

# October 5, 2015

## Open House Comments (Afternoon and Evening sessions)

### Corridors

#### Summary

- Definition of the wildlife corridor should be based on Canmore expertise and knowledge – not left up to the province. Solving the Wildlife corridor should happen before anything else
- Wherever the wildlife corridor is decided to be, needs to be a defensible, defensible explanation – need to see the rationale. Set the Corridor for optimum width and work the pinch points on the landscape. Use what we have learned to date about human use in Wildlife corridors
- We need a progressive strategy for human/wildlife conflict. How we define our Wildlife corridors will show wisdom and foresight down the line. The corridors are of primary importance.
- Continue to maintain a focus on green space and recreation in Canmore and isolate wildlife and cyclists from corridors.
- Our solutions need to think about connectivity to wind valley for wildlife corridors and in general the overall connection to where they want/need to get to. It is about movement.

#### Full comments

- What value does Edmonton bring? Why can't we have a made in Canmore solution?
- Definition of the wildlife corridor should be based on Canmore expertise and knowledge – not left up to the province
- Solving the Wildlife corridor should happen before anything else
- There needs to be a broad based stakeholder group that discusses the corridor definition
- Where the Wildlife corridor is decided to be, needs to be a defensible, defensible explanation – need to see the rationale
- Set the Corridor and work the pinch points
- Note the distinction between wildlife corridors and wildlife habitat: Habitat needs are different from movement needs
- Need clearings within the corridor to provide good grazing and habitat for Elk or other ungulates. Perhaps would increase effectiveness of corridor and away from human use areas
- Can a wildlife underpass at Dead Man's flats help with the flood mitigation/relief? For that matter, could any underpass help?
- Need a progressive strategy for human/wildlife conflict
- Maintain a focus on green space and recreation in Canmore
- Manage the corridors – planting restrictions in developed areas
- Generous wildlife corridors
- Wildlife corridors will show wisdom and foresight down the line
- Province has inadequate enforcement and education

- Original NRCB submission was to not cut old growth Douglas Fir. Will this commitment be honoured?
- Isolate wildlife and cyclists from corridors
- List all the document and work that TSMV has done to make corridors work – areas less attractive
- Balance must include adequate corridors as a priority
- Don't compromise corridors make wildlife a priority
- It makes me sick that wildlife would be squished
- Needs to be taken into context – recreation for humans and protected areas for wildlife
- Have clearer signage – educate people about where they can and can't recreate
- Smaller footprint of development, give 550m corridor below 25 degree slope
- 550m corridor width below 25 degrees – slope to connect east and west
- Wildlife fencing along the highway – Province needs to come to the table
- Designate and protect corridors prior to first reading of ASP
- Unapprove Wind Valley Corridor should have hard boundary with development
- Need to think about connectivity to wind valley for wildlife corridors and in general the overall connection to where they want/need to get to
- Stop MD for developing the north side of Pigeon Creek Wildlife underpass. Wildlife needs access to the Bow River. Restrict development in Dead Man's Flats so wildlife can move east and west. Get rid of the gun club/shooting facility at south side of Pigeon Creek wildlife underpass
- Slope needs to be considered with wildlife corridors
- Corridor needs to be more than 350m – minimum of 450m so that there is not a pinch point. Let's not take a risk with what the wildlife will tolerate
- Create big dog parks outside the corridor so dogs/walkers have a place to go not in the corridors
- Who is the Biologist you will be speaking with? Someone with ongoing, local knowledge I assume?
- If wind Valley is so enviro sensitive, why do development parameters include the entrance to Wind Valley?
- The slope also needs to inform wildlife corridors location and width
- Wildlife can handle steeper slopes than we have been led to believe! Check out all the trails on the NW side of Wind Ridge on Grassiknob
- Wildlife corridors do not have to be on flat land. I've walked to wind valley and they walk on higher slopes.
- Consider fire smart requirement adjacent to Wildlife corridors as per town Fire smart guidelines
- Website corridors are not part of the ASP planning process?
- Should the province buy Smith Creek and leave it undeveloped? I think yes and there should be a plebiscite to gauge support.

## Land Uses

### Summary

- Why are we planning detailed variety of land uses in Smith Creek when we have 15-20 years of zoned land supply for residential, commercial, resort development in Stewart Creek and Resort Centre areas? Develop currently zoned lands west of Stewart Creek corridor prior to zoning the east
- There is a desire not to see a similar style of development as Stewart Creek phase 3. We need to encourage full time occupancy to make full use of the built infrastructure and build a community not a come and go place. We also need more of a community feeling in TSMV – need grocery and other amenities. A general store – don't want to jump in a car and drive to town of basics.
- No matter what the uses are included we need to think about how the development fits with and integrates with the rest of Canmore. We need to take a longer view.
- We need to ensure best practices for mountain development, especially when it comes to slopes and trees. We need a vision for a green community – building designs, alternative energy, shared solar, more dense housing with shared green spaces, moving toward a carbon neutral, non-carbon based.

### Full Comments

- I like the three guiding principles
- Consider the following – We support development on Three Sisters Lands that will:
  - Preserve and protect the environment with viable wildlife corridors and habitat
  - Actively involve the community with a made in Canmore solution
  - Mitigate and avoid undermining risks
  - Preserve the integrity of the adjacent lands
- Could facilities that Olympic athlete's needs that aren't here be considered?
- Who wants to buy a house on the highway? What are houses being built on the highway?
- Why is development being considered in Smith Creek in advance of the Resort Centre? Development should happen here first.
- What's happening to the Resort Centre? Why is that not being considered now?
- If only condos and no special recreation like Quarry Lake – why would Smith Creek be a destination – more condos and pavement?
- Developers statements to build, sell and profit at the Canmore expense – want recreation opportunities – not just 3 story condos
- And, only consider the golf course on the unfinished golf course – no houses!!
- What will the impact be on the Kananaskis gun club?
- How do we know what will be promised will be built?
- How many amendments will be requested down the road?
- Build industrial and commercial anchors first like in North Carolina
- Importance of complete, walkable communities where people can easily access services
- Why are we planning detailed variety of land uses in Smith Creek when we have 15-20 years of zoned land supply for residential, commercial, resort development in Stewart Creek and Resort Centre areas?
- Where are the five star hotels?
- Website mentions possible amendment to the Stewart Creek and Resort ASP – are trade-offs being discussed?
- Do you think the town can support three resorts? Silver tip, TSMV and Spring Creek?
- Telluride Colorado is an example of how not to do things
- More lands that TSMV is giving up should be represented more graphically

- Sequencing of development – do the Resort Centre first.
- Worried about total people load
- Dense pads contain footprint
- Pattern is that TSMV always asks for more residential but resort ½ still not happening
- Desire not to see a similar style of development as Steward creek phase 3. Less clear cut
- Without all of this being developed and thought of in a regional context – everything will be made worse by humans
- Use what we have learned to date about human use in Wildlife corridors
- How do we encourage full time occupancy to make full use of the built infrastructure and build a community not a come and go place
- Concern that there is a pinch point arising in the wildlife corridor – a consistent width should be considered (larger rather than smaller of course)
- Would like to have really nice tennis courts – tennis is really important
- Need for amenities for young adults and youth – what about a riding centre – maybe for adaptive sports
- Develop currently zoned lands west of Stewart Creek corridor prior to zoning the east
- No matter what the uses are included need to think about how the development fits with and integrates with the rest of Canmore
- What about servicing and municipal infrastructure
- Need to take a longer view
- Best practices for mountain development, especially when it comes to slopes and trees
- Vision for green community – building designs, alternative energy, shared solar, dense housing with shared green spaces, moving toward a carbon neutral, non-carbon based
- Car to go and buses
- Need 400 square foot residents for new commercial area\
- Need more of a community feeling in TSMV – need grocery and other amenities. A general store – don't want to jump in a car and drive to town of basics
- Develop areas closer in before Smith Creek
- I'm concerned about the town sprawling
- Keep Canmore at 12,000 people
- New development should do a better job of fitting into the existing landscape

## Recreation

- A balance between human and wildlife use within the valley.

### Full Comments

- Need more human use recreational infrastructure to help manage human use
- Extension of the high line trail seems to be closed
- Existing single track trails are high value – we need more of these trails
- Human animals need natural areas too!

## Land Use/Transportation/Infrastructure/Process

### Summary

- How do we encourage full time occupancy to make full use of the built infrastructure and build a community not a come and go place
- The Town sprawling, let's keep Canmore at 12,000 people
- People are skeptical of the process but are hopeful and willing to give it a chance.

## [Full Comments](#)

- This process is different and I am waiting to see what happens
- Names of weeks on maps please
- How do we encourage full time occupancy to make full use of the built infrastructure and build a community not a come and go place
- The Town sprawling, let's keep Canmore at 12,000 people.
- Dead Man's underpass has to happen
- Alternate transit for bikes, walking, public transit – innovation is the key
- Parking and car overload in downtown
- Downtown is hell in summer – downtown past capacity
- Envision Smith Creek and Canmore as independent communities which are linked together via transportation similar to European Mountain Towns. They will have a symbiotic relationship
- Concerned with the high potential volume of traffic travelling through the hamlet of Dead Man's flats – Smith Creek needs access and egress that does not disturb the residents and business of DMF.
- Must consider transportation impacts on DMF – will all the traffic from Smith Creek go through DMF? I hope not.
- What is the plan for public transportation? Extend the Roam bus? This is very important to affordable living.
- To ensure affordable housing that is truly affordable, connections to public transit are essential
- Think about getting a second and third opinion for the steep creek hazard studies