

SMITH CREEK ASP Community Advisory Group Workshop Notes: September 21/22, 2015 Elevation Place

In Attendance

- Wanda Bogdane, Recreation
- Kyla Conner, Canmore Resident
- Ken Davies, Recreation
- Karsten Heuer, Environmental
- Pat Kamenka, Canmore Resident
- Sean Krausert, Town Council – Councillor
- Paul Lessard, TSMV Resident, Canmore Business
- Andrew Nickerson, Canmore Business and Tourism
- Chris Ollenberger, Owners Representative for TSMV

Regrets

- John Borrowman, Town Council - Mayor

CAG Support

- Lori Van Rooijen, Facilitator
- Tracy Woitenko, Town of Canmore
- Jessica Karpat, QPD
- Kate van Fraassen, Town of Canmore
- Mitch Braun, QPD
- Alaric Fish, Town of Canmore

Special Guests

Phil Bonds, Urban Planning, Broadway Malyan
Mario Yacoub, Urban Planner, Broadway Malyan
Martin Jalkotzy, Biologist, Golder and Associates
Julie Eisl, Town of Canmore

Workshop Agenda: Day One

1. Presentations
 - Wildlife corridors – speaker from the Province
 - Wildlife sensitive design and human use management tools – Golder Biologist
 - Recreational aspects – CAG members
 - Economic Development/tourism – CAG member
 - Adequacy and Sustainability: Affordable Housing in Canmore
2. Smith Creek Vision Presentation and Constraint Mapping
3. Land use dotmocracy exercise
4. Workshop groups: Ideas for the development
5. Day 1 Wrap Up and Summary

The workshop started at 5:20 pm. The facilitator reviewed the notes from August 20 and asked for feedback and any changes. She acknowledged a CAG member's comment on the conservation easement and will update the notes. There being no other changes so the notes were approved. The facilitator then made some opening remarks and reviewed the agenda and the information distributed along with the agenda for the workshop. The workshop, like all CAG meetings, is to be an open discussion focused on solutions to the issues identified.

Agenda Item Number One: Presentations

Presentation One: Canmore Business and Tourism

Canmore Business and Tourism (CB&T) is an independent, contract based economic management organization whose mandate is to deliver the long-term economic vision of Canmore Kananaskis while maximizing return on investment to its stakeholders.

CB + T have 5 key areas of focus:

- Growth: Canmore shows continual economic growth across all targeted sectors
- Authenticity: Growth of the economy is true to our identity, and does not diminish our existing assets
- Ease: Canmore is a business-friendly environment where barriers to opportunity are diminished
- Resilience: The economy is sufficiently balanced that not all sectors and markets are susceptible to the same risk – if one area diminishes, others present opportunities
- Affordability: Canmore residents can earn a living enabling them to live locally.

Core Strategies are to:

- align stakeholders
- make it easy to do business
- drive stakeholder revenues
- innovate and diversify, and
- drive organizational excellence.

We are promoting something quite different than other mountain towns – mountain lifestyle experience focusing on travelers not tourists and expanding mountain sports to health and wellness, unique shopping, arts and culture, and remarkable dining.

In 2012, visitors spent \$278 million in Canmore with the largest area being food and beverage. There are risks to this success, particularly in funding, workforce and infrastructure. Smith Creek and developments like TSMV can solve some of the areas of risk through the building of interesting uses and amenities but the revenue derived from the full development for the Town and other Canmore business is critical.

The full presentation is attached.

CAG Discussion

- Commercial and retail development is required for sure within Smith Creek but needs to be sensitive to location – we really need to keep the community scale of our downtown and our current businesses whole. We really can't kill what we have and need to work through new markets and grow what we already have in Canmore.
- Larger commercial will be required to pay for other areas of the development. Of the 756 acres held by TSMV, over 420 acres of private land are being suggested by others for wildlife corridors, over 270 acres in terrain that may not be developable due to steep creeks, undermining, roads, etc. leaving only about 60 acres for actual development. We need to maximize the developable acres, and the developable acreage must be significantly higher.
- It will be important to locate commercial near highway and good access points – perhaps make areas multi-use commercial. We need to think about retail and/or Business Park and even light industrial within Smith Creek. We need to real jobs that pay well to keep families in Canmore. It is not just about balancing environment and growth – it is about sustainability of the future.
- The commercial area must be flexible for future business and industry that may develop in the future – we don't know what the jobs of the future might look like. Commercial development should respond to the authentic experience, and consideration of downtown businesses should be included, but can't eliminate normal commercial competition either.
- A post-secondary institution would be really great – it would drive smart growth. Technology parks often associated with these institutions could really drive the tax base up for the Town and benefit local, existing business. It will be important for us to work with CB&T to complete sector mapping.
- We do really need to be sensitive to economic viability of our community and need to balance commercial growth with our desire to be an authentic natural experience – this can be done.
- Diversification is key, used food and beverage as example for long term growth potential. In fact, CB&T has mapped out the economy in order to identify opportunities and then needs so the valley can be investment ready.
- CB&T wishes to conserve what drives people to Canmore, for example, mountain setting and the authentic experience. How we do that will be very critical for the future and, particularly critical to find the right mix within Smith Creek. Canmore business and tourism is very cognizant of this and we need to find the right mix to conservation and the right growth. We need to have the right visitor who spends the money in the right way.
- There are opportunities for major attractions in the area to support this authentic experience in Canmore. For example, an interpretive centre may tie into the need for more education around wildlife and human conflict – Canmore is already leading the world in this area. High-end authentic experiences around hiking, biking, health and wellness are important opportunities. Festival spaces are key to the food and beverage industry so this could also be a real draw with local benefit.
- Recreation is a key component to the experience visitors want in Canmore – we are very different than other mountain towns – we have a big opportunity.
- We should think about adding things like campgrounds and perhaps we could build while the development is phasing in – a temporary use perhaps.

Presentation Two: Adequacy & Suitability: affordable housing in Canmore

“One of the most complex and challenging issues facing Canmore's desire to sustain a population of diverse residents is housing, both the availability and affordability of adequate housing” (from the draft MDP). The target market for affordable housing is a) non-permanent residents (i.e., industry workers, work visa, “stage-in-life” and b) Permanent residents (i.e., employees, immigrants, seniors, families, business owners, work from home/commuter and others).

Parents are in the peak of their productivity and are engaged in the community (school, sports, daycare, and extracurricular activities). They are employees, business owners, volunteers, etc. Families interact with numerous segments of the population, create social stability and spend money (kids are expensive!). Children will become the next generation of leaders and entrepreneurs.

Affordable housing provides young families with the money and time needed to be healthy and productive members of the community.

- Health: buy necessities, reduces stress associated with being over-worked or stretched too thin.
- Productivity: well supported young families are in a position to buy or start businesses, shop locally, enroll children in services (providing other income sources), pay taxes and generally add to the vibrancy and sustainability of the community.

The full presentation is attached.

CAG Discussion

- Maintaining young families in Canmore depends on affordable/accessible housing. This is the future of the Town not only in terms of population but tax base. Families with kids, assumption being that if it is affordable for couples with economic burden of children should also be affordable to families without kids.
- Affordable housing must become part of the community and it is not about putting this type of housing on the outskirts of town where land values are typically less. Walkability and connection is critical to those living within affordable housing – proximity to services and schools must be accessible if this is to work so embed housing within the development. Families currently face isolation and the further out, the more isolated they are. For example, in the co-op housing in Exshaw.
- Housing should be a) connected to non-vehicle transportation routes (bus, pathway); b) close to open space available to children (parks, schools, etc.); c) close to commercial amenities and family-supportive service providers (doctors, daycares, and schools) and d) incorporated into the overall neighbourhood so as to reduce isolation and stigmatization and promote a sense of belonging.
- Place families in the heart of the development with a range of housing options and price points. There is a real desire in the community to have high occupancy homes where people live. Right now, there are areas that are a ghost town.

- There is a need for: a) Three bedroom units; b) garages (attached or unattached); and c) suites and small SFH or townhomes. There is NOT a need for: a) views, vaulted ceilings, etc. or b) high-end finishing (slate, stainless). Homes without frills – function over fashion.
- Affordable housing is also tied to supporting real jobs in the sector industries to be available – new jobs need workers and workers need affordable places to live and raise a family.

Presentation Three: Province of Alberta

The Wildlife Corridors have been in discussion since 1998. There is still a disconnected area, from wind valley study that has yet to be agreed to between TSMV and the Province. There is a difference of opinions on the significance of the 25 degree slope referenced in the BCEAG Guidelines (see Golder 2013 report). The Province and TSMV have been conceptually considering an addition to the width of the designated 1998 corridor, but this has gone no further than the discussion stage.

The past work is great for west areas, so the question is now what can we do to the east? There are opportunities to look at land exchanges to align the corridors and solve the issue of disconnection. The province is interested in better alignment of the 1998 corridor and has been exploring roughly 350m from 25 degree slope line, which would be a significant amount of developable land in Smith Creek ASP, including potentially eliminating some land for affordable housing that would otherwise been provided to the Town. The Province would potentially get back from TSMV title to such lands, and in exchange give up lands closer to the highway.

The discussions have been about balancing social, economic, and environmental values and find a solution so it make sense on the landscape. The important connections for wildlife are through the along valley corridor into Wind Valley, as well as across the highway through underpass to Dead Man's flats (although it was noted that recent science had shown the underpass could work with development in near vicinity proposed by MD of Bighorn). In Canmore we don't want to say we have wildlife we want to actually provide for them.

The 350m minimum width comes from NRCB decision, which TSMV and the Province already agreed to with existing approved corridor. The 25 degree slope came later from BCEAG guidelines and it was explicitly acknowledged that BCEAG is not applicable to TSMV lands and that more recent science indicated that 25 degrees may not be the barrier assumed within the BCEAG guidelines.

Presentation Four: Wildlife sensitive design principles

The real problem to solve is human/wildlife conflict to keep people out of wildlife habitat and to keep wildlife out of people habitat. Wildlife sensitive design can be divided between those pertaining to construction and those that relate to the development over the long term. The overall goal is to

1. Minimize overall footprint
 - Restricted activity periods during construction
 - Minimal exterior lighting adjacent to natural areas
 - Off leash areas within the development
 - Avoiding wetlands and riparian as much as possible

2. Minimize direct mortality
 - Adhere to restricted activity periods during construction
 - Restrict speed limits on roads
3. Manage Attractants
 - No bird feeders, cats and dogs not allowed to roam free
 - Proper garbage management
4. Provide education and ensure enforcement - this is a key factor and more needs to be done in this area

The two primary effects that we wish to minimize are wildlife/human conflict within development and the erosion of wildlife use in adjacent wildlife habitat, whether it's a corridor and/or a habitat patch. In 2002, soft edge mitigation involving the following was the science of the day (infamously, page 44 of the Golder 2002 report), however it was carefully noted that this approach was now believed to be outdated, and that hard edge mitigation or other approaches were supported by more recent science:

- Wildlife habitat
- Conservation easement
- Golf course
- Large residential lots
- Business park or hotel development
- Low density residential
- High density residential

Hard edge mitigation (which current science direction supports over soft edge approach) involves the following:

- Wildlife habitat
- Business park
- High density residential
- Lower density residential
- Dispersed human use

The full presentation is attached.

[CAG Discussion on Wildlife Corridors \(Combined Presentation Three and Four\)](#)

- The CAG thanked the Province for their presentation and for coming to speak to the group.
- There was a discussion about the width of 350m and whether that was enough. A member was happy to hear things like "it is a debatable number, but it serves as a good guideline". It has taken a long time to get to even this discussion stage with TSMV and the Province and some members would love to see that number larger than 350m.
- It was suggested that the Town has power to add to corridor width through restrictions on development. There are two avenues; one is through the province and the other is through the Town to steer development away from the corridors. Is there any room through provincial pathways to keep talking about this, or are we at conclusions? The Town reminded CAG that only the Province has regulatory authority on wildlife corridors and wildlife through the NRCB decision and the Wildlife Act.
- There is a lot of history here and if this is supportable, does it need to take another 10 years? The 350m figure is debatable, it could be larger, it could be smaller, but if it is a figure that is

achievable, and works economically for TSMV, it would be nice to have agreement after so many years. We want to define what that line looks like/how it works from three different perspectives a) wildlife, b) developer and c) Town. The end goal for everyone is certainty so we are not debating this in ten years. Ultimately, it is about balancing environmental concerns with the needs of the Town, desires of the community and developer bottom line.

- Through this process, we are trying to have a discussion about options. This is a useful starting point for the discussion. While the final line has yet to be determined, it is being guided by the NRCB decision (350m) and the desire for BCEAG guidelines. It could be that it is wider in some areas and smaller in others. One member suggested that perhaps there is evidence that it shouldn't be 350m and that it should be 500m? There was broad disagreement amongst the CAG on this issue, remained a discussion point.
- It is getting to the question of what defines connectivity for wildlife. How wide a corridor is will vary, connectivity is a very species specific and varies among species. For example, BCEAG primarily looks at ungulates. There is literature that would support 350m but there is also literature that would support more. There is notably less literature to support the 25 degree slope constraint – animals will go above the 25 degree slope even though they may not prefer it, and this is well documented in the Bow Valley in particular.
- The NRCB and BCEAG defined basic numbers and then it gets into other spheres like politics and business. The conversation moves away from numbers and into risk. What is risk to wildlife? What is the risk to development? 350m could meet wildlife needs and more might be better, but it's not a proven exact science. Getting certainty on wildlife corridors lets us move into management of corridors so they can actually work. A recommendation that we can move forward with and that will keep our risks low from a wildlife perspective and still allow wildlife to move across south slopes is the key. It was widely acknowledged that Bow Valley evidence is showing that human and unleashed dogs are far larger issue impeding wildlife corridor use than slopes or width, and efforts need to be made to separate people and wildlife use.
- The existing 350m could meet wildlife needs in combination with other mitigation measures, such as specific widenings where needed. This is a finer resolution than what we are discussing. It is going from a macro level to a micro site scale, those discussions need to happen at that scale and work through it. There is a process to work through that micro scale but the Province hasn't gone there yet. There is no biophysical barrier in cross-hatched area, but what seems to be missing is incentive to move through.
- Soft edge is an attempt to increase width of the corridor, increase space and then permeability. It does make it wider for them to move through, but need to think about how to not keep the wildlife from moving in further and invading "human conflict space". When talking about hard edges we are talking about keeping animals out and humans in. When talking about permeability we are talking about two things - reducing wildlife human conflict in the development, and reduce human disturbance in the area setting aside for wildlife. The conflict in the Peaks is an example of what are we talking about; conflict in developed area or within adjacent lands.
- Ultimately, the entire ASP will be approved by Council. The landowners and the province have their own process. The Town understands that there needs to be trade-offs and we would like to explore options and ideas through the smith creek process. What we really

want to see is the full development picture, not just where the line is but moving towards solutions of minimizing human and wildlife conflict.

Presentation Five: Recreation

An assumption is that in scope discussion includes playing fields, bike parks, disk golf courses, paved paths connecting inside and outside the Smith Creek area.

There needs to be a managed approach to trails – we cannot make everyone happy and this will keep the majority of users on one system. We need to acknowledge that people will make their own trails when not offered any other option, and this is showing itself to be an issue in the current discussions on human and off-leash dog use off official trails in the corridors currently.

Trails within Smith Creek should be for walkers, runners, cyclists not for horses or skiers (other trails exist in Canmore area for skiers and horses). Wish list for three levels of trails should be considered in Smith Creek: a) paved or stroller friendly – located near the highway at lower levels; b) dirt trails on middle bench that stay in the woods as much as possible (e.g., Loki Trail); and c) more “technical” dirt trail linking to the Highline (above major 25 degree slope). Trail design should provide for no more than 3 wildlife crossing areas across the corridors. Trails are the number one recreation asset in Canmore – we have a great opportunity to make it better. People expect to use trails in the woods – not on the roads – trails work best when they have a logical flow.

Signs are important but not always followed. The majority of the trails now are maintained by volunteers and this can strengthen the support for a logical trail system.

CAG Discussion

- Why not softball? What is the demand for soccer? There is a real demand for soccer fields in Canmore (all across Alberta) – it is a growing sport. There was a discussion about shared or the multi-use fields/areas in UK. There is also a potential for recreation skating areas. What about all the other things people do, what is the lifespan of these activities? Is there a bigger piece of this we need to explore for Smith Creek?

Workshop Agenda Item Two: Vision and Constraint Map for Smith Creek

The Consultant group presented a bubble diagram outlining the constraints within the ASP area. Wildlife corridors, steep creeks and other constraints including the Stewart Creek Golf Course were mapped. When we talk about constraints, we mean considerations as there is a lot that needs to be balanced and some considerations go together and some considerations can be mitigated e.g., earth can be moved, flood mitigations can be implemented. The intent was to use this as a major foundation for the concept discussion.

In general, there were a number of assumptions made – that there would be roads and other public infrastructure such as storm ponds, that there would be residential (all types), commercial (larger and smaller scale) and that in general the development would follow the high level principles or evaluative criteria.

Workshop Agenda Item Three: Land Use Dotmocracy

CAG members were provided with images of various types of uses. The following is a summary.

Commercial

- Gas station
- Bike parking lot
- Urban mixed use and bike trails
- Geothermal energy

Retail

- Resort/ mixed use area
- Green node/park in shopping area
- Whole foods market
- Upscale but not outlet mall

Employment Development

- Green business parks
- Brewery

Temporary Uses and Activities

- Market
- Play park integrated in trees
- Festival and concerts
- In tree sleeper

Community Civic, educational development

- Chefs graduating (e.g. culinary school)
- Daycare

Public Realm and Open Space

- Outdoor café
- Boardwalk by side walk
- Outdoor cushioned seating area
- Large open space, with trees, cobblestone, water feature and bike parking
- Water park attraction
- Urban bike storage
- Natural/ rustic park
- Fishing scenario
- Biking and trails
- Climbing wall
- Dog park

Residential development

- Mountain style apartments
- Mountain style resort accommodations
- Mountain style homes – single family
- Affordable housing

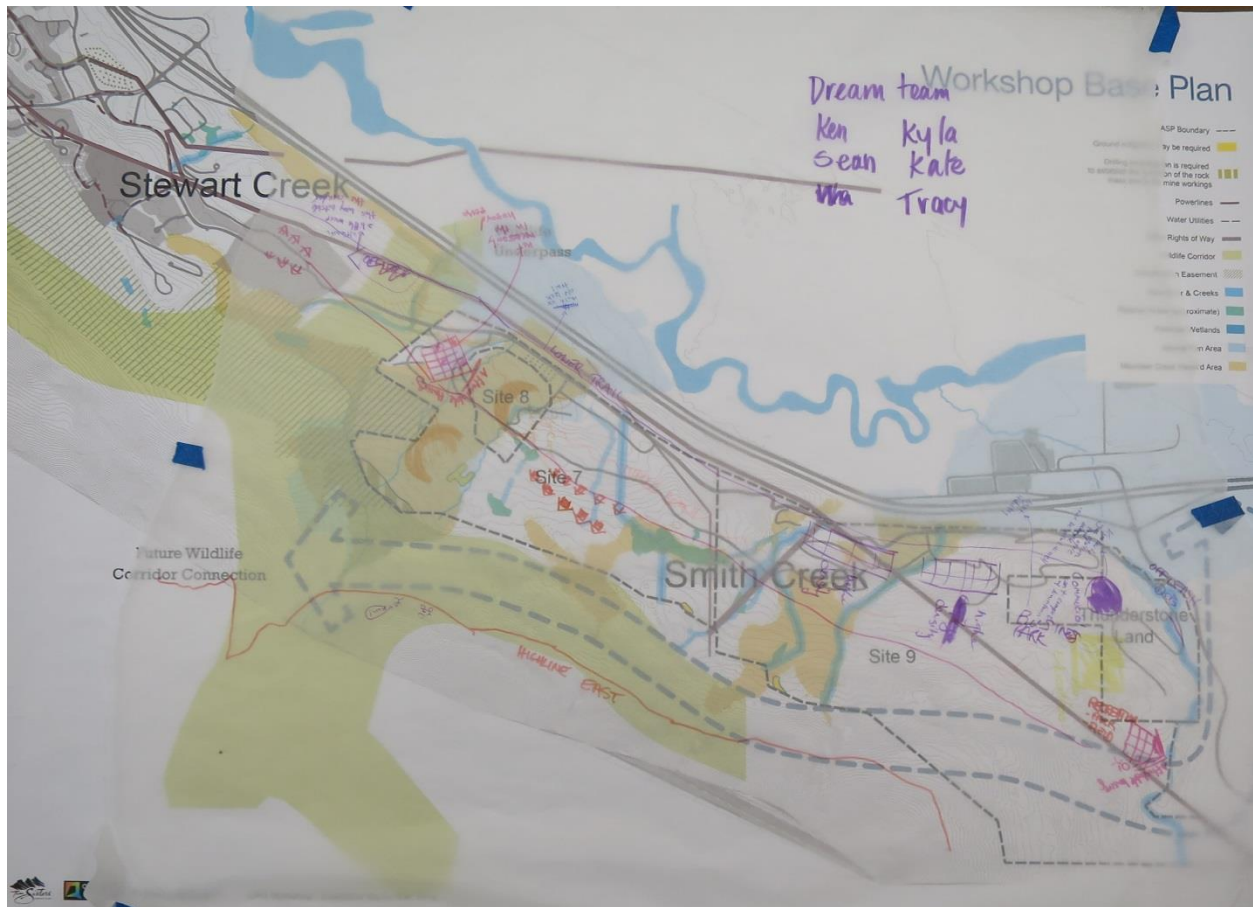
The CAG noted that the images were hard to work with due to the photos meaning something to one person, and something different to another person (land use vs. architecture). Improvements were discussed as to how to address and use for public open house by the CAG.

Workshop Agenda Item Four: Ideas and Concept (s)

Based on the presentations, the discussion of principles, the dotmocracy discussions and using the constraint mapping as a foundation, CAG members were asked to work in three groups to develop ideas and concepts for the Smith Creek area.

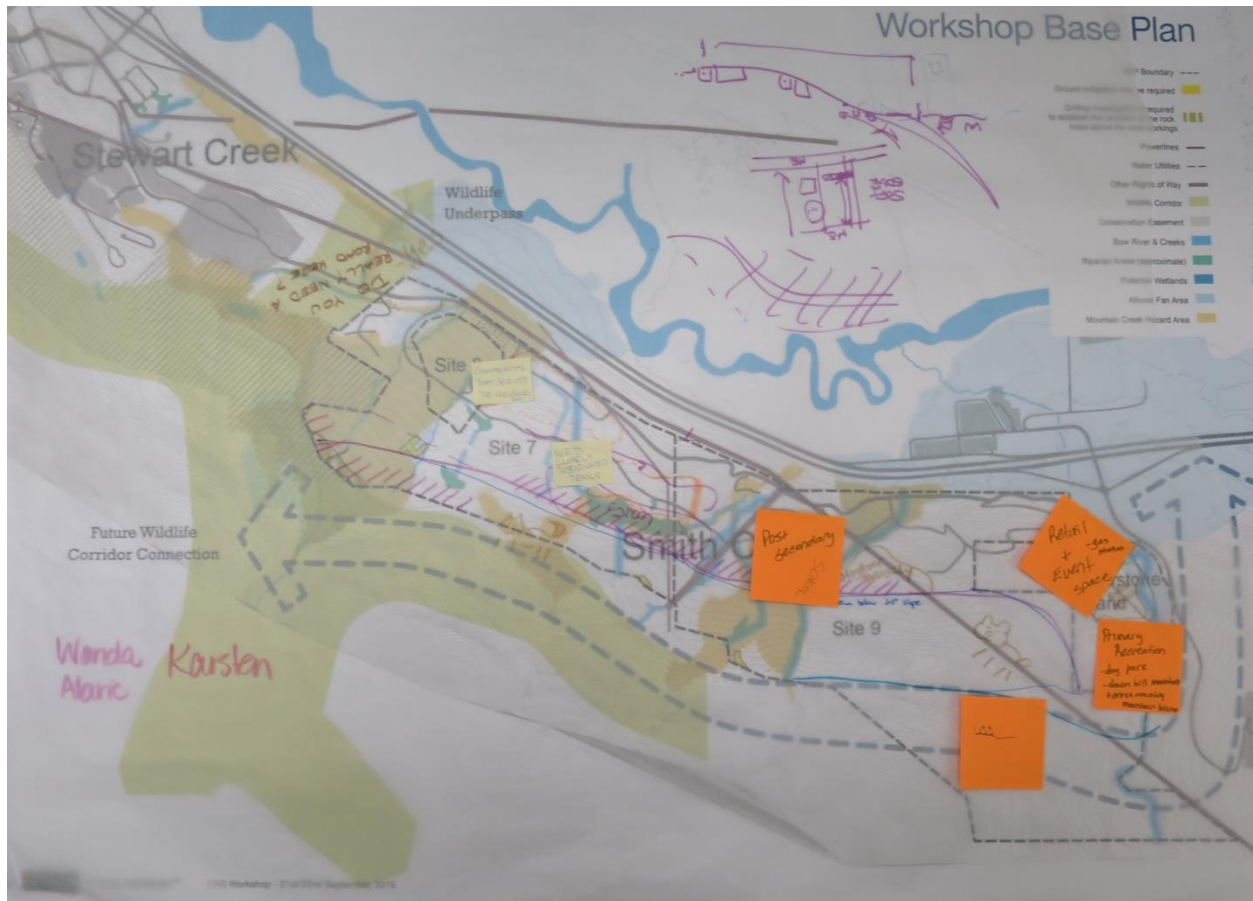
Ideas from Group One: (Ken's Group) Big ideas!

- Off leash dog trail on new lower trail by highway to keep them away from the corridors
- Commercial/business park/post-secondary education centre/affordable housing near interchange
- No exact line for wildlife corridor – based on topography and science



Ideas from Group Two: (Wanda's group)

- Human use amenities
- Primary recreation area at furthest east end higher use hub near roadway (including downhill biking)
- Higher density commercial hub below and closer to highway
- Higher density living spaces near post-secondary institution
- Tiers of trails throughout
- Wildlife corridor, increase effective width with long and narrow single family lots and disincentive for people to cross private land (these could be high end homes), immediately down slope of that create hard line. What continues hard edge between development pods (maybe ha ha wall or other ideas)
- We do need a road through it to keep it connected to the rest of Canmore



Ideas from Group Three: (Andrew's group)

- Compromised solution for corridor as presented
- General premises like interweaving trails in and around the Smith Creek ASP area
- Green powered ideas where possible (geothermal etc.)
- How do we increase size of development pods where possible?
- Mix of residential and commercial development – make sure they are mixed and not separate
- Some higher end homes, slightly lower end concentrated in pods closer to commercial node
- Opportunity for major attractions being connected to a limited amount of hotel space
- Multi-use commercial area needed with adaptability and scalability for the future built in such a way so that it can provide different uses --- also an opportunity for upper story affordable housing and employee housing
- A gas station right at entrance to Smith Creek area
- Sector mapping --- work with CB&T

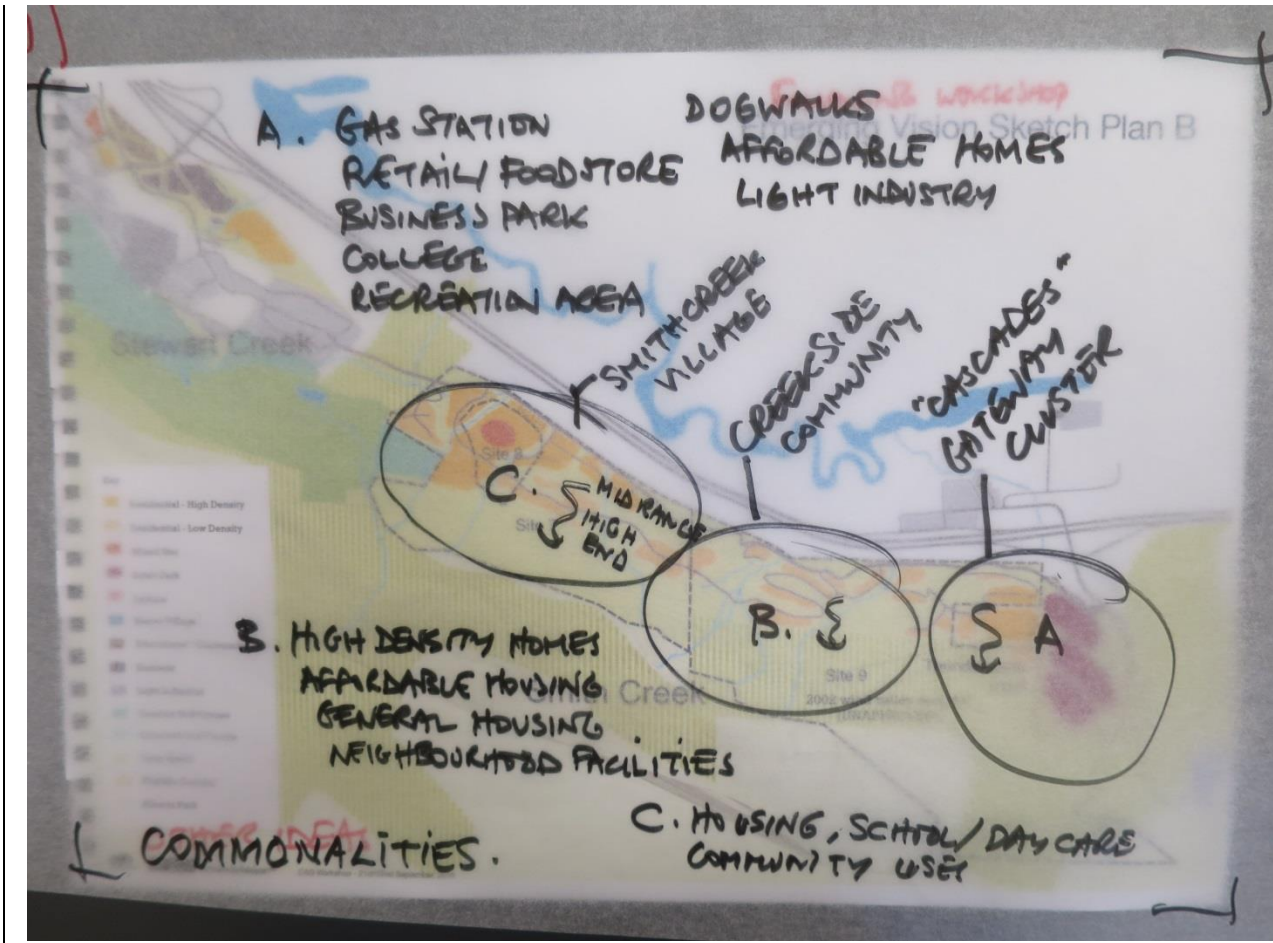
Workshop Agenda: Day Two

1. Review of the previous day
2. Options discussion
3. Open House/Public engagement strategies
4. Day 2 Wrap up and next steps

Agenda Item Number One: Review of the Previous Day

The consultant team reviewed the commonalities between the three groups and produced a single concept drawing with three distinct areas (based on physical constraints). The consultants provided four additional options for discussion. Each of the three areas identified would have its own centre. Option 2 involved narrowing the wildlife corridor at the bend and moving of power line right of way. Option 3 looks at phasing the development with interim uses for example, chalet resort, campground, festivals and cultural events, park and ride, outdoor gallery. Option 4 would include a major tourism attraction (style and type TBD). Option 5 includes a self-contained resort centre, although it was recognized that the context of Canmore is far different than other locales. The ideas and draft concept drawings were developed earlier today by Broadway Malyan based on the multiple conversations that occurred on the first day of the workshop and their experience globally in other areas.

Agenda Item Two: Ideas and Options Discussion



CAG Key Discussion Points

- There might be a bit of a risk if an interim use is developed and it is something people get really attached too. There would need to be an exit strategy. What would the motivation be for the temporary use?
- There are likely opportunities for convenience amenities like a gas station at some point along the highway but not necessarily in Smith Creek.
- There is a general feeling the area A is primary mixed use area. The Quarry has good potential for development from clearing of rock and connection to Dead Man flat's interchange. The Creek side community has limited opportunity for development as the terrain potentially lends itself to lighter and more interspersed development use.
- Where would an attraction fit into the site? The only place it could fit is in a portion of quarry or commercial area by the interchange. The major attraction could be here instead or in combination with the Resort Centre. This is in some way aligned with our brand. The year round aspects is major, both a destination and a diversion, retaining authenticity of our

experience. The concept is right, just about getting someone to build it, building on the shoulder seasons and building on existing Canmore business growth too.

- The last option is problematic for Canmore but there could maybe be a variation of it that better fits Canmore. There is a potential model if it better aligns with the Canmore offer, and is far more inclusive of Canmore business growth of existing offerings.
- Generally, the developer likes the location of commercial but wouldn't put that much single family in that area. There should be a discussion about pluses and minuses for wildlife corridor. The school site is a serious challenge due to their funding and physical requirements, but likes the idea of recreational spaces. The roadways are a challenge and there will have to be significant earth moving.
- There are elements of these plans that work, some that don't and some areas that have been potentially overlooked (such as perhaps moving two holes of golf on Stewart Creek golf course; depending on steep creek considerations). Because there is not much land available for development, we will need to look at a range of options to get the right mix, and definitely need to increase the land area available for development to accommodate community desires and fiscal requirements.
- Is there a split on different types of development to make the draft concept acres work? The more area you have to develop the more potential. There should be more commercial and more development area overall. We will need to have more connectivity between pods and then more can be absorbed.
- The 350m additional ask from Province was new and somewhat unexpected (which meant a corridor over 700 m wide in total). What would the development look like if took 500m more (over 850 m), what would be the *gains* ---helps us understand why it is or isn't possible. 500m additional takes away most of the developable land for the Town and TSMV. The vast majority of CAG noted that everything is irrelevant if things don't make sense for the developer, no use in discussing options that won't work from a financial point of view, and essentially sterilizing Smith Creek was not seen as a desirable option. Of the 756 acres held by TSMV, over 420 acres of private land are being suggested by others for wildlife corridors, over 270 acres in terrain that may not be developable due to steep creeks, undermining, roads, etc. leaving only about 60 acres for actual development. We need to maximize the developable acres, and the developable acreage must be significantly higher.
- What is the scientifically reviewed standard for 25 degree slope? Wider is assumed to be better, certain aspects of BCEAG are guidelines and there is limited and un-reviewed scientific support for a 25 degree slope plus or minus. The slope can be steeper, it can be shallower that doesn't drive whether animals use it or not. It was noted that food, access and human use are larger drivers for wildlife movement than slope, and concern was expressed that there was too much focus for more and more land for wildlife corridors as a priority to all other aspect vs overall CAG preference for balance of all considerations.

- Some on CAG would prefer that none of the land would be developed as it could all be good habitats but that is not where we are. It really gets down to risk - there is risk that it won't work always but there is science to suggest it will. We should be more worried about how we solve the conflict between wildlife and human use through hard buffers and a more robust education and enforcement policy of human use and off leash dogs as a better bang for buck approach.
- The CAG is working hard to find a compromise that people can be happy with. We are all trying to reach a balance, if there is an increased amount for corridor space, there is decreased viability for development, and less opportunity to realize the desires and needs of the Canmore community. The point of this exercise is to bring all ideas and opinions to the table. We are not all going to be happy with every aspect.
- The current corridors allows development to have a good kind of mix (including amenities that can serve many constituents), large concern that every time it is suggested that we encroach even further into the developable area that we decrease the potential for affordable family friendly housing to be developed. Less available land has been shown to increase housing costs. Do we provide habitat for wildlife or for young families – this is the ultimate human-wildlife conflict.
- An important tool would be some helpful mapping so we can really see where the conflicts are. It is not a question of how wide the corridor is, it how well it functions and how well we are able to mitigate pinch points, if any.
- Are there success cases for hard edges in more sensitive areas (with higher risk)? There was a lot to think about from the recreation presentation. Base conditions are not great for wildlife/human conflict - soft edges would exacerbate issues, hard edges seen as a preference. Golder approach seen as outdated by many including Golder (see 2013 Golder report).
- This issue hasn't been solved in 20 years, what are we going to do differently to do a better job?
- Let's put the trails in the right place. People will go on designated trails when they are great. The issue is that currently we are not in a good spot and we are talking about adding more people and unapproved use of wildlife corridors already the largest issue with their effectiveness as shown by science and data.
- We actually have to turn things back, increase effectiveness in regards to wild life conflict and reduce the amount of human use.
- On the flip side is the fact that we have one of the most poorly maintained trail systems in western Canada. We are hoping we can get a higher standard of maintenance, if you build it they will often come.

- Not a matter if there is going to be growth because there is a right under NRCB to develop. It is more a matter of how to manage it best, do need to change human use, and then there is the jurisdictional issue, everyone has limited resources ---- it is a conundrum!
- There was a good deal of support for retail and food store, employment, education centre, rec area , off leash area, affordable homes, light industry (all within area a).
- Area B: high density housing (meaning affordable housing?), larger homes with gardens near corridor higher density as you move away, as with all need to locate neighbourhood facilities in the heart of the area.
- Area C: more housing, with some higher end housing potentially.
- What about a big tourism attraction – it seems to be missing. The Resort centre would be primary focus for that type of amenity but it is something to explore to also include in Smith Creek. The most likely place is lower land in area by the Quarry potentially.
- The area is constrained by size and topography and other constraints but it is possible to develop smartly. Just might not be the easiest of wins, would need to ensure compliments not compete with Resort Centre.
- The consultant provided clarification of scale of the Wildlife Corridors in one of the options. The idea is to move the power line to follow the line of wildlife corridor and use something like a ha ha wall or fence or other hard edge to delineate separation between development area and corridor area. This option could also work as wild fire separation area.
- There will be a challenge in keeping humans out of it. The Corridor gets narrower, but effective use is the same if human use reduced, especially off-leash dogs and off authorized trail use.
- While it creates a potential for smaller corridor, it does create the potential for a bigger gap between the homes and the corridor. There would likely be a lot of push back from the conservation community because ultimately means not using 25 degree slope as “the” criteria.
- Some of the ideas being discussed are talking about 756 acres of land in total, 529 acres or 70% of the land base as a wildlife corridor, plus additional potentially undevelopable due to steep creeks with the amount of developable land shown in conceptual illustration plan at only 61 acres of the entire land base or 8%. Clearly this was not viable for the landowners to work with, and several members of CAG expressed that there was no point in discussing too much additional land for corridors if the overall economics didn't work as a result. CAG was concerned about the low acreage available to achieve everyone's goals if wildlife corridors took up too much land on a “pre-cautionary” viewpoint.

Evaluation Criteria

These criteria come from all of the discussions to date. This is the first attempt at drafting discussions into criteria that will be used to guide the development but also evaluate its success. Discussion of the criteria resulted in refinement the initial criteria and the following key points.

1. Accommodate wildlife movement/ preserve key habitats (area of natural space retained)
2. Length of new managed trails
3. Incremental visitor spend
4. New residents and spend increase
5. Citizen satisfaction and social prosperity
6. New visitor numbers
7. Increase in land development supply and affordability
8. Diversified leisure attractions/ amenities
9. Perpetually affordable accommodation (for sale and rent)
10. New jobs (permanent and temporary/ diverse sector/market appropriate)
11. Flood risk remediated/mitigated
12. GDP/ tax levy increased (fiscally sustainable finance)
13. Land use flexibility for economic resilience
14. Public transportation ridership
15. Authenticity/ integrity/ sense of place
16. New routes for cycles (bikes)
17. Local construction and fit out jobs
18. Clinics and healthcare facilities
19. Community supportive facilities (daycare, seniors, schools, kindergarten)
20. Post-secondary education
21. Employment diversity/ actual growth in targeted economic sectors
22. Brownfield remediation and re-use
23. Reduction of wildlife conflict
24. Complete community (live, work, play) and walkable, accessible amenities, products and services
25. Overall resident/worker/visitor satisfaction

CAG Key Discussion Points

- Affordability can't be achieved if there is no supply of land – there needs to be some significant land unlocked for development. There is ultimately a finite amount of land you can unlock in the area. Once land is available, there is a need to make sure that diversity of choices exists. How do we control this? Is there some kind of time block around the release? The Town only has so much influence, dependent on the applications that come in and market demand. It all relates back to CB&T presentation and strategies for how we get the demographics we want into the valley.
- An important aspect of affordability is the enduring factor of affordability. We can't have that for everything but needs to happen somewhere. There needs to be a wider strategy for this in the valley.

- This development and others seeking approval will produce new jobs both temporary for construction and long term market appropriate jobs. This will be a key factor to the success of the development that is eventually built in the Smith Creek area. Technology or business parks or even light industrial will be critical.
- Is there opportunity for emergency response facilities – perhaps in the area near Dead Man's Flats interchange?
- Community supportive facilities are required. Its more than just schools, it's about daycare, senior's amenities, schools and kindergartens. Schools are part of any ASP process - one school board in Bow Valley has indicated that they may have some need; however topography may not be supportive of another full "typical" school site.
- There should be consideration given to essential services for residents in the area for example a gas station. While one doesn't need to be located within Smith Creek, there are other areas that should be considered close to the development.
- Smith Creek may not be able to deliver all the needs and desires of the Town. It's also important to remember that some of the wish list items we are discussing might not be in the control of the developer; it depends on who builds there. Also important to remember that there are other lands being developed by others, and that we shouldn't try to attempt to fit every want and desire in this area when may be done elsewhere.
- How do we capture facilities/amenities that reflect emerging and future trends? What are the experiences we are creating that drive people to the Town - is our vision compelling enough for the future? There is a place for emerging trends in the MDP – it can establish a vision/plan for the Town to set the direction – the MDP even shapes redevelopment direction. Land use needs to be flexible for economic change. People are looking for an authentic experience, that Canmore experience which is really emerging from our conversation.

Agenda Item Three: Open House/Public Engagement

- Discussion about the format for the October 5 open house was discussed. The question of whether we are ready to go out to the public was discussed and overwhelmingly, CAG members felt it was important to go out with a summary of our discussions to date – no conclusions, just our discussions to date. There has been a lot of work done in 3 months and we need to convey that to the community in order to broaden the discussion.
- The Town asked if CAG members would be okay with putting a brief bio on the website. If so, please send to Lori.
- The CAG also discussed the October 17th workshop. Two things – RSVP attendance and provide a list of questions that you think are important to ask.

Agenda Item Four: Next Steps

Next steps are to seek input from the broader community on October 5 and 17th. The Project Team will incorporate and develop a concept plan for discussion at the next CAG meeting.