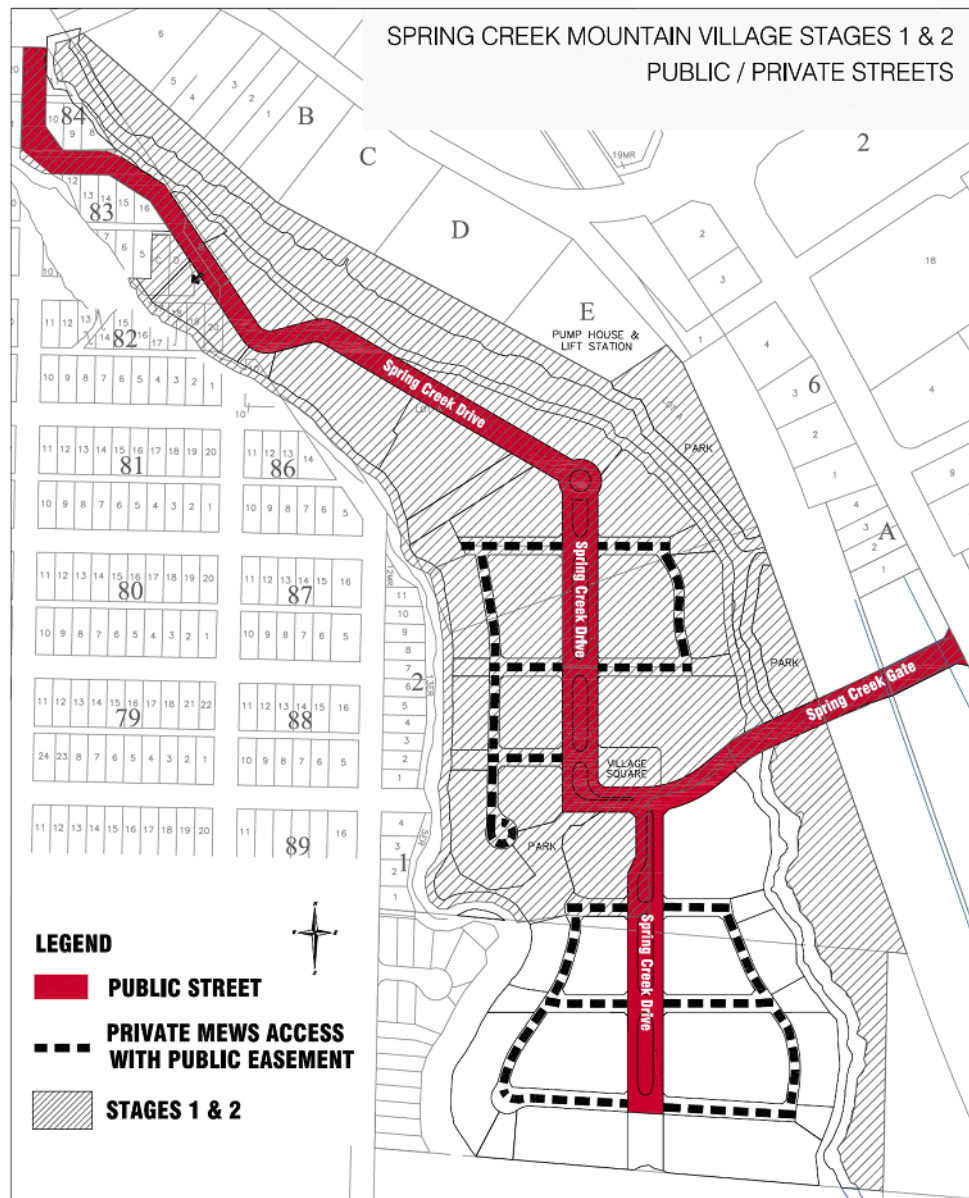
5) ADDITIONAL REQUIREMENTS

- a) Landscape and Architectural Guidelines: The developer shall prepare landscape and architectural guidelines to be implemented with the Stage 1 of the development. These guidelines may be modified as development proceeds but should retain a consistent theme.
 - b) Floor Area Ratio (FAR): The maximum FAR shall be in accordance with the policy statements contained within the Spring Creek Mountain Village Area Redevelopment Plan, September 2004. The overall FAR for the Spring Creek Mountain Village ARP area shall not exceed an overall average of 1.65. The FAR calculation is based on the net developable area, which excludes creeks, ER, MR, residents association open space and public roads.
 - c) 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. 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 623 unit maximum permitted for this District. (Stage 1 and 2 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. The protocol
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for the provision of PAH housing shall be established in an agreement mutually acceptable to the Town and the Developer. This agreement shall include but is not limited to the following:

- 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
 - Phasing of PAH development
- d) **Live/Work Studios:** Live/work studios are Discretionary Uses and shall be restricted to street level locations for the studio part of the unit along Spring Creek Drive and the Village Square. A Live/Work studio is a residential unit, which also permits the street front ground floor portion of the unit to be used by the resident of the unit for their own personal commercial purpose. These Discretionary Uses may include business activities such as work or craft studios with direct sales to the general public, personal services, professional services, home office or other businesses where residents can work from their home and have public street frontage. Live/work studios shall be identified at the development permit stage and require that the residential portion of the unit be occupied by the owner or an employee of ancillary business.
- e) **Pedestrian Scale:** Building design shall be orientated to a community pedestrian scale and integrated into a comprehensive open space and trail network as shown in Figure 7 of the approved ARP.
- f) **Roof design** shall reflect the direction provided in the Landscape and Architectural Guidelines and support the function, architectural requirement and tradition of providing sheltering roofs in a mountain environment. Roof lines shall be articulated and larger structures shall incorporate a cascade of roofs to break up massing and add visual interest. Minimum roof pitch shall be 8:12 for all visible portions of the roof and dormers. Lower roof slopes may be used, at the discretion of the Development Authority and without a variance requirement, when this does not significantly add to the mass of the building.
- Roof overhang encroachments up to 1.0m beyond the property line into the road Right of Way for block corner architectural elements in Height Zone A (Figure 1), may be granted where the Development Authority is satisfied that the architectural integrity of the building would be enhanced.
- g) **Building Massing:** Lower, less dense development shall be located within the identified Fringe Area (Zone D) with increasing massing through the Transition Areas (Zones C&B) to the higher density Core Area (Zone A).
- h) **Road System:** The road system may include public and private roads. Roads identified as private shall make provision for public access. Utility easements will be provided where necessary. Gated roads shall not be permitted. Figure 3 shows the proposed public and private streets within Stages 1 and 2 and the overall ARP area. The construction access for this development will be restricted to Spring Creek Gate only.
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Figure 3: Public and Private Streets



- i) Building Materials and Exterior Colours: Building materials and exterior colours shall be in accordance with Chapter II, Section D of Part E of the Land Use Bylaw.
- j) Landscaping: Landscaping design and materials shall be in accordance with Section 4 of the Spring Creek Mountain Village Landscape and Architectural Guidelines.
- k) Signage, Canopies and Awnings: Signage, canopies and awnings shall be in accordance with Chapter III of Part E of the Land Use Bylaw.

6) ZONE A (CORE AREA) AND ZONES B&C (TRANSITION AREAS) DESIGN REQUIREMENTS

- a) Block Creation: All buildings shall front onto the streets creating defined 'blocks'.
- b) Street Access: Wherever possible main floor units shall have street access and addresses.
- c) Block Interior Space: A minimum of 25% of the interior space of each block shall be contiguous, well-programmed and landscaped open space.
- d) Spring Creek Drive Street Front (excluding Village Square): A minimum 25% of the street level uses shall be Live/Work studios or commercial
- e) Village Square: Commercial and Live Work studios shall comprise 75% to 100% of the street level frontage of the Village Square.

7) TOURIST HOMES

The number of Tourist Homes shall not exceed 300 units within the entire ARP area. They shall be located within identified floors within apartment buildings. Tourist Home locations shall be identified by the developer at the Development Permit stage. Tourist Home permits will not be considered for units designated as employee or perpetually affordable housing..

8) WELLHEAD PROTECTION

Developments in this district shall conform to the "Performance Regulations for Wellhead Protection Area" of the Land Use Bylaw..

9) ENVIRONMENTAL CONSIDERATIONS

The environmental policies identified in the Spring Creek Mountain Village Area Redevelopment Plan Section 4.3 shall be implemented with each stage of development. The implementation process shall include as part of the subdivision servicing agreement the following plans:

- a) Construction Management Plan
- b) Creek Bank Reclamation Plan
- c) Landscaping Plan

10) GROWTH MANAGEMENT

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 2 before 2014. 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.

11) EVALUATION CRITERIA FOR PREVIOUS STAGES

Prior to the amendment of this bylaw, the applicant in consultation with the Town of Canmore, shall provide an evaluation of the previous stage of development as part of the application process for the bylaw amendment. This evaluation shall include, but is not limited to, the following:

- a) Architectural and Neighbourhood fit, including heights and setbacks which

- include any overshadowing of adjacent yards;
- b) A review of the density on the previous stage of development to ensure the appropriateness of the development to the site;
 - c) A traffic impact analysis performed through monitoring of the previous stage of development;
 - d) Sight lines from within the project as well as from outside the project;
 - e) Flow of pedestrian traffic and vehicular traffic on adjacent neighbourhoods into south Canmore and impact on south Canmore residents;
 - f) Pedestrian flows in South Canmore Habitat Patch; and,
 - g) Review of Discretionary Uses in this District.

This evaluation will be used to guide all future land use amendments and mitigative measures as the project proceeds.

12) DEVELOPMENT AUTHORITY

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 Section 4)i) of this District. The Development Authority for all other applications shall be either the Development Officer or the Canmore Planning Commission.