

FREQUENTLY ASKED QUESTIONS

800-3rd Avenue, South Canmore

800 | 3rd Ave
Canmore



The Proposed Concept

What makes this Concept different from other proposals for this land? In the past there have been many development applications for this site ranging from 39 to 100 residential dwelling units but none of them as environmentally sensitive as what is currently being proposed under this application. The landowners are not developers and wish to live on this land in the future. The Concept proposes to make a different use of a large, private land holding to benefit the community by way of a philanthropic land gift for a new Palliative Care Hospice and a very modest residential development. The landowners will build their own home and provide an additional five homes sites. These home sites will support the larger infrastructure costs for servicing the entire site including the Hospice and any costs associated with planned environmental offsetting.

The proposed Concept is not motivated by the typical measures of land development such as yield, profit, and density. It is in fact the opposite. This application is less intrusive, more focused on a true balance between environmental stewardship and the built form and has the potential to act as a transition zone from the highly dense Spring Creek Mountain Village to the natural areas beyond the Town of Canmore facilities. The sensitive and thoughtful selection of building locations and the amount of development were guided and shaped by the outcomes, findings, and recommendations of the Environmental Impact Statement completed by Registered Professional Biologists for the development.

Who was consulted during the development of the plan?

The landowners created the proposed Concept in collaboration with the Town of Canmore planning department. The proposed Concept represents the coordinated efforts and work of Registered Professional Biologists, Engineers, Planners, Architects, and the Palliative Care Society of the Bow Valley. Conversations also occurred with environmental groups. The proposed Concept has evolved through these discussions.

The landowners will host four virtual open houses in early February 2022 to seek input and feedback on their proposed Concept.



What are the benefits to the proposed Concept? The proposed Concept builds a modest, low impact residential development in one of the few areas in Canmore designated as “Future Development District”. The landowners are choosing less density in an area that could support significantly more development like Spring Creek to the north of its boundaries. It maintains eighty-nine (89) percent of the total land in a natural state with eleven 11% being roads and structures providing a buffer or transition between the proposed Spring Creek Mountain Village and the Tipple Creek Wildlife Corridor and the Bow River. It also proposes to preserve the most sensitive portions of the land as an Environmental Reserve Easement. It brings clarity and certainty of land use to this large, undeveloped tract of private land after over 30 years of grandiose development aspirations. The proposed Concept truly demonstrates the meaning of sustainability and the trades offs required through both stewardship of the environment and the construction of homes that will meet or exceed the Town’s stated Climate Action goals of 30% reduction in greenhouse gasses using the 2015 NECB reference building.

Palliative Care Hospice

Why is this Hospice being considered? As Canmore grows there will be increasing need to allow for end-of-life care in the community. The landowners will donate approximately 0.8 ha (2 ac) of serviced land for the construction of the Hospice. The Hospice will provide an exceptional benefit to the community and has significant support.

This large land trust, set in a pastoral green space, at the foot of Three Sisters Mountain, is ideally suited for the Bow Valley Hospice. Currently, those patients for whom residential end-of-life care is appropriate must leave the community of Canmore to receive care in a hospice in the City. The donation to the Palliative Care Society will reduce the burden of fundraising for a community-based charity and provide a site in proximity to the Town amenities that would otherwise not be available.



What programs will be offered at the Hospice? The Palliative Care Society's vision is to construct a hospice for the purpose of providing and supporting 'full-spectrum' palliative and end-of-life care for the community of Canmore and the surrounding local Bow Valley communities. The Hospice will also include day hospice programs such as music therapy and physical therapy. Administrative offices for staff and volunteer spaces will also be included within the building.

The Hospice will be grounded in the principles that embody a caring, compassionate, and connected community. It will provide space for gathering and engagement for people facing terminal illness with their family and friends. It will provide mutual support and palliative care day programming and respite care for families. The Hospice will strengthen the community by providing local, equitable access to all Bow Valley residents requiring hospice care who would otherwise

need to leave the Bow Valley for care in other urban locations.

Who was consulted? The Palliative Care Society has invited a diversity of voices into both the design of the building and the programs and services that will be offered within the new Hospice. Alberta Health Services is also aware of the proposal. The Society spoke with many community stakeholders regarding rural hospice care in the Bow Valley, including health care workers, medical practitioners, and other allied health care professionals to ascertain where the gaps in palliative care lie. Without exception, all spoke of the need for a residential hospice facility to avoid unnecessary hardship on families struggling with end-of-life issues by having to travel to Calgary or other urban centres for hospice care. Having a hospice located in Canmore addresses an enormous gap in services that will only increase as the population ages.

What about the Indigenous / First Nations community?

The programming and service delivery will be sensitive to diverse cultural practices in end-of-life care. Members of the Society met with Stoney Nakoda First Nations on many occasions since 2016 and discussed general cultural and spiritual observances related to palliative care in the planning process of developing palliative care programs and designing a Palliative Care House. From these conversations, several recommendations in the design of a Palliative Care House, including but not limited to:

- Ability to accommodate a full smudge ceremony in the Palliative Care House (PCH).
- Sacred space in the Hospice to perform various ceremonies.
- One room designed to accommodate up to twenty-five family members with sleeping accommodation for a least one family member to stay overnight.
- Provide education sessions and have protocols available regarding Stoney traditional cultural and spiritual observances for the non-indigenous health care staff and volunteers

Will traffic increase? There will be an increase in traffic, but it is not anticipated to be material or significant. The Town requires a traffic study to be completed when over 100 cars peak hours are anticipated. Even with some drop-in services, the Hospice will not reach that number of vehicles.

Will there be “no idling” within the Palliative Care use?

Yes, the Society will post no idling on the property to protect the environment.

What are the benefits of the Palliative Care Hospice? The proposed Hospice Concept will address a gap in 24/7 provision of services. The Hospice will create permanent, new health related employment opportunities with salary ranges above the traditional rates paid by the hospitality and retail sectors. These employees will contribute significantly to the social fabric and economic activity in the Bow Valley. Over the construction phase of 24-30 months, there will be 50-60 full time jobs which will be contracted positions with local contractors and sub-contractors. Finally, the estimated economic impact is in the range of \$4 million annually.

Environmental Impact Statement

What is an Environmental Impact Statement (EIS)? The purpose of the EIS is to provide information to Canmore’s Town Council so they can make an informed decision on the proposed land use plan. The EIS:

- Describes the proposed new land use.
- Describes the existing environmental conditions and features on and surrounding the property.
- Identifies significant natural ecological features, describes potential impacts of the project, prior to mitigation.
- Recommends measures to avoid or reduce these impacts and identifies residual impacts and their significance after the implementation of proposed mitigation.
- Recommends if any further studies or monitoring is to be undertaken through the course of mitigation implementation.
- Discusses cumulative effects in reference to existing, approved, and future developments in the area.
- Identifies additional mitigation measures to minimize impacts on ecosystem components and cumulative effects.

What were the results of the EIS? The results of the EIS indicate that the proposed development will have a small impact on a very small, concentrated portion of the site at the northern periphery of the parcel. The authors of the report and those who reviewed the report, concluded through the EIS that the proposed Concept had a negligible impact on six biophysical resources

(soils/terrain, fish/fish habitat, water quality/hydrology, land resources use, air quality and cultural resources) and a negligible-to-low impact on two biophysical resources (vegetation/ecosystems and wildlife/wildlife habitat).

Who completed the Environment Impact Statement? The EIS was completed by a team of Registered Professional Biologists from Associated Environmental Consultants Inc. The team was comprised of experts that have dedicated their careers to the needs of wildlife and wildlife habitat, vegetation and ecosystems, fish and fish habitat, and climate change.

Who reviewed the EIS? The Town of Canmore’s “third party reviewers” reviewed the EIS.

How does the proposed concept balance private development with environmental land stewardship? The modest, low scale residential development has been designed to have minimal visual impact on the landscape. All the built forms have been strategically oriented on the northern edges of the property to ensure that the undeveloped portion of the property will serve as an appropriate natural, open space transition from Canmore’s emerging south urban edge to the Provincial parklands and the Bow River Valley. The proposed Concept incorporates all the recommendations identified in the Environmental Impact Statement ensuring that the potential residual effects (any effects that remain once all mitigation, restoration and compensation is completed) are negligible to low overall.

What are the plans for environmental mitigation?

Mitigation measures are actions taken that are intended to avoid, reduce, restore, or offset for potential effects of a project. Some mitigation is required through the regulatory process (for example protecting water quality) and some mitigation is being offered as extra work in the spirit of good environmental stewardship. Mitigation measures have been proposed to avoid, reduce, restore, and offset for all potential effects. The proposed Concept will protect environmentally sensitive habitat such as the shrubby swampy area, areas adjacent to the streams, and will include the dedication of Environmental Reserves Easement. The project is anticipated to result in a net positive benefit once offsetting is complete. The proposed Concept has created a balance between wildfire risk, maintenance of aesthetic quality, and preservation of wildlife habitat value.

Trees will be planted in low shrub ecosystems on the southern section of the site and will replace the number of trees removed due to Alberta FireSmart requirements. Riparian areas will be improved by planting native species and establishing an Environmental Reserve Easement amounting to approximately 3.5 acres. The improvements to the riparian areas will improve flood resiliency, create new wildlife habitat areas, and support the Town of Canmore's initiative to plan for climate change.

What does offsetting mean on this property? An environmental offset is defined as an activity undertaken to compensate for the residual effects of a project, or effects that are anticipated to remain following mitigation. Offsetting will include flood mitigation, improvements to vegetation along the riparian area along Spring Creek and Policeman's Creek and planting native shrub species and trees throughout the property to compensate those trees removed to protect against wildfire. The proposed Concept anticipates a net positive benefit once offsetting is complete.

Offsetting in this case will improve the land from its current condition. Offsetting will also improve climate resiliency for all land downstream of the property, improving the flood resiliency of Spring Creek by enhancing the riparian vegetation and reducing erosion potential along the stream bank.



What portion of the South Canmore Local Habitat Patch will the proposed low impact development cover? The northerly edge of the property directly south of the approved Spring Creek Mountain Village development. Structures and Roadways consumes only 0.5 percent (1/2 percent) of the South Canmore Local Habitat Patch.

Are there precedents for development within a Local Habitat Patch? Yes, in fact just south of the land in question, is the Town of Canmore's Waste Transfer

Station, Material Handling Facility and Wastewater Treatment Plant have been developed and upgraded since the establishment of the SCLHP.

Who owns most of the identified habitat patches in and around Canmore? Most of the identified regional and local habitat patches are Crown land administered by the province. Private ownership of land is rare within habitat patches and the proposed Concept will seek to steward 89% of the total land mass in its natural state.

What is the condition of the vegetation in the South Canmore Local Habitat Patch? The land is a fire-disturbed landscape currently vegetated with native species that comprise four distinct ecosystem types.

- Coniferous: treed areas dominated by mature spruce trees.
- Tall shrubs: dominated by regenerating balsam poplar and willow.
- Low Shrub-grass: primarily willow and grassy species indicative of a burned area.
- Shrubby swamp: predominately dry, forested swamp comprised of willow and balsam poplar. The proposed Concept was re-designed during planning stages to completely avoid the shrubby swamp.

Is the South Canmore Local Habitat Patch functioning as intended? Studies referenced in the BCEAG Report (updated in 2012) determined that the habitat quality of the SCLHP is compromised, too small to provide the intended habitat, and not functioning as intended. While the SCLHP does not meet the criteria for a Local Habitat Patch, it does provide habitat for species that have adapted to human use, for example, deer, coyote, and elk. The Bow Corridor Ecosystem Advisory Group note that even if it were completely intact, the SCHLP is not large enough to meet the minimum standards set for a functional habitat patch.

What else is contributing to compromising the South Canmore Local Habitat Patch? Since its establishment in 2009, habitat in the SCLHP has been fragmented and continues to be disturbed by frequent and ongoing incursions by humans. People are walking, hiking, and skiing, dogs are on and off leash, and large trucks are travelling on roads to and from Canmore's Waste Transfer Station, Wastewater Treatment Plan and Materials Handling Facility. The roads fragment the local patch, and the SCLHP is functionally isolated from the larger Regional Habitat Patch (in this instance, the Bow Flats Habitat

Patch) by Highway 1 and the CP Railway. Noise originating from CP Railway, Highway 1, a helicopter heliport, and the Town's industrial infrastructure (e.g., the Waste Transfer Station) is a significant, constant disturbance to wildlife that can be detected from all locations within the SCLHP and beyond.

The proposed Concept concentrates any users to a contained area (northwest portion) and will result in a net reduction of human activity after construction is complete.



What other land uses are within the South Canmore Local Habitat Patch? To the south of the property are Canmore's Waste Transfer Station, Materials Handling Facility and Wastewater Treatment Plant and beyond that Nordic Provincial Park and the Bow River. Sanctioned and unsanctioned trails criss-cross the entire SCLHP.

What other Climate Change actions will be taken? In addition to reducing disturbance from flooding from Spring and Policeman's Creek, the small amount of residential development proposed will pursue the goals of Canmore's Climate Action Plan to further provide mitigative offsets.

What about Steep Creek Hazard? The Steep Creek hazard is avoided because no proposed structures will be located within the mapped hazard area.

What about Flooding? The grade elevation of buildings will be the same as that of the neighbour to the North, which is above the 1:1,000 flood level forecast.

Required Policy and Bylaw Changes

What policy changes are necessary? Two actions are required to develop the modest, low impact project on the current site – Two Municipal Development Plan Amendments and a Land Use Bylaw Amendment.

Why is an amendment to the MDP required? The property is located outside the Town of Canmore Urban Growth Boundary under the 2012 Municipal Development Plan (MDP). The purpose of the MDP amendment application is to amend Map 1 (Growth Boundary) of the Town of Canmore MDP Bylaw 2016-03 (MDP Amendment Application). The Amendment requests the expansion of the Growth Boundary Map to encompass the entire site at 800-3rd Avenue Canmore.

The application also requests a change from Conservation to Neighbourhood Residential on MDP Map 2 (Conceptual Land Use) not unlike the land south of the industrial road.

How is the Property Taxed today? The property is currently taxed as "Residential" for property tax purpose.

Are these changes to the MDP allowed to occur? Yes, if certain conditions are met and Council provides their approval. Under the MDP, the Urban Growth Boundary can be adjusted if the following reasons exist:

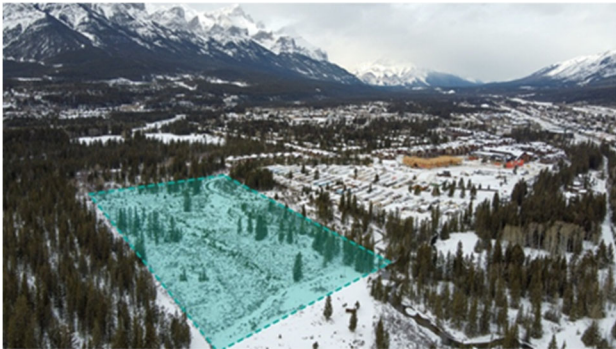
- A community benefit is achieved.
- A net positive fiscal or socio- economic impacts are achieved.
- The proposed development can be connected to municipal infrastructure in a fiscally and environmentally responsible manner.
- The proposed development does not result in unacceptable environmental impacts.

The application provides long-term exceptional community benefit to the Town of Canmore. The Proposed Concept meets all four of the requirements for an adjustment to the Growth Boundary in the following ways:

- Provides for a donation of serviced land to build a much needed palliative care hospice in the Bow Valley filling a significant gap in the community for end-of-life care. The provision of the Hospice is considered an exceptional community benefit.
- Provides for accessory dwelling units based on a 1:1 ratio and contributes modestly to the housing shortage in Canmore.
- Achieves a very high positive score on the Town's own Sustainability Screening Report or SSR – a score of +240 has been achieved most developments fall within the 0.1 to 5.0 range.
- Connects to municipal infrastructure in a responsible way at the owner's cost.

- Ensures a low to negligible affect on the environment and in fact, results in a net positive benefit after offsetting.
- Maintains 89 percent of the land in its natural state.

What is the current land use for the site? The site is currently designated as Future Development District (FD) under the current Bylaw. This did not change when the MDP designated this land as a local habitat patch. The FD land use was in place when the landowners purchased the land. It is rare that a Local Habitat Patch is owned privately. The remainder of the South Canmore Local Habitat Patch is owned by the Crown administered by the province with some portions leased long-term to the Town of Canmore for its Waste Transfer and Wastewater Treatment facilities and to a variety of commercial horse riding ventures.



What is the purpose of Future Development District? The purpose of the FD is to designate land that is potentially suited for future urban uses including subdivision and development. The FD also has discretionary uses such as agriculture, campgrounds. Uses such as a Wildlife Habitat Patch and Wildlife Corridor are not allowed within the FD but are permitted in other districts such as NP Natural Park District and CW Conservation of Wildlands District. Right now, the LUB and the MDP are in conflict. This change will bring two planning documents into alignment for this specific site and ensure that the landowners can modestly develop land that they purchased in good faith.

What is the change to the land use Bylaw? The purpose of the Land Use Bylaw (LUB) amendment application is to amend the Town of Canmore Land Use Bylaw 2018-22 by adding a new Direct Control District on the site. As site has unique characteristics, more detailed consideration for the design and impact of the development requires a specific land use Bylaw.

What will be incorporated into the Direct Control District?

An amendment to the LUB will facilitate a future application to allow development of a maximum of six homes and a palliative care hospice facility on the site. One single family home is for the landowners' own use. Eighty-nine (89%) percent of the land mass will be kept in a natural state with only 11% being roads and structures. The following Districts will be captured in the Direct Control District:

- **District A: Palliative Care Facility** - to provide for a care facility and provide for compatible and complimentary uses.
- **Districts B and C: Residential** - to provide for development of low-density Residential Detached Dwellings with provision for Accessory Dwelling Units and other compatible residential neighbourhood uses.
- **District D: Residential and Agricultural** – to provide one Residential Detached Dwelling unit with the provision for one Accessory Dwelling Unit and other compatible residential uses and to provide for agricultural pursuits consistent with single-family use and other compatible agricultural uses.

The entire Proposed Concept was directly shaped by the outcomes and findings of the Environmental Impact Statement. The orientation of the buildings will be wildlife friendly to avoid or reduce any potential human-wildlife conflict. Accessory dwellings will be allowed to a maximum of 6 or 1:1 ratio. This is a net benefit to the community and will increase the already limited housing stock in Canmore. Finally, it should be noted that Tourist Home is specifically excluded as a Permitted or Discretionary use in the proposed Direct Control District to ensure the housing is available for residents.

How can Residents contribute? Residents of Canmore can attend one of four virtual open houses in early February of 2022. Residents can also answer survey questions and provide general feedback on the website. All feedback will be documented and shared with Council in a What We Heard Report. This application will go to Council in early May for first reading and has been scheduled for public hearing in June of 2022.

We invite you to visit our www.800canmore.com which will be live January 20, 2022.