

# Three Sisters Village Phase 1 Conceptual Scheme

## What We Heard Report

May 2024



  
THREE SISTERS  
mountain  
village

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## Appendix A Information Session Presentation

## Why an Information Session

### Why an Information Session?

The Town of Canmore determined that there would not be a Public Hearing regarding the conceptual scheme and land use applications for the development in Three Sisters Mountain Village (TSMV), in accordance with recent Land & Property Rights Tribunal (LPRT) decisions regarding Three Sisters Village and Section 619 of the Municipal Government Act (MGA). Although the development is planned to move forward in alignment with the Three Sisters Village Area Structure Plan (ASP), TSMV wanted to provide an opportunity for the public to be informed about the proposed development, amenities, and timing anticipated for Phase 1.

### Overview

The focus of this session was information sharing. Three Sisters Mountain Village (TSMV) team provided the public with details about the proposed development and offered an opportunity for questions and comments. While much of the development's details were approved within the Three Sisters Village Area Structure Plan (ASP), the goal was to provide the public with balanced and objective information to help them better understand the project.

Date: April 04, 2024.

Time: 7:00 pm – 8:30 pm.

Location: Online.

## Information Session: Response to What We Heard

In this section, we summarise the questions asked and answered within the Information Session. Answers to the questions are grouped (i.e. General, Wildlife Fence and Trails) and responded to these themes generally as many similar questions were asked by separate individuals and in a variety of different ways. By responding to the general theme of the questions we were able to address the majority of questions and provide fulsome responses to the questions received from the public.

## General

### Question Summary

Several questions were raised regarding the process and details of Phase 1 the Three Sisters Village ASP. Questions were asked about the potential for incorporation and retention of existing trees and vegetation within the development area. Participants also sought clarification on the proximity of certain phases to the powerline to the south and the potential for a tree buffer between Three Sisters Parkway and the Three Sisters Village community. Additionally, questions were posed about the availability of maps on the [tsmv.ca](http://tsmv.ca) website, estimated population post-completion, and descriptions of amenities both within and outside of the Phase 1 area. Inquiries were also made about the proportion of local residents versus transient/vacation renters, potential risks of delays in development, and the expected timing of various phases.

### Answers

#### Existing trees and vegetation

Existing topography and vegetation are planned to be utilized in the design of parks and open spaces to minimize impacts of development, to the practical extent possible, and create spaces that work with the existing vegetation. While grading will not be done all at once, the initial phases of grading will address what is required to be cleared to undertake public infrastructure. The subsequent phases of grading would occur at the development permit stages, and those development permits would be submitted by future builders of the individual private parcels. As a result of the grades needed for roads and infrastructure, stormwater drainage, access, safety considerations for unstable trees, etc. it is foreseen that most of the existing trees and vegetation will need to be removed to accommodate grading for development.

#### Powerline to the south

Phases 2b, 4, and 5 are adjacent to the AltaLink right of way to the south.

### **Tree buffer between Three Sisters Parkway and the Three Sisters Village neighbourhood**

There will be a parks space provided above the Parkway in Three Sisters Village to the north of development parcels that will include a multi-use pathway and single-track trail. Retention of portions of the existing vegetation will be determined at the detailed design stages, but it is anticipated that there will be removal with an unknown extent at this time.

### **The availability of maps on the TSMV website**

Maps can be found on the TSMV website located here: <https://tsmv.ca/three-sisters-village/#phase1>.

### **Estimated population post-completion**

It is estimated that between 1,500 to 2,100 people could live within Phase 1 of Three Sisters Village ASP area.

### **Indoor Recreation area**

The Indoor Recreation area, while not part of Phase 1, could provide space for a variety of indoor recreational pursuits and entertainment opportunities such as a movie theatre and a performing arts centre. These uses could include both municipal or private recreational facilities and is intended to provide an alternative to outdoor activities in inclement weather. This facility is to be considered further in a future phase.

### **Proportion of local residents versus transient/vacation renters**

Phase 1 of Three Sisters Village is intended for those looking to live in Canmore. Tourist Homes are limited to only two parcels within Phase 1 and these parcels do allow for vacation homes. It was noted that land use does not consider tenancy / occupancy (ie. Full-time, part-time, owners or renters), only uses like all other areas of Canmore.

### **Potential risks of delays in development and timing**

Any risks to development of Phase 1 would be the same as any other development in Canmore which includes the length of the approval process. Construction would begin, at the earliest, in 2024 for Phase 1 of Three Sisters Village, depending on timing and alignment with the construction season. The Phase 1 conceptual scheme and land use applications for Three Sisters Village were approved on April 24, 2024.

We anticipate the conceptual scheme and land use application process for Smith Creek Phase 1 to follow later this year.

## **Affordable Housing**

### **Question Summary**

Some participants sought clarity on the definition of affordable housing and the methods employed to achieve affordability within the development. Additionally, participants inquired about the inclusion of affordable housing within Canmore Community Housing (CCH) Vital Homes Program and sought clarification on whether CCH would be the exclusive provider. Lastly, concerns were raised about the availability of employee housing.

### **Answers**

#### **Definition of affordable housing**

Affordable housing refers to both equity and housing limitations that, through a variety of restrictions (e.g., restrictive covenant, option to purchase, a land lease, or other means), are removed from the influence of the open real estate market. These units are not intended to be offered at market rates when ownership or tenancy changes but to remain at levels lower than the market would dictate.

#### **Methods to achieve affordability**

Affordable housing could take the form of CCH Perpetually Affordable Housing (PAH)/Vital Homes or housing operated by another entity as outlined within the ASP. The details, operator, and amount of affordable housing would be determined at future development permit stages upon applications by future builders of the private parcels.

#### **Employment housing**

TSMV is committed to building a minimum of 350 employee housing beds and has proposed over 200 housing beds at The Gateway at Three Sisters. Of the 200 beds proposed, only 37 are required for The Gateway at Three Sisters. The 163 excess employee housing beds will be counted toward the commitment required prior to the construction of Phase 3 of Three Sisters Village.

## **Housing and Bonusing**

### **Question Summary**

There were questions raised during the session that revolved around the concept of bonusing, its application, implications within the development framework, and whether it would result in smaller and more affordable units. Participants sought clarity on how bonusing operates, its allocation across different phases and parcels, and whether it aligns with the Town of Canmore's policies. They also inquired about the rationale behind bonusing affordable units, its potential impact on housing affordability, and whether it facilitates the construction of environmentally sustainable buildings.

Additionally, questions were posed regarding the specifics of certain zoning categories (R3 TSMV and R4 TSMV), the maximum building height, and how the proposed land uses address tourist homes. Participants also expressed interest in the possibility of age-restricted or senior residences within the project and when land will be available for sale.

### **Answers**

#### **Concept of bonusing**

As part of the conceptual scheme application, a land use redesignation was submitted to implement the policy approved within the ASP, which includes bonusing. The ASP allows 3000 units divided across all phases of development and an extra 2000 can be achieved through bonusing. The bonusing overlay incentivizes the incorporation of affordable housing, green buildings, low-impact development practices, and community and cultural contributions by allowing builders to earn additional market units at the development permit stage. The bonusing scheme will be adopted by the Town of Canmore and adopted through the Land Use Bylaw and may be updated as new phases of Three Sisters Village move forward as outlined in the ASP.

### R3 TSMV and R4 TSMV

The majority of the Phase 1 area is designated as R3 TSMV Residential Comprehensive Multiple Unit District (R3 TSMV) and provides for multi-unit residential development in the form of townhomes and stacked townhomes (with bonusing) and other compatible neighbourhood uses. R4 TSMV Residential Medium Density District (R4 TSMV) is based on the R4 district and provides for multi-unit residential development in the form of townhomes, stacked townhomes, apartments, and Tourist Homes as well as other compatible neighbourhood uses. Tourist Homes may occur on R4 TSMV parcels. In both districts, the D modifier is the maximum number of units per hectare allowed without bonusing and the B modifier is the maximum number of units per hectare allowed with bonusing. The base density (the D modifier) cannot be exceeded without participating in the bonusing program and the maximum unit count with bonusing (the B modifier) can NEVER be exceeded. Unused density from this first phase can be carried over to future phases of Three Sisters Village.

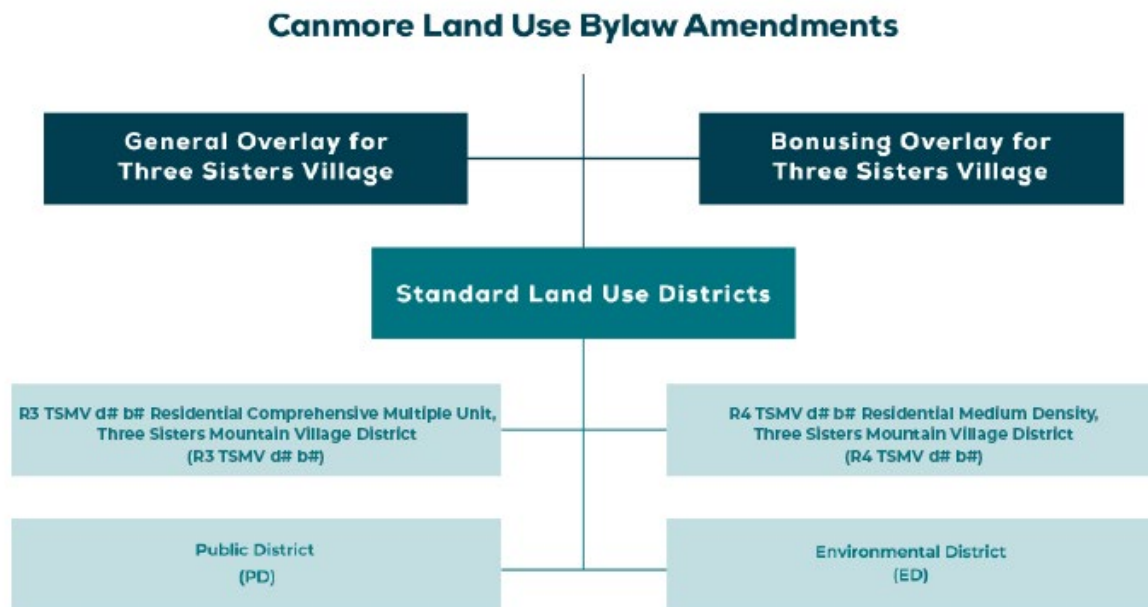


Figure 1 Canmore Land Use Bylaw Amendments





Figure 2 Land Use Map

### **Building height**

The maximum building heights for TSMV R3 parcels are 11.0 metres (up to 3 storeys) and TSMV R4 parcels are 17.0 metres (up to 5 storeys).

### **Age-restricted or senior residences**

As per the Alberta Human Rights Act, buildings that are age-restricted are prohibited within Alberta with the exception of seniors housing. TSMV plans to sell the private parcels to builders and those builders may or may not choose to build seniors housing.

### **Land availability for sale**

Regarding the parcels and when they will be available for sale, TSMV will be selling the private parcels to builders to develop. If any builder is interested in purchasing a parcel, please sign up for our newsletter on our website: [www.tsmv.ca](http://www.tsmv.ca)

## Trails & Recreation

### Question Summary

Some attendees expressed concerns regarding single-track bike trails and sought further details about their construction plans, particularly regarding the future of the Loki trail and existing pathways. They inquired about the specifics of the single-track bike trail plans and whether the Loki trail would be preserved or altered.

Additionally, attendees questioned whether any existing pathways would be closed during the construction phase of the project, indicating a desire for transparency regarding potential disruptions to current recreational routes.

### Answers

#### Existing pathways and trails

The portion of the existing Loki located within Phase 1 will close when construction commences. New trails will be built within the parks and open space proposed within the conceptual scheme, including single track trails. TSMV continues to collaborate with the Canmore Area Mountain Biking Association (CAMBA) and has plans to build new trails as development proceeds. TSMV is examining the possibility of a construction detour for the remaining portions of Loki and is working with CAMBA in this regard. Further, Loki will be removed from its current location within the provincially designated Across Valley Tipple Corridor and will be relocated further south to be within the existing powerline easement crossing the Across Valley Tipple Corridor.

#### Construction

Portions of the Loki trail will be closed during the construction of each phase within the ASP, and TSMV will work with CAMBA to try and identify detours where safely available. During construction, on-site route, detour or closure signage will be placed in areas where construction impacts may occur.

## Parks

### Question Summary

There were questions pertaining to various amenities and features within the development project. Inquiries about the size of the proposed dog park area, and safety concerns about the proximity of the proposed dog park to playgrounds, and the possibility of incorporating outdoor pickleball courts. Additionally, concerns were raised regarding parking availability near the proposed dog park and the responsibility for funding the development of playgrounds and bike parks. Lastly, attendees sought more information about the art nodes listed on the legend, including their locations and artistic aspirations within the project.

#### **The size of the proposed dog park**

The proposed dog park is at the concept stage and the size of the dog park will be determined in more detail at the subdivision and detailed design stage.

#### **Safety concerns about the dog park**

The Town of Canmore has directed that the proposed dog park will require a fence in this location.

#### **Outdoor pickleball courts**

TSMV is not anticipating outdoor pickleball courts in Phase 1, but they could potentially be considered further in open space areas identified in the ASP as TSMV continues to develop future phases.

#### **Parking availability near the off-leash dog park**

The Town of Canmore is encouraging active modes of travel (such as walking, biking and transit) and has indicated they do not want to see much public parking within Phase 1. There is currently on-street parking available within the Three Sisters Creek (TSC) subdivision near the proposed dog park, however ongoing parking considerations in existing areas are subject to Town of Canmore policy or decisions.

### **Responsibility for funding the development of playgrounds and bike parks**

TSMV is responsible for funding and developing the park spaces and amenities by providing the land and constructing the amenities. The Town of Canmore will take on the ongoing maintenance and operations of lands designated as Municipal Reserve, Environmental Reserve, and Public Utility Lot after TSMV turns them over to the Town. There are several inspection processes before the Town takes over maintenance and operations.

### **Art nodes**

The art nodes are pre-selected areas that TSMV has identified in advance for future builders to install public art should they choose to participate in the bonusing program. The builder who decides to undertake public art as a part of their development permit application that includes bonussing would work with the Town during the development permit application process.

## **Parking**

### **Question Summary**

Some questions focused on parking arrangements within Phase 1 and the availability and location of parking for visitors, particularly those accessing the recreational area behind Hubman Landing. Additionally, concerns were raised regarding assigned parking for all units and the provision of underground parking in buildings. Attendees sought clarification on parking plans for specific amenities such as the proposed bike park, dog park, and playgrounds, anticipating increased demand from residents of other areas in Canmore or visitors.

### **Answers**

#### **Parking arrangements behind Hubman**

Potential parking for those accessing the recreation and open space area behind Hubman near Phase 5 is to be determined in future stages.

#### **Assigned parking, underground parking, and amenities parking**

Parking is regulated within the Land Use Bylaw based on the type of use of buildings whether they be tourist homes or visitor accommodation, currently, they need to provide parking to

the satisfaction of the Town of Canmore under the Land Use Bylaw. But above and beyond that, within the entire ASP area, we have identified potential intercept parking locations to be evaluated in the future. In addition, there will be some on-street parking within the ASP area that would be subject to Town of Canmore policies and decisions.

## Construction

### Questions Summary

There were questions revolving around the logistics and timeline of construction. Attendees sought clarification on the construction entrance for Phase 1, access routes for construction vehicles, and inquiries about the construction operation times.

### Answers

#### Logistics and Timeline of Construction

The Conceptual Scheme was approved by a motion of Council during a special meeting held on April 23, 2024. The project will move forward to the subdivision and detailed design processes. This allows the lands to be separated into individual titles. Following the subdivision process, a master development agreement will be entered into and the main roads and utility infrastructure will be installed. TSMV will continue to update the [www.tsmv.ca](http://www.tsmv.ca) website and social media and email updates for those who provide contact information via our website with construction updates. Over the summer, you may see some construction activity as we begin Phase 1 of the Wildlife Exclusion Fence. This fence will keep wildlife out of the development footprint and provide a tangible boundary for residents and visitors indicating they are entering the wildlife corridor.

#### Construction entrance and access route

The construction access will be from Three Sisters Parkway for Phase 1 of Three Sisters Village. We will be building a new access road in alignment with the Conceptual Scheme.

#### Construction operation times

TSMV will be following the community standards bylaw for Canmore, and the construction, just like construction anywhere else in Canmore, would follow along with the community standards bylaw for timing and days of work.

## Wildlife

### Questions Summary

Some questions pertaining to wildlife management and fencing within the project area were raised. Attendees inquired about the availability of a wildlife fence map with street overlays, requested details and scheduling regarding wildlife fencing, and sought clarification on the purpose of the wildlife fence, whether it aims to keep animals out of town, people out of the forest, or both.

### Answers

#### Wildlife fence map with street overlays

The wildlife fence for Phase 1 of Three Sisters Village will go around Three Sisters Village, through the Stewart Creek Golf Course, and then connect to the Trans-Canada Highway wildlife fence on the east side of the existing development of Stewart Creek. Detailed design will finalise the exact location of the fence as it travels through these areas. Where the fence intersects with pathways or streets, cattle guards, electro mats and other tools may be used to encourage wildlife to stay within wildlife corridors. Future phases of development in the Smith Creek neighbourhood, will change portions of the fence alignment and incorporate new development as future phases are brought forward.

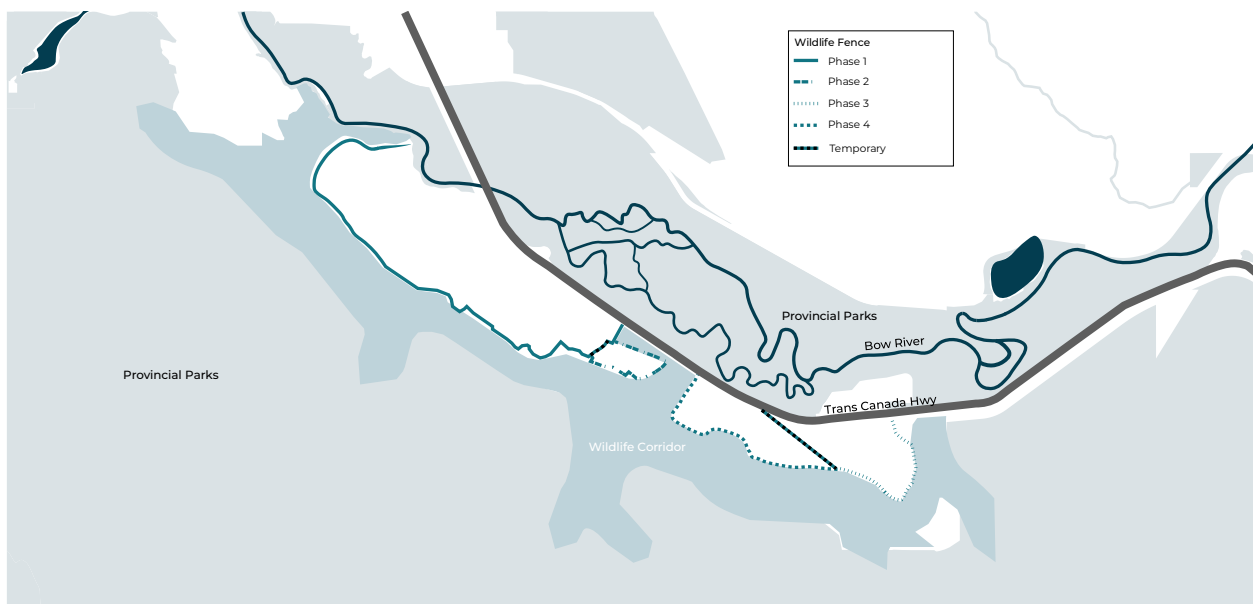


Figure 3 Wildlife Fence Map

## **Details and scheduling regarding wildlife fencing**

Over the summer you may see some activity as we begin constructing Phase 1 of the Wildlife Exclusion Fence. This fence will keep wildlife out of the development footprint and provide a tangible boundary for residents and visitors indicating they are entering the wildlife corridor.

### **Wildlife fence purpose**

The intention of the wildlife fence is to keep wildlife from entering the developed parts of TSMV and provide an indication to humans that they are entering a designated area where the priority is wildlife movement. It also is a way to educate users on what areas not to access as gates will only be provided in locations where there are approved trails, and also provide the ability to undertake seasonal closures if needed.

## **Infrastructure**

### **Questions Summary**

The questions revolved around infrastructure planning and development within the project area and its impact on the surrounding community. Inquiries included plans to expand water, sewage, and electrical infrastructure to accommodate future phases, the need for school sites in Canmore due to the increasing population, and considerations for transportation infrastructure like road widening and traffic management. There is also interest in exit points from Three Sisters Parkway, particularly closer to Deadman's Flats. Lastly, there were queries regarding the development of housing along the Three Sisters Parkway (South) where the speed limit is currently at 50km/h, and queries regarding how the plan accommodates the increased traffic in the area. Interest was expressed in understanding if TSMV was open to developing another main road that avoids residential areas.

### **Answers**

#### **Expanding water, sewage, and electrical infrastructure**

Not only has TSMV considered the infrastructure from water and sewer supply, but this has been long planned by the Town of Canmore for decades. The Town of Canmore has been planned for an approximate population between 25,000 to 30,000 since at least the 1990s. More information can be found within the Town's Utility Master Plan document

<https://www.canmore.ca/public/download/files/233401> in terms of larger pieces of infrastructure and population planning.

### **School sites**

Land for schools are provided as part of a 10% contribution of land throughout Alberta for Municipal Reserves. A school site anticipated within the Smith Creek ASP area however, a school site not planned for the Three Sisters Village ASP area.

### **Transportation infrastructure**

TSMV will build roads that accommodate transit routes and bus stops. During the ASP process, a global Transportation Impact Assessment (TIA) was undertaken. However, one of the components that the Town of Canmore imposed on the TIA is that they did not want to see a widening of the bridge over the Bow River leading into downtown and the Town has no plans to widen it. The intent behind the terms of the TIA imposed by the Town was that there would be a modal shift in more people using transit, bicycles, walking, and other active modes of transportation. TSMV will have connections for walking and biking to get into downtown and other areas of Canmore. There will also be opportunities to take transit into downtown and other areas of Canmore using the transit stops planned for the in Three Sisters Village ASP.

For more information on regional transportation improvements, refer to “A.4 Transportation Infrastructure Map” from the Three Sisters Village ASP.

<https://www.canmore.ca/public/download/files/232157>

## **Safety**

### **Questions summary**

The questions primarily focused on concerns related to environmental risks and emergency preparedness within the development area. Topics include undermining, evacuation plans for emergencies such as wildfires, and strategies for mitigating the risk of forest fires, particularly in the context of an urban/rural interface. Additionally, there was a query regarding the construction of flood mitigation in relation to the budget allocation for addressing potential risks.



## **Answers**

### **Undermining**

Undermining is common throughout the Three Sisters Village lands and other areas of Canmore. Please see the link to our video explanation of Development within Undermined Areas of Canmore. <https://tsmv.ca/undermining/>

TSMV will be approaching this project similarly to how they approached the undermining within the Stewart Creek subdivision. About two-thirds of the Three Sisters Village area there is no undermining present beneath it. For Phase 1 an Undermining Study was produced by professional engineers, reviewed by 3<sup>rd</sup> Party engineers and once completed the report was then accepted by the Province. The report made recommendations to mitigate against undermining hazards in the potentially impacted areas within Phase 1. These recommendations will be refined in subsequent and more detailed reports if required at the development permit stage. Areas not impacted by undermining include parcels 27, 28a, 28b, 30a, 30b and 31, as well as the stormwater facility and some park spaces.

### **Evacuation plans/ strategies - wildfire**

A Wildfire Risk Assessment was submitted for the Three Sisters Village and Smith Creek ASPs. There will be fire-smarting undertaken on an ongoing regional, local, and individual site basis by various parties. The Town of Canmore has also been preparing and working on community-wide plans; this isn't of course just a TSMV consideration. There are also discussions at the provincial and municipal level with several different provincial agencies about bigger community fire-smarting techniques around Canmore.

### **Flood mitigation**

The Phase 1 Conceptual Scheme area partially contains a steep creek hazard and floodplain impacted area for Three Sisters Creek. The proposed mitigation for the floodplain is defined by the placement of diversion berms to mitigate the hazards associated with Three Sisters Creek. Where there are no berms proposed, a setback of 20m from the centerline of the creek was proposed as the boundary. Within areas designated as Environmental Reserve (the area of Three Sisters Creek and the floodplain), only low maintenance pathways (i.e., gravel surfaced pathways or mountain bike trails) are proposed. TSMV will be responsible for funding and installing all flood mitigation required for risks present for Phase 1. The Town

of Canmore is responsible to fund flood mitigations that is proposed to protect existing residential development such as Miskow Close.

## Next Steps

The Conceptual Scheme and land use redesignations (rezoning) were approved on April 23, 2024. The project will now move forward to the subdivision and detailed design stage. This allows the lands to be separated into individual titles and embarks on the detailed engineering and design for the roads, parks and infrastructure associated with the development. Following the subdivision process, a master development agreement will be entered into between the Town and TSMV, and the public roads and utility infrastructure will be installed.

TSMV will continue to update the [www.tsmv.ca](http://www.tsmv.ca) website, social media, and emails regarding construction updates.



Information sessions for future phases of both Three Sisters Village and Smith Creek may be held as these projects are initiated. Any future information sessions will be advertised.

## **Appendix A**

### Information Session Presentation



**THREE SISTERS**  
**mountain**  
**village**

**INFORMATION SESSION**  
**THREE SISTERS VILLAGE PHASE 1**

Three Sisters Mountain Village is located within the Treaty 7 region of Southern Alberta. In the spirit of respect, reciprocity and truth, we honour and acknowledge the Canmore area, known as "Chuwapchipchiyan Kudi Bi" (translated in Stoney Nakoda as "shooting at the willows") and the traditions and cultures of the signatories to Treaty 7, the Îyârhe Nakoda (Stoney Nakoda Nations) – comprised of the Bearspaw First Nation, Chiniki First Nation, and Goodstoney First Nation, – Tsuut'ina First Nation, and the Blackfoot Confederacy – comprised of the Siksika Nation, Piikani Nation, and Kainaiwa Blood Tribe. We acknowledge that this territory is home to the Rocky View Métis District 4 within the Battle River Territory. We acknowledge all Nations who live, work, honour, and celebrate this territory.



LAND ACKNOWLEDGEMENT

## **Vision**

TSMV's vision is to develop innovative and mutually beneficial opportunities for Stoney Nakoda Nations ("SNN") and other Indigenous people to participate in our projects.

## **Our Focus**

TSMV will continue to make a determined effort to work with the administration of SNN to maximize our projects' potential benefits for community members, businesses, and entrepreneurs. Our work will be focused on four key areas:

### **Building Relationships**

We will listen, support, and build relationships founded on trust, transparency, and respect.

### **Economic Opportunities**

Wherever possible, we will establish mutually beneficial agreements with SNN and other groups based on the principles of creating shared value, transparency, quality, social responsibility, and safety.

### **Community Involvement**

We will provide the ability to become part of the community with spaces for cultural awareness, place names, and public education.

### **Employment**

As an equal-opportunity employer, we will provide a safe and respectful workplace for all people who wish to join our team.



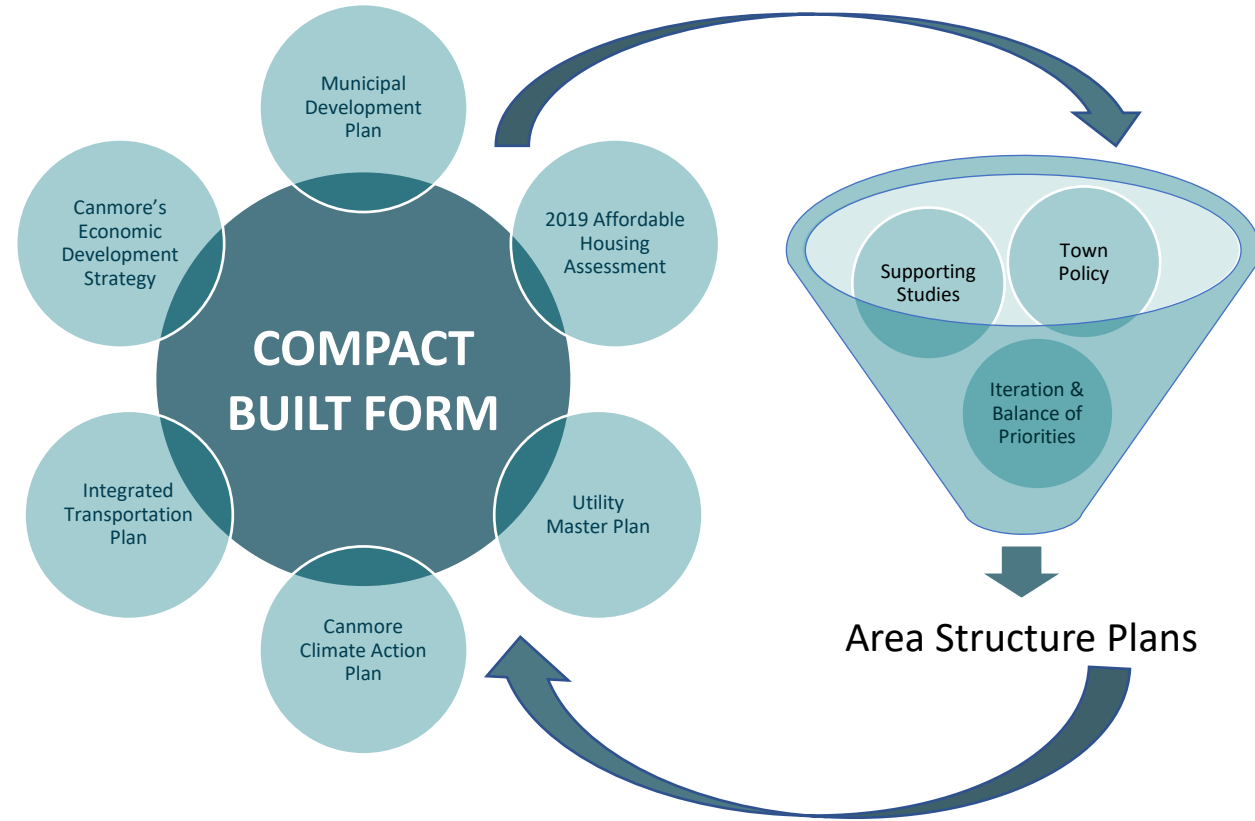


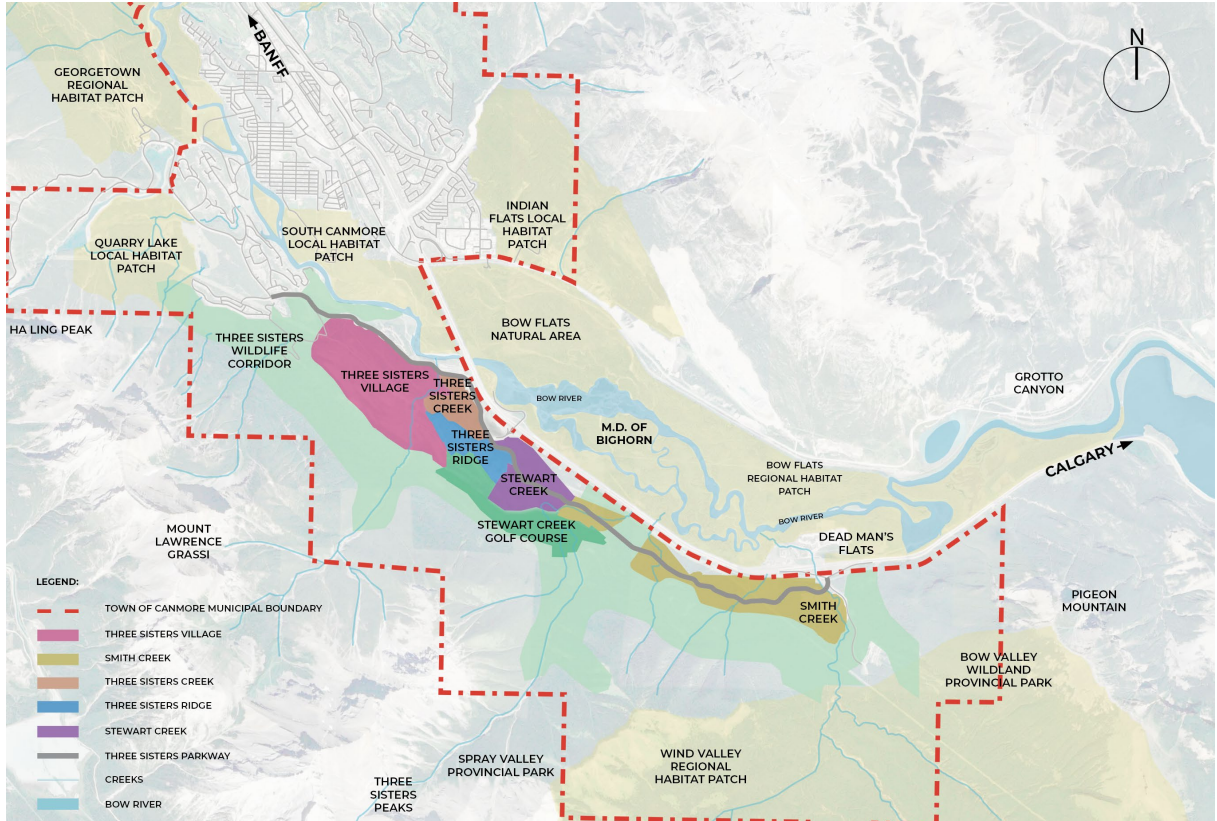
	<b>Public Participation Goal</b>	<b>Promise to the Public</b>
Inform	To provide the public with balanced and objective information to assist them in understanding the project.	We will keep you informed.

Adapted from the IAP2 Spectrum of Public Engagement

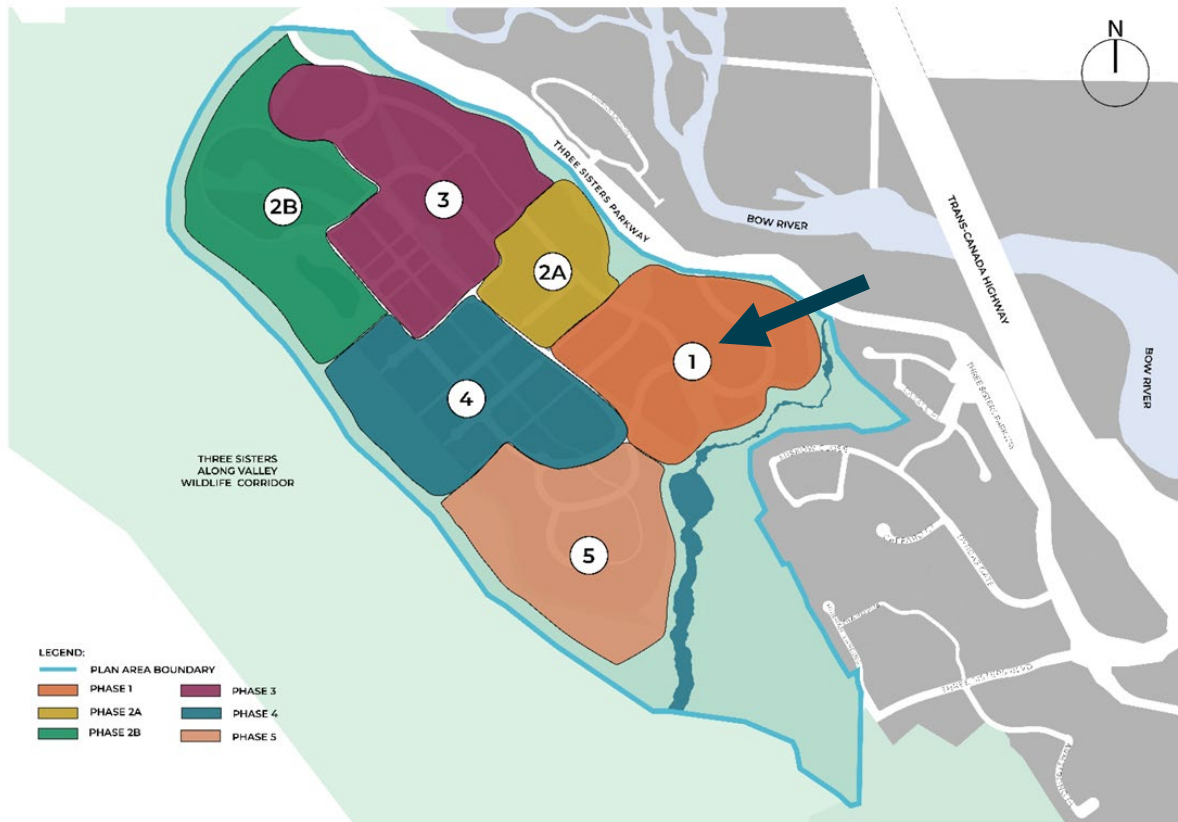
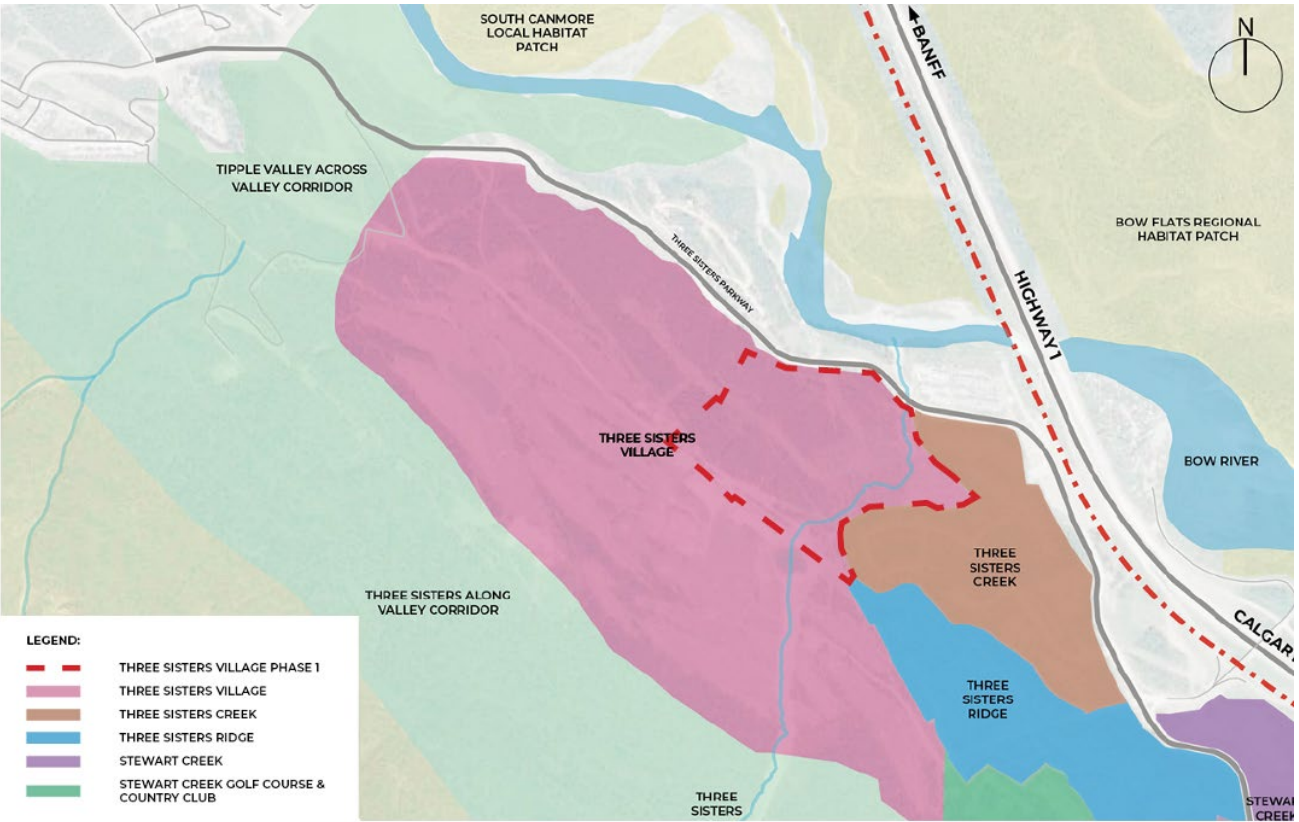


- The Three Sisters Village ASP guides future land use decisions to ensure comprehensive development of the Plan Areas.
- The Three Sisters Village ASP is consistent with applicable legislation and policies:
  - Town of Canmore Municipal Development Plan (MDP)
  - Natural Resource and Conservation Board Decision #9103
  - Municipal Government Act (MGA)
- An ASP provide direction to subsequent municipal applications:
  - Conceptual Schemes
  - Land Use Bylaw Amendments
  - Subdivision
  - Development Permits

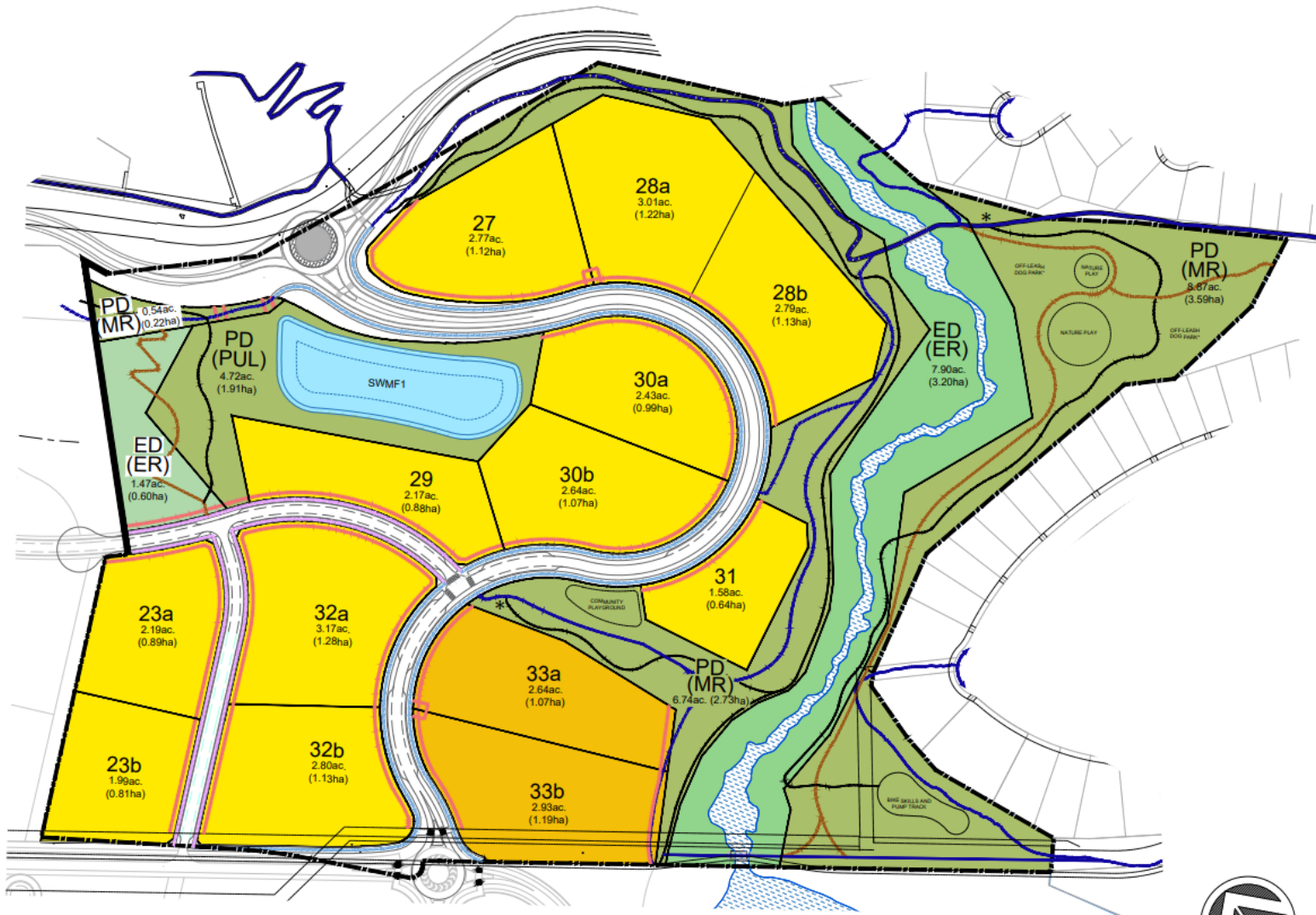




# LOCATION & CONTEXT



# LOCATION & CONTEXT



**LEGEND**

TOTAL AREA	29.07 Ha / 71.83 Ac	
ED (ER)	3.80 Ha / 9.38 Ac	
NET DEVELOPABLE	25.27 Ha / 62.45 Ac	100.0 (% NET DEVELOPABLE)
R3 TSMV d50 b74	11.15 Ha / 27.55 Ac	44.1
R4 TSMV d68 b110	2.26 Ha / 5.58 Ac	8.9
PD (MR)	6.53 Ha / 16.14 Ac	25.8
PD (PUL)	1.91 Ha / 4.72 Ac	7.6
ROAD	3.42 Ha / 8.46 Ac	13.6

**LEGEND**

SCOPE BOUNDARY	
4.10m ACTIVE TRANSPORT	
3.5m ASPHALT PATHWAY	
2.30m SIDE WALK	
1.5m GRANULAR PATH	
EXISTING ASPHALT (TO BE UPGRADED TO EDCC STANDARDS)	
EXISTING ASPHALT (TO REMAIN)	
0.3 - 1.0m MTB SINGLE-TRACK	
ART NODE	

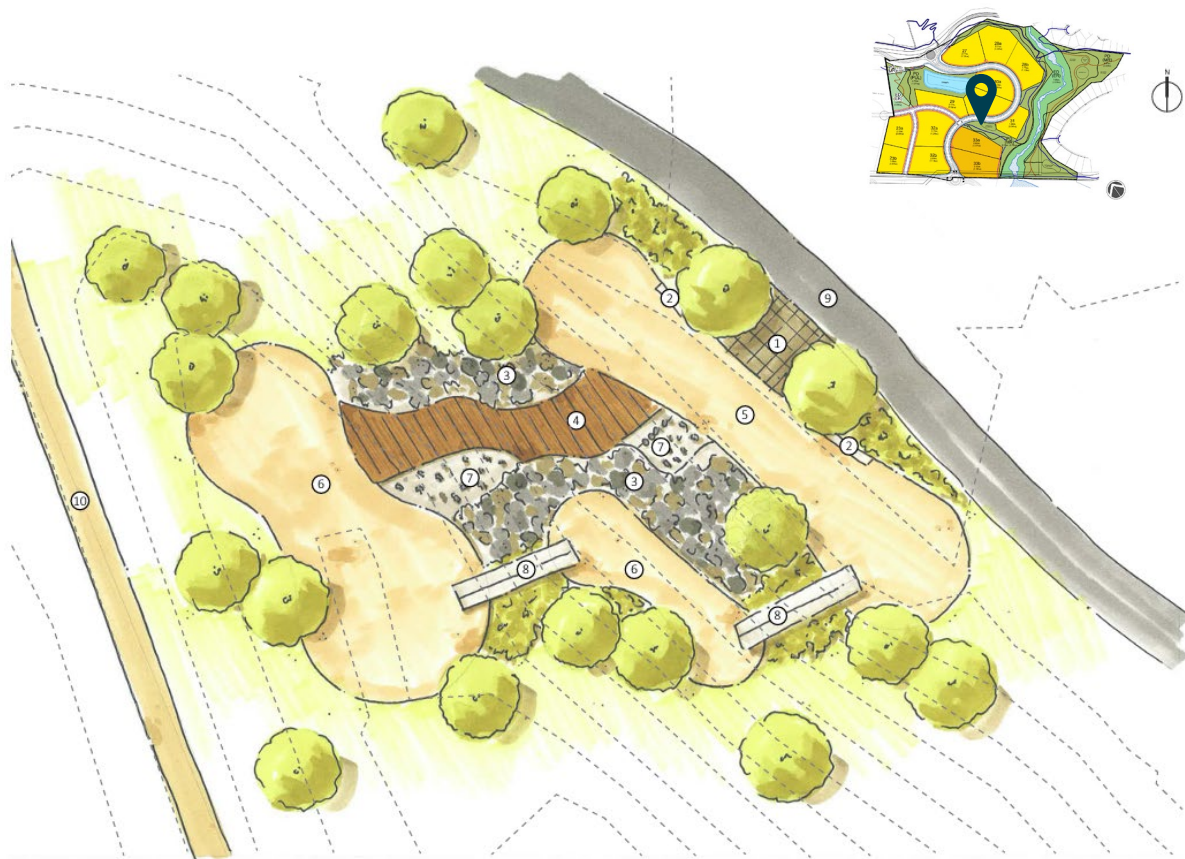
\*NOTE: EXTENT AND SIZE OF THE DOG PARK WILL BE DETERMINED AT THE DETAILED DESIGN STAGE.



# CONCEPTUAL SCHEME



# PLAYGROUND



1. Entrance paving
2. Proposed seating
3. Rock wall
4. Timber steps/ramp
5. Indicative play area (Suitable for all ages)
6. Indicative play area (Suitable for ages 6+ years)
7. Rock climbing wall
8. Proposed slide between platforms
9. Asphalt pathway (R.O.W)
10. 3.5m gravel multi-use pathway

# NATURE PLAY & TREE FORT



- 1. Raised tower structure
- 2. Connecting platform
- 3. Slide or climbing structure
- 4. Rope structure
- 5. Nature play zone
- 6. Proposed seating
- 7. 1.5m gravel pathway
- 8. 3.5m gravel multi-use pathway



# CONCEPTUAL OPEN SPACE AMENITIES

# BIKE SKILLS & PUMP TRACK



- 1. 1.5m gravel bike park access track
- 2. Asphalt access ramp
- 3. Proposed seating
- 4. Asphalt pump track
- 5. Berm addition
- 6. Resting zone
- 7. Start/finish zone
- 8. Bike skills park
- 9. 3.5m gravel multi-use pathway

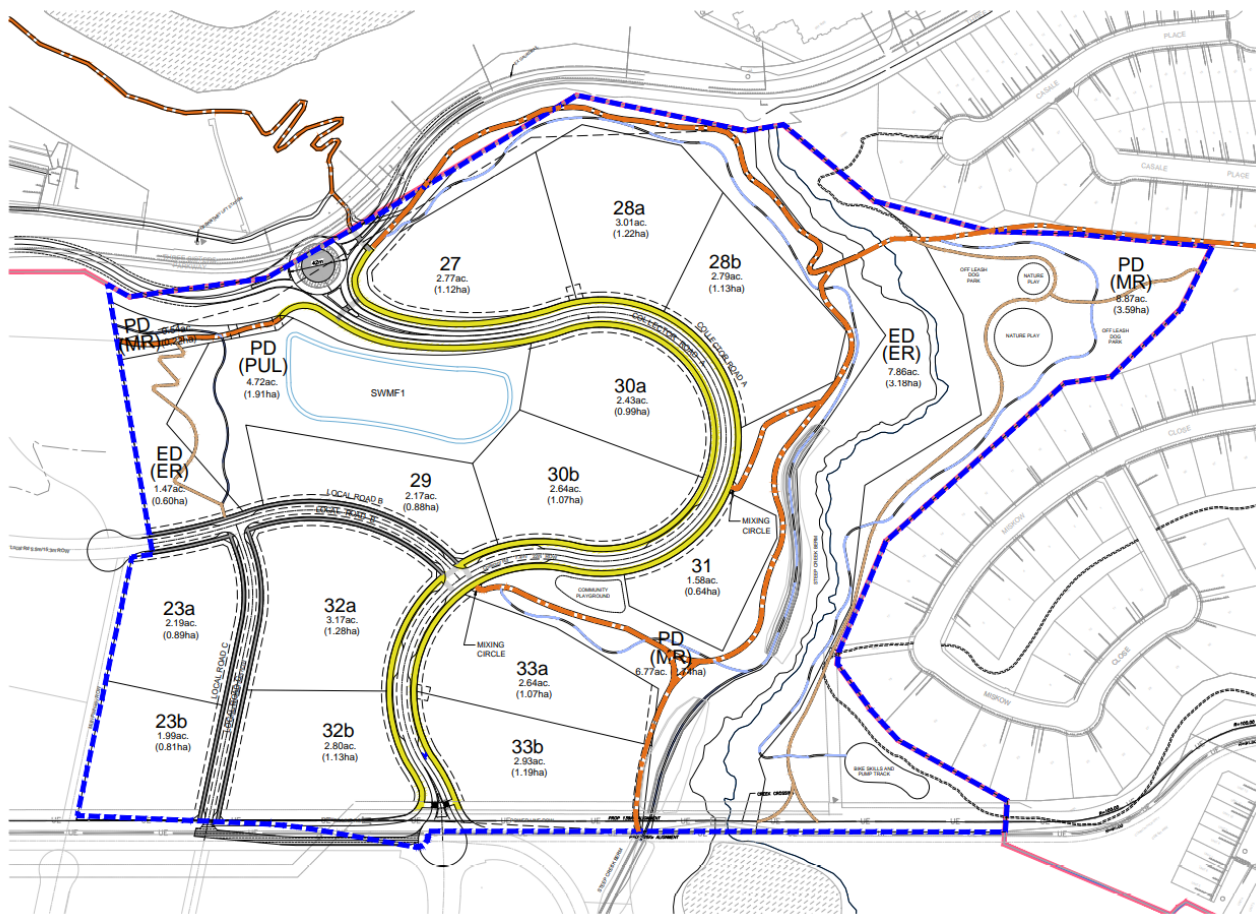




OFF LEASH DOG PARK



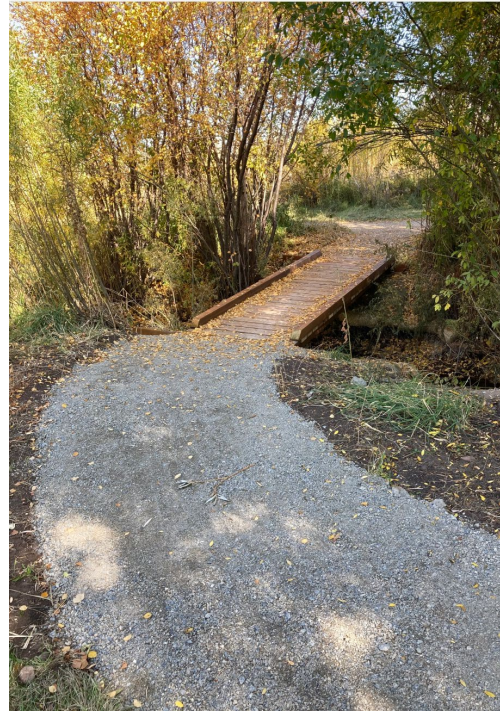
CONCEPTUAL OPEN SPACE AMENITIES



- 4.1 m multi-use path (asphalt)
- 3.5 m multi-use path (asphalt)
- 1.8 m multi-use path (sidewalk)
- 1.5 m pedestrian path (gravel)
- Bike track (0.3-1.0 m single track and 1.0-1.5 m double track)

**LEGEND**

	PHASE 1 BOUNDARY
	ACTIVE TRANSPORT ZONE
	SIDEWALKS
	MULTI-USE PATHWAYS
	1.5m GRANULAR PATHWAYS
	0.3-1.0m MTB SINGLE TRACK
	PROPOSED PROPERTY LINE
	EXISTING PROPERTY LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	UE
	EXISTING UNDERGROUND POWER



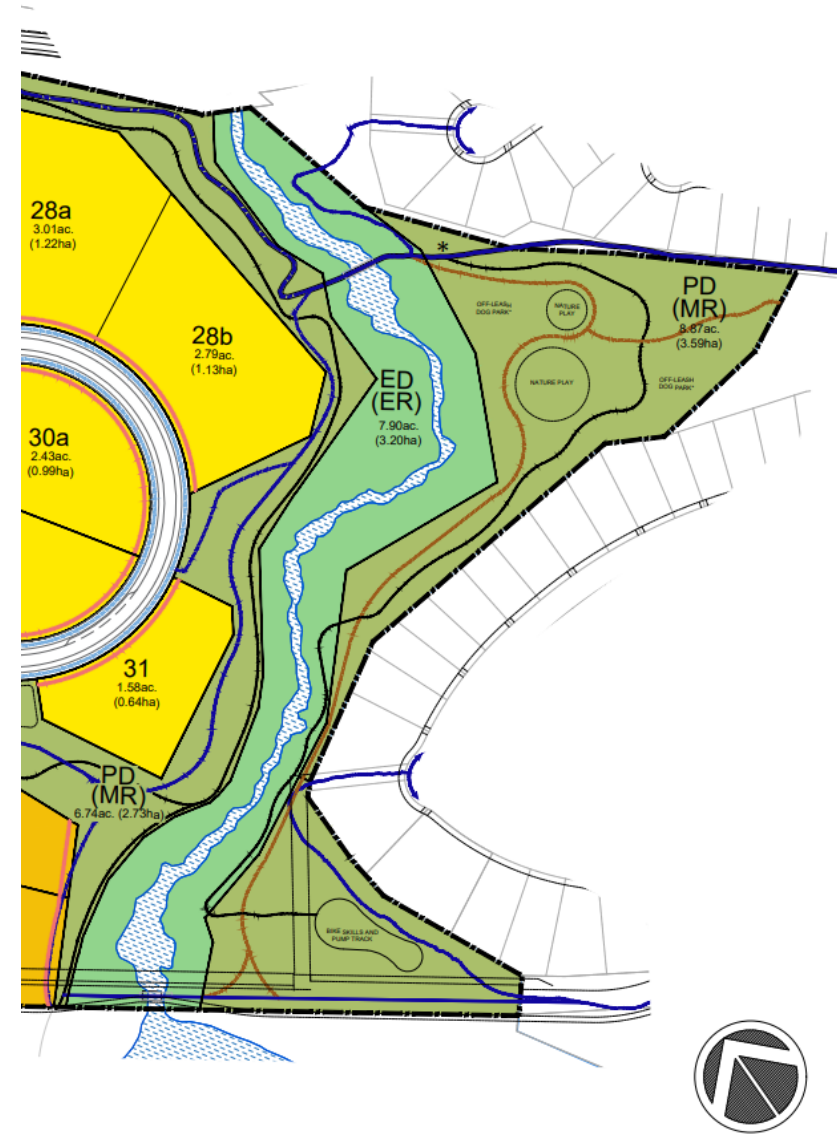
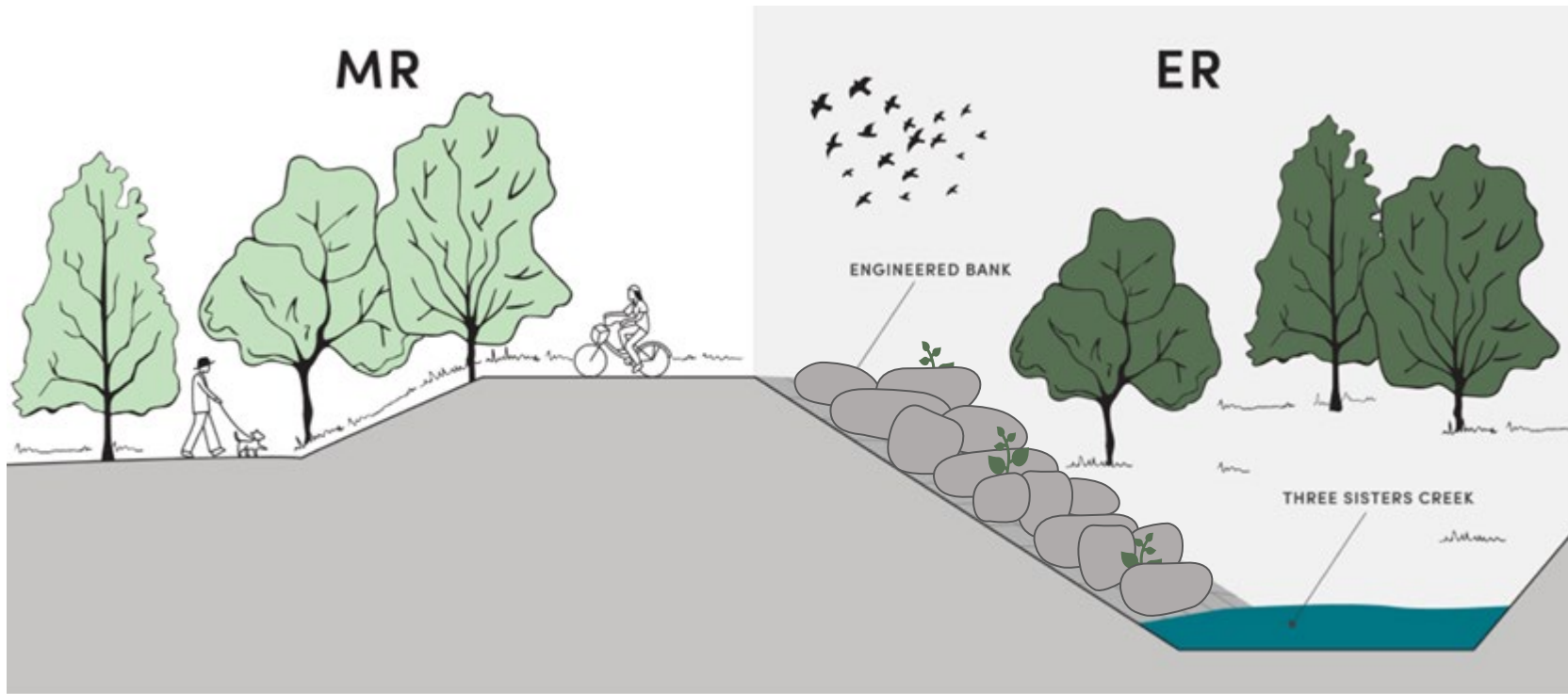
# COMMUNITY FEATURE & PUBLIC ART



- 1. Parametric Feature Structure (Material to be steel or similar)
- 2. Gateway Plaza
- 3. Seating
- 4. Low Amenity Planting
- 5. Natural Surface Pathway (Gravel, etc)
- 6. Asphalt Multi-use Pathway

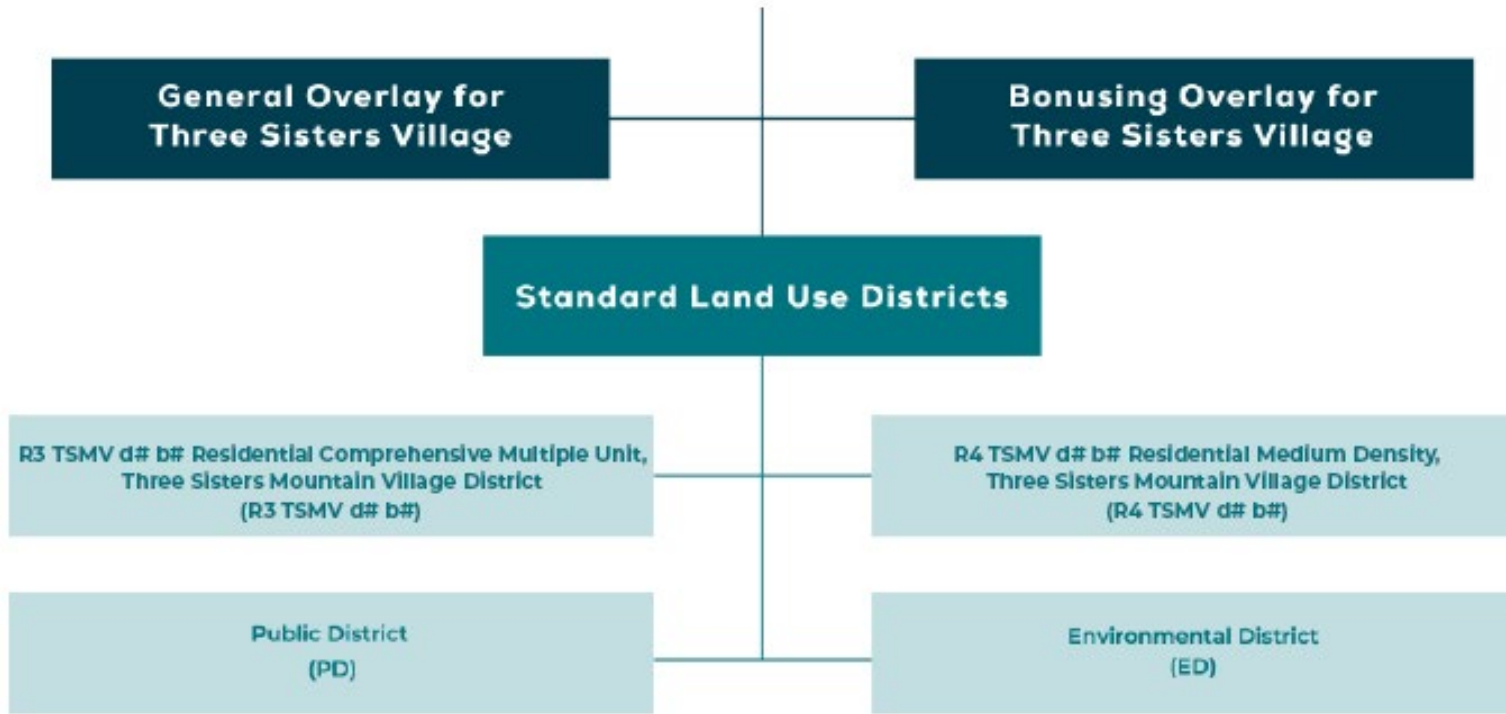


# CONCEPTUAL AMENITIES & PUBLIC ART



**ENVIRONMENTAL RESERVE**

# Canmore Land Use Bylaw Amendments





PROVISION OF  
MINIMUM  
AFFORDABLE  
HOUSING

**10%** of the units  
at base density **MUST** be  
AFFORDABLE HOUSING

## BONUSING CATEGORIES



AFFORDABLE  
HOUSING



SOCIAL &  
CULTURAL



SUSTAINABILITY  
& NET ZERO



Design Diversity & Smart Growth

Placemaking & Sustainability

Complete Streets & Safety

Flexibility & Adaptability



- An example of planting demarcating the private and public space between dwellings and adjacent street.



- An example of clear, direct pedestrian access from front facing street to the dwellings primary door.

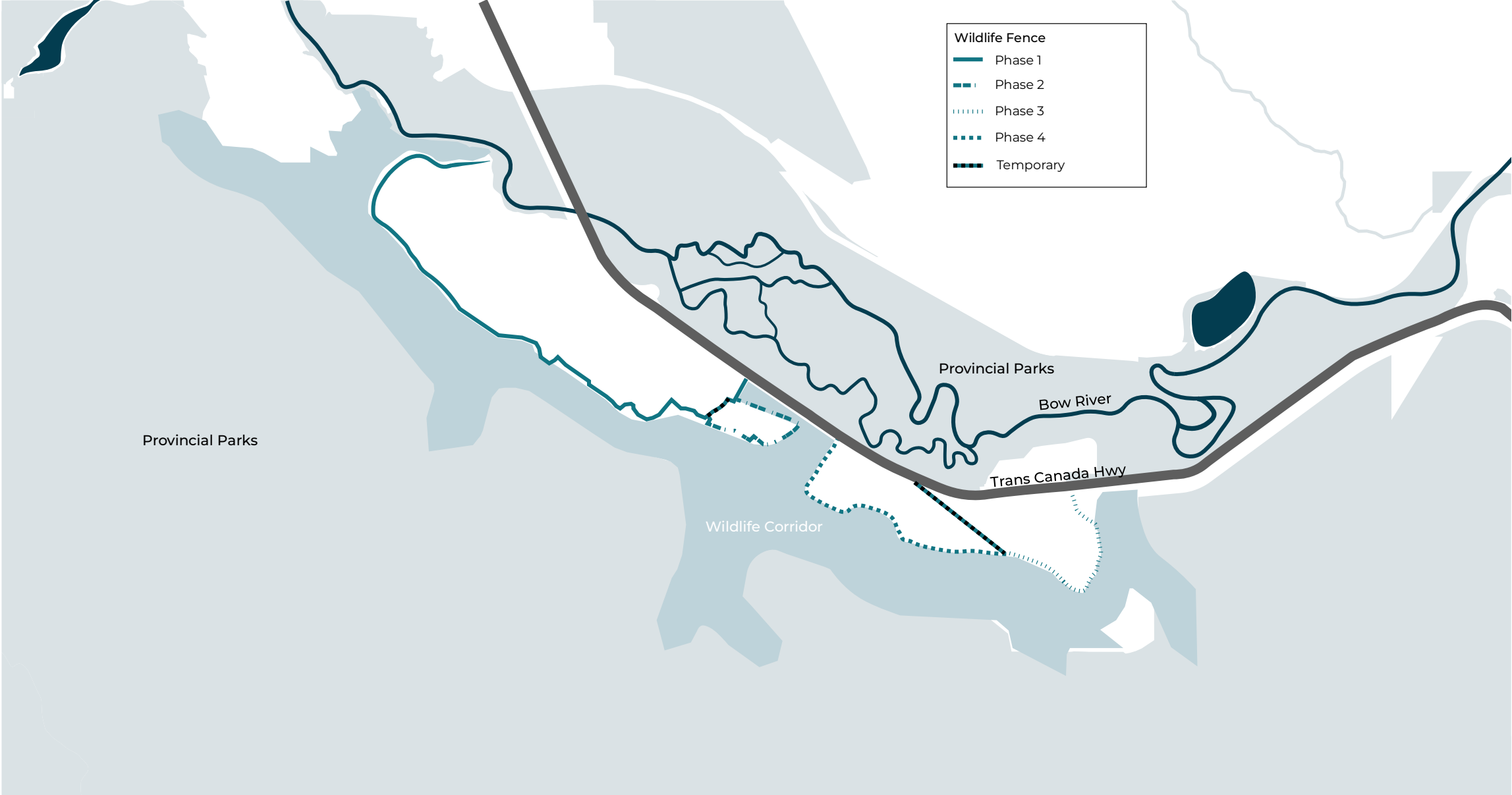


- An example of pedestrian access at ground floor level into the building from fronting street.



**Wildlife Fence**

- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Temporary



Provincial Parks

Provincial Parks

Bow River

Trans Canada Hwy

Wildlife Corridor

# WILDLIFE FENCE





**NEXT STEPS**



# QUESTIONS