

An aerial photograph of Canmore, Alberta, showing a mix of residential areas, commercial buildings, and dense forests. In the background, the rugged, snow-capped peaks of the Canadian Rockies rise against a clear sky. The town is nestled in a valley, with roads and parking lots visible. The overall scene is a blend of natural beauty and human development.

800 | 3rd Ave Canmore

What We Heard Report

March 2022

The Engagement Process

The landowners launched their website on January 20, 2022 and distributed 250 mail cards to residences in South Canmore inviting residents to attend one of four virtual open houses and/or review the website and answer the survey.

The landowners hosted four virtual open houses February 2 and 3, 2022. The times varied to ensure participants had options to attend. Over 150 distinct emails participated across the four sessions with the break down as follows: Session #1 – 34+ participants, #2 – 35+ participants, #3 – 39+ participants and #4 – 42+ participants. In some cases, there were more than one individual on the zoom screen. The Palliative Care Society of Bow Valley held a virtual open house on February 24, 2022, from 5-6 pm. Eighty-four people attended this session. Over 230 individuals participated in our virtual open houses.

The format of the virtual open houses included a presentation from the Project Team followed by a question-and-answer session using the chat or Q & A functions. Given the large number of participants, this allowed the facilitator to ensure that all the questions were answered. The Project Team consisted of:

- Keenan Rudichuk, Registered, Professional Biologist responsible for the EIS.
- Bill Marshal and Chris Sparrow, Registered Professional Architects responsible for the Master Plan and the Conceptual Plan for the Palliative Care Hospice.
- Michelle Ouellette, Registered, Professional Planner responsible for the application.
- Julie Hamilton, Board Chair, Palliative Care Society of Bow Valley,

- Lori Van Rooijen, Owners Representative and Facilitator responsible for oversight of the project.
- McKayla Toews and Catherine Keill, Technical support

Representatives from the Palliative Care Society were available to answer questions. The landowners were also present to listen and learn from the community prior to the formal submission of their application.

The following Report includes four sections.

- Section one includes a description of the proposed Concept and the benefits, the results of the Environmental Impact Statement (EIS) and the impacts, Conceptual Plans for the Palliative Care Hospice and the benefits and the required changes to the MDP and the Land Use Bylaw. This section is based on a question-and-answer format.
- Section Two includes a general summary of What we Heard over the course of the virtual open houses and through the website.
- Section Three includes the responses from the website survey and the web traffic statistics.
- Section Four includes a question matrix which is a summary of the questions and comments asked by participant and the answers provided by the Project Team. This includes the Palliative Care Society open house.

Section One. Frequently Asked Questions

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 focussed 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.

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.

What are the benefits to the proposed Concept? The proposed Concept builds a modest, low impact residential development in one of the only 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 percent (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 community 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 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.

What about the Indigenous 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 there be “no idling” within the Palliative Care use? Yes, the Society will post no idling on the property to protect the environment.



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.

The proposed development will not exceed the 100 person trips in the peak hour threshold that would normally trigger a more comprehensive traffic evaluation and the associated impact on the local road network. The site will generate at most 50 trips during the peak hour which will likely be distributed onto the grid network before proceeding to their destinations. Based on other Hospice operations of a similar size, we estimate 25 person trips per day.

The development is located on a grid network which provides multiple routes for traffic to enter and exit. The grid network provides the most capacity given the ability to disperse traffic onto various routes vs concentrating volumes onto a single point of entry/exit.

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. MSES were the third-party reviewers.

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 (like offsetting) 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?

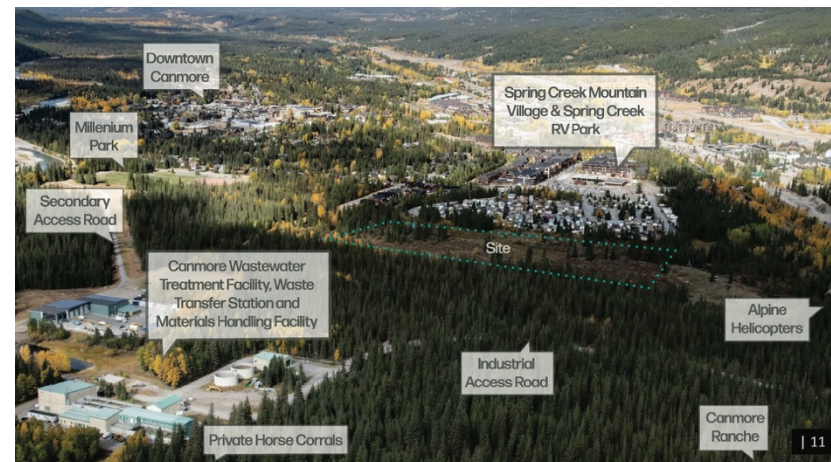
Studies referenced in the BCEAG Report (updated in 2012) determined that the habitat quality of the SCLHP is compromised, too small to provide the intended habitat, and not functioning as intended. While the SCLHP does not meet the criteria for a Local Habitat Patch, it does provide habitat for species 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 Plant 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 1:1,00 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.

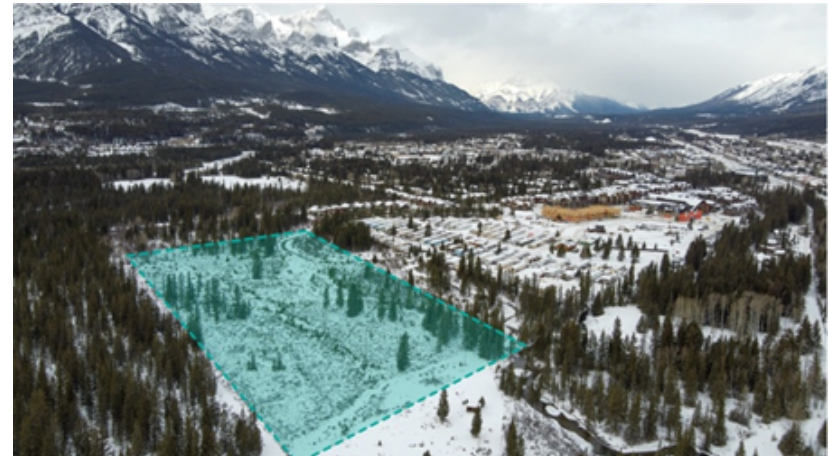
The application also requests a change from Conservation to Neighbourhood Residential on MDP Map 2 (Conceptual Land Use) not unlike the land south of the industrial road.

How is the property taxed? 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.

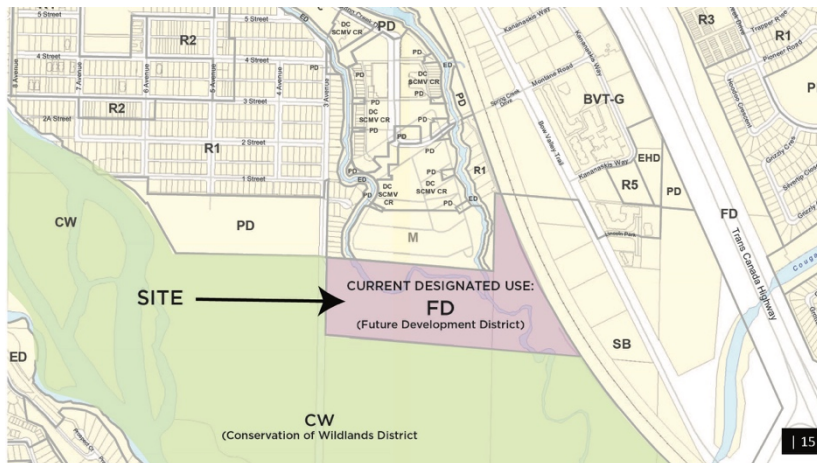


The application provides long-term exceptional community benefit to the Town of Canmore. The Proposed Concept meets all four of the requirements for an adjustment to the Growth Boundary in the following ways:

- 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. It is important to note that 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 the 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.

Section Two: Summary

Website. The website comments were supportive and positive. There were some questions on wildlife and trails. Below is a selection of comments from members of the community.

This is an impressively thoughtful, sensitive, comprehensive website with a wealth of information. I commend the landowners for their vision and commitment, the Town of Canmore for their openness to such a non-commercial proposal, and the Palliative Care Society for their own volunteer dedication, vision, and hard work. I am in full support of this outstanding proposal. Thank you all for your continuing efforts in making the Bow Valley a wonderful place to live.

I am very supportive to the complete concept and proposal. This is an incredible gift by the owners and their proposal to keep or "better" the environmental impact is outstanding. I also like the consultation they have completed with all parties.

The whole proposed Concept is wonderful, having a hospice/palliative care facility in Canmore for the Bow Valley is long overdue. And to have the land given to the PCSBV is a gift to our whole community, I'm sure Canmore Council can make the by-laws work for the best of the community.

A very well thought out presentation. I still find it hard to believe a low-density proposal with a gift of land is still not met favourably by the townspeople. Good luck.

Excellent concept! It's so refreshing to see a landowner make such a significant and important land contribution for a hospice that will benefit the entire Bow Valley. Hopefully, Town Council and Town Administrators will see the benefit of this generous, timely, and well thought out development plan. It would be helpful if the River Trail could continue past Millennium Park, through this development, over the Creek, and through to the newest part of the Spring Creek development, and then lead easily to the round-about-intersection and thus to the North side of the valley.

More detailed comments are available in Section Three.

Virtual Open Houses. Most individuals who attended the virtual open houses were seeking more information on the proposed Concept. Many raised concerns such as traffic, flooding that the project team was able to address. Of the over 230 participants in the virtual open house sessions, most of the comments came from 30 individuals. The comments have been summarized below at a high-level and Section Three and Four provide additional detail.

Palliative Care and this Location. There were several questions about how many sites the Palliative Care Society looked at and whether this was the right site.

The PCSBV looked at over thirty sites in the Bow Valley. Some were not appropriate and others too expensive. When the landowners offered to donate land to the Palliative Care Society for the Hospice, it seemed like the ideal location. 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. The donation to the Palliative Care Society also reduced 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. Perhaps the

best description of why this is the right location is a quote from Bill, a grief counsellor with the Palliative Care Society.

“Thank you all for being here. I would like to share a connecting thought between what we do with our work on the ground and its relationship to land. We as human beings have beginnings and endings that are quintessentially natural events, and that our birthing mirrors that of our fellow mammals, so does our dying. To be intimately connected to the natural world as we die is perhaps a necessity for us. Hospice buildings in the natural world of trees, grasslands and mountains creates a connection to the creatures we share the Valley with. We do not want to supplant the flora and fauna, and in fact want to be welcomed by this sacred space so that we can have them bear witness to the passing of those under our care. We want the Elk, the deer, the raven, the chickadee, the spruce and roan grasses to share the same path living and dying as we do. A gentle reminder that we are not al one in our journey. Locating a hospice in the heart of a Town is not what our work is about. There is a wildness to death, and it is in the close embrace of the wild world that our death frames its truest voice and I consider this the heart of our work. Thank you for your time and support.”

Expanding the Growth Boundary. Some individuals were concerned that expanding the growth boundary for this property will result in a precedent for other landowners in the future. This could allow unwanted development in sensitive areas of Canmore.

Members of Council must look at each application individually on its own merit, and cannot make a decision on one property based on past decisions or anticipation of other future potential applications. This property is zoned Future District and is unlike any other land holding in Canmore in that it is privately owned, zoned future district and within a Habitat Patch. In this case, the MDP and the Land Use Bylaw are not aligned. This application will align the two documents by proposing a modest residential development, keeping a significant portion of the land in a natural state and offering Environmental Easements on the most

sensitive portions of the land. It supports property rights while minimizing the impact on the environment.

Potential Traffic Increase. There were concerns that the project would create additional traffic into this neighbourhood of Canmore.

The proposed development will not exceed the 100 person trips in the peak hour threshold that would normally trigger a more comprehensive traffic evaluation and the associated impact on the local road network. Based on other similar Hospice operations, we believe that the Hospice will produce only 25 persons trips during the day.

The development is located on a grid network which provides multiple routes for traffic to enter and exit. The grid network provides the most capacity given the ability to disperse traffic onto various routes vs concentrating volumes onto a single point of entry/exit.

Construction Traffic. There were concerns about construction traffic impacting the local neighbourhood.

Detailed construction access plans will be prepared and provided to the Town prior to commencement of the project. Conditions related to construction access will be determined at the subdivision stage. In our case this is the registration of a condominium plan prior to development permits issued.

Access via 3rd Avenue. Many participants asked why we were not considering access via the Spring Creek Property instead of 3rd Avenue.

The legal access to the site is via 3rd Avenue. It is our understanding that the Spring Creek ARP does not allow for a connection between the properties. We are not in support of a road connection that would bring traffic through Spring Creek and South Canmore.

Road to Subdistrict C. There were concerns from neighbours directly adjacent to the site that they would have a road next to their property.

All the driveways on the site are private and meant to access each homestead. The driveway is on the northwest corner of the site because the EIS determined that it had the least impact on the environment. It is the best location to place a clear span bridge over Spring Creek. We looked at that through our options analysis in the EIS process and to reduce the environmental footprint, the best location on that entire stream section is where it is proposed. The best way to get to Subdistrict C is from 3rd Avenue. We looked at all other alternatives and we looked at the bank stability and the vegetation and what that would mean in the future.

Flooding. There were concerns that the project would create conditions for flooding in South Canmore.

All the designed buildings are above a certain flood elevation and will be at the same level as those buildings on 3rd Avenue and the new Spring Creek Development. Improvements to vegetation along Spring Creek will be made. There are intermediate floods that are not as extreme, and we get some serious floods that are that are very extreme and part of the offsetting that we have discussed for some of this work is to improve vegetation along within that 20-metre setback along Spring Creek. That improvement would look like planting willows and shrubs that have dense root structures and would mitigate some of that effect of flooding and would shore up the bank so that erosion or sediment transport is not as great as it may be now. Currently, it's kind of a low grassy low shrub ecosystem and it probably would not take much for floods to jump that bank but if we were to pump it full of willows, they would shore up the banks and reduce erosion during flood events. It would improve the setback area for nesting birds, wildlife cover, and fish and fish habitat in the stream.

Regional local regulatory authorities and requirements are already put in place to essentially restrict and prevent any building into wetland areas.

The primary modification that occurs is to raise the lands where the residences are proposed to be built. In this case, we would be raising the land under the building footprints equal to where Spring Creek is.

Impact on Wildlife. Some participants were specifically interested in the impacts of the project on wildlife.

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. We looked hard at elk. Large mammals, ungulates are a specialty of mine, carnivore species as well or something I feel I have specialized my career in. We know that elk live near humans because humans provide an element of security from predators. And yes, they probably bend down to the west of the property. I've seen beds in Subdistrict D down in the southern corner. I have also seen significant amounts of Elk sign and use in the southern portion of the SCLHP, along the braided floodplain or the Trans Canada at the very southern tip, where the Trans Canada crosses the Bow River. Elk bedding habitat is important for them to sleep but it is not critically important to their survival – it is not limiting on the landscape. The types of habitats that are critically important to elk survival and security from predators are the habitats they use in winter when resources are scarce or during calving when the young are susceptible to predation. Security from getting hit on railways and roadways, but also forage and food availability in the in the winter months are important factors for elk to survive. You can imagine that it is tough for them, especially when temperatures drop well below 0°C. There's not a lot of food out there. Wildlife biologists focus our efforts on those critical seasons and critical habitats that are important to their survival or reproduction, depending on the species, recognizing that bedding habitat is still important habitat, just not critical to their survival. We know that Elk are comfortable with humans. I mean, the South Canmore or local habitat patches is well used by humans for skiing, hiking, biking, all the things and the Elk persist. In our EIS we considered grizzly, cougar, wolf, moose, elk, deer, coyote, and a long list of other species, including the little ones like amphibians and birds.

Results of the EIS. In general, participants were interested in knowing more about the results of the EIS. Who completed it and whether it was peer reviewed?

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).

The EIS was completed by a team of 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. The Town of Canmore's "third party reviewers" reviewed the EIS. MSES were the third-party reviewers.

Mitigation Measures. Participants were also interested in what other mitigation measures would be put in place.

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 (like offsetting) 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.

Sections Four provides more detailed responses for each question and comment.

Section Three - Website and Individual Comments

Comment	Response
This is an impressively thoughtful, sensitive, comprehensive website with a wealth of information. I commend the landowners for their vision and commitment, the Town of Canmore for their openness to such a non-commercial proposal, and the Palliative Care Society for their own volunteer dedication, vision, and hard work. I am in full support of this outstanding proposal. Thank you all for your continuing efforts in making the Bow Valley a wonderful place to live.	Thank you.
I believe this lot is wonderful for a Hospice building. My hope is that the Elk are being considered as part of the picture as they have always been in the area. We are once again crowding them out of land.	Thank you and we have studied the Elk population here. They will continue to live and feed on this land.
I am fully in support of Subdistrict A and the building of a hospice. There is a real need for this in the Bow Valley. Thank you for your support of the PCSBV.	Thank you.
It would be helpful to know the land jurisdictions of the lands surrounding this parcel. Where does Canmore Nordic Centre PP begin? Is all the land to the west of the parcel privately owned? Also, is it possible to have a 20-metre setback from the swamp, just like with the creeks? Swamp boundaries need margins to move; I am concerned about floodplain issues and the needs of swamps to be swamps!	<p>The land use surrounding the site is Conservation district. The land to the west is publicly owned by the Crown and managed by the province. We do have 20-metre setbacks from the shrubby swamp and the creeks. Here is a comment from our Biologist.</p> <p><u>Floodplain:</u> All the designed buildings are above a certain flood elevation that is the same as those buildings on 3rd Avenue and the new Spring Creek development. I can speak about the improvements to vegetation along Spring Creek. We get intermediate floods that aren't as extreme, and we get some serious floods that are that are very extreme and part of the offsetting that we have discussed for some of this work is to improve vegetation within that 20-metre setback along Spring Creek. That improvement would look like planting willows and shrubs that have dense root structures and would mitigate some of that effect of flooding and would shore up the bank so that erosion or sediment transport is not as great as it may be now. Currently, it's kind of a low grassy low shrub ecosystem and it probably would not take much for floods to jump that bank but if we were to pump it full of willows, they would shore up the banks and reduce erosion during flood</p>

	<p>events. It would improve the setback area for nesting birds, wildlife cover, and fish and fish habitat in the stream.</p> <p>Regional local regulatory authorities and requirements are already put in place to essentially restrict and prevent any building into wetland areas. The primary modification that occurs is to raise the lands where the residences are proposed to be built. In this case, we would be raising the land under the building footprints equal to where Spring Creek is.</p> <p>See below question.</p>
<p>Re trails: there is already lots of recreation use in this part of town. There are also serious wildlife concerns that your proposal would increase. You mention nothing about access ROADS and traffic management. You propose to bring yet more outside development (cf. natural growth) to this community. Canmore is already overwhelmed with problems of crowding, traffic, and imposed housing development. Your idea will not help to resolve these problems: it will only add to them. The postcard you left on my doorstep does not make me trust your proposal: nowhere does it mention your company name or any other supporting information.</p>	<p>Thank you for your comments.</p>
<p>I am very supportive to the complete concept and proposal. This is an incredible gift by the owners and their proposal to keep or "better" the environmental impact is outstanding. I also like the consultation they have completed with all parties. However, the only issue I see is the "optics" of the owners wish to get approval to build their own home tied to this whole plan...so there is a benefit to them. Despite this one and only issue I still support the project.</p>	<p>Thank you. We understand those optics. The landowners approach the Palliative Care Society before they knew they needed land for a new Hospice.</p>
<p>First the disruption that will happen to build a road and bridge makes absolutely no sense. Eventually there will be access through spring creek which would turn 3rd Ave into a freeway out of town. Access to these homes should be only through spring creek. Second, I would like to see copies of all the studies completed. i.e., EIA, wildlife study; traffic impact etc. finally I need to understand what will stop the home's Ancillary building from becoming Airbnb's?</p>	<p>There will be no access to Spring Creek developments. We have completed an EIS, and the results showed a low to negligible affect. Tourist homes are not a permitted use in our proposed Direct Control District.</p>
	<p>We will look at the trail system. Thank you for your comments on the Hospice.</p>

<p>What are the trails used for? To walk a dog(s), for exercise, fresh air, to work and back? Are these trails used to hide unlawful activities? Could the trails be incorporated into the whole concept? The whole proposed Concept is wonderful, having a hospice/palliative care facility in Canmore for the Bow Valley is long overdue. And to have the land given to the PCSBV is a gift to our whole community, I'm sure Canmore Council can make the by-laws work for the best of the community.</p>	
<p>Your concept is an obvious attempt to spin the development of an area that should not be developed. Please don't develop in this environmentally sensitive area. This is a habitat patch within a fragmented area. Canmore should not consider adjusting the urban growth boundary or conservation zoning to accommodate this.</p>	<p>We are sorry you feel this way. This is private land that is zoned Future District. The landowners currently pay residential tax on the property.</p>
<p>Where will the road access for the new area be? I.e., via 3rd Ave, Bow Valley Trail, or both?</p>	<p>The legal access is 3rd Avenue.</p>
<p>There are plant species in that area that do not grow other places that I have seen in the valley. The biodiversity of the proposed area is quite vast, and I believe it would be a shame to lose it.</p>	<p>We have completed an EIS and have identified mitigation measures and offsets for the entire site.</p>
<p>Where will the vehicular access be for the development?</p>	<p>The legal access to the site is 3rd Avenue.</p>
<p>A very well thought out presentation. I still find it hard to believe a low-density proposal with a gift of land is still not met favourably by the townspeople. Good luck.</p>	<p>Thank you.</p>
<p>Wonderful to finally see a development in Canmore that isn't driven by maximizing \$/foot. Great community benefit in the partnership with PCSBV which I strongly support. I applaud the owners for sacrificing a lot of economic benefits in order to promote environmental and social well being in our town. This really looks like it will be a jewel for Canmore and a gem in the Rockies.</p>	<p>Thank you.</p>

I love the idea of a hospice in such a beautiful location to provide a healing space for patients who are dying and their families	Thank you.
There are some well-defined natural trails in that area now but dependent upon ice and water some are more accessible than others for both the wildlife and the walkers. That should be a consideration.	We will be considering the trails.
I fully support your proposed concept.	Thank you.
Who are the principals of this company?	Jan and Bernie McCaffery from Calgary.
The proposed concept for the land use is a wonderful contribution to the community of Canmore. It is well thought out and will suit the environment.	Thank you.
I am concerned about the traffic on the roads. We do not have many sidewalks, nor do we want them. And all the roads in our area have in the spring. A hospice of that size will require a lot of staff. And the construction traffic for all the homes will be substantial. What road access are you planning? Will it come from Bow Valley Trail? It is congested enough to get through downtown Canmore.	The proposed development will not exceed the 100 person trips in the peak hour threshold that would normally trigger a more comprehensive traffic evaluation and the associated impact on the local road network. The site will generate at most 50 trips during the peak hour which will likely be distributed onto the grid network before proceeding to their destinations. The development is located on a grid network which provides multiple routes for traffic to enter and exit. The grid network provides the most capacity given the ability to disperse traffic onto various routes vs concentrating volumes onto a single point of entry/exit. There will be no access from Bow Valley Trail.
As I said above. I am sure the developers can create a pathway around the new developments. I am all for the proposed uses of this land, particularly the Hospice development!!!!	We will investigate the trail system.
Excellent!	Thank you.
Very well thought out.	Thank you.
The area/site plan must go through the usual public development process. Consideration for permitted uses should be clearly laid out as the hospice could be sold for non hospice usage in the future.	That is correct. We will go through the Town approval process.

<p>I've spent most of my adult life in Canmore, and as a senior, I hope to end my days here too! A palliative care centre might certainly help me attain that! Regarding trails - the existing trails in this specific habitat of lowland shrubby areas is very popular amongst resident and visiting birdwatchers. Some travel great distances to bird' here. Some thought might be given to consider access to public parking to accommodate this. The existing boardwalk through the 'swampy, Policeman's Creek habitat, starting at Main Street (opposite the Malcolm/Spring Creek development) - is a birding hot-spot with outstanding birding habitat, that's right adjacent to the public boardwalk, but safe from people, dogs and even cats - tromping off-trail. A similar trail (with adjacent habitat protected from trampling) would be most welcome for all users. Especially if it was wide enough to accommodate bikes and walkers, and also included some wide spots with benches for us seniors! There is a very active Bow Valley Birders group based in Canmore, (as well as an extremely large Alberta Bird group) active on Facebook. Our Canmore group was formed and is led by a remarkable young (teenager), who even does weekly birding walks during the summer months (using the existing boardwalk previously mentioned). His name is Ethan Denton, and I highly recommend you seek his perspective on your trail plans. Congratulations on your overall plan! I'm so pleased to see this responsible and sensitive development of these lands, versus more high-density housing that would probably, otherwise' be its fate.</p>	<p>Thank you. We will give some consideration to your comments.</p>
<p>Question, is the access to the development through 3 Ave in south Canmore or through Spring Creek? If 3 Ave, why not Spring Creek?</p>	<p>The legal access is 3rd Avenue. Spring Creek property is privately held.</p>
<p>Excellent concept! It's so refreshing to see a landowner make such a significant and important land contribution for a hospice that will benefit the entire Bow Valley. Hopefully, Town Council and Town Administrators will see the benefit of this generous, timely, and well thought out development plan. It would be helpful if the River Trail could continue past Millennium Park, through this development, over the Creek, and through to the newest part of the Spring Creek development, and then lead easily to the round-about-intersection and thus to the North side of the valley.</p>	<p>Thank you. We are considering the trails.</p>

Fairly often and I think the proposed development concept is wonderful based on the generous and inspiring donation of land to the Palliative Care organization.	Thank you.
This was all public lands, I know my dad and buck kalita had the lease for many years, I think it should all stay as public land and not be Developed and yes. I cross country ski back there.	The land has been privately held for decades. You are correct, the lands surrounding this site are public lands held by the Crown.
The main concern is the interface between the southerly edge of the property with the private access road to Area B. The pedestrian connectivity across the creek connecting with SCMV in particular is a concern as there are numerous pedestrians walking adjacent to the property line. The preference is for these owners is not to develop a multi-use trail connection as there are two other pedestrian connections north of this site.	

Website Traffic

Web statistics are on the following pages. We have had a total of 1,408 sessions with 985 unique visitors to the site since the website launched January 20, 2022.

Traffic Overview



Jan 20 - Today compared to previous period (Dec 3, 2021 - Jan 19, 2022)

Site sessions

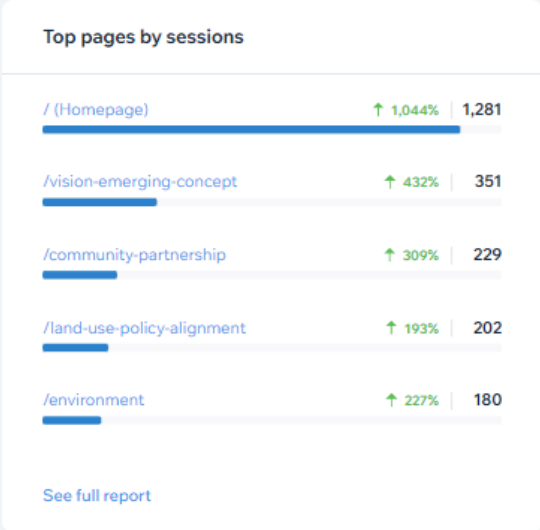
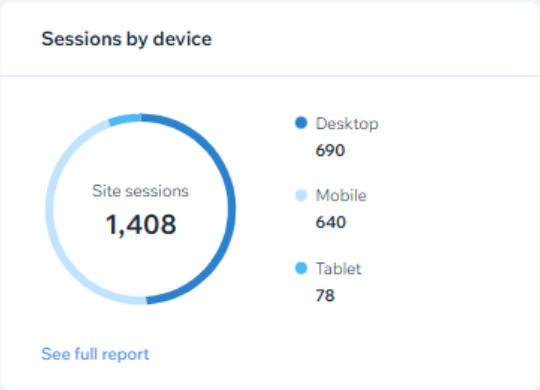
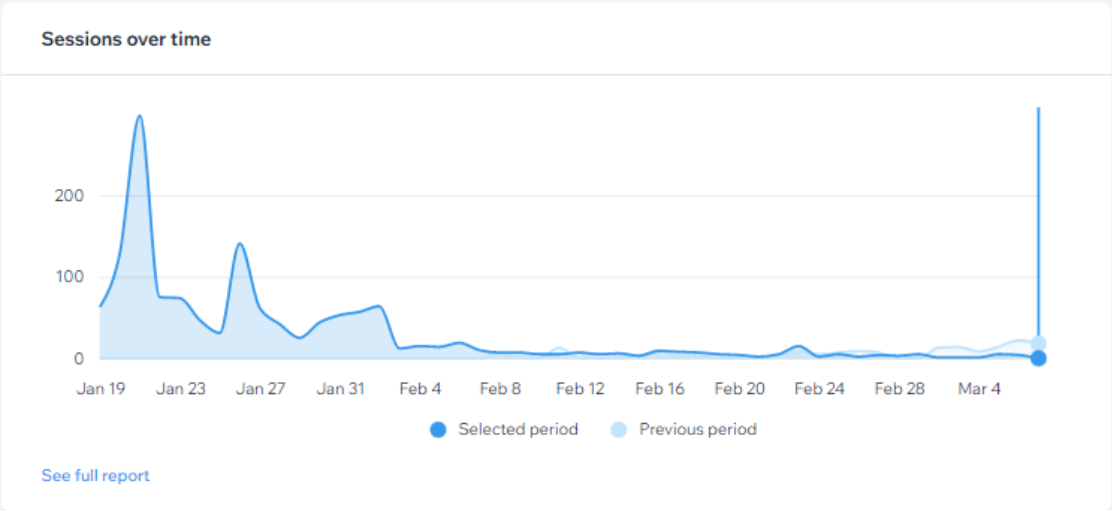
1,408 ↑ 733%

Unique visitors

985 ↑ 1,628%

Avg. session duration

8m 7s ↓ 39%



Section Four – Summary of Session Questions, Comments and Answers.

Virtual Session #1: 6-7 PM February 2, 2022

The session had 34 participants. Of the 45 direct questions or comments made, the majority of the questions/comments came from five individuals. Questions in this session related to access via 3rd Avenue and specifically why not through Spring Creek property to the north, the potential traffic increase, construction traffic, the driveway to Subdistrict C along the northern boundary of the site, timing of the development and the potential for flooding. While there were some questions on the EIS, this session focused mostly on access to the site and the potential increase in traffic. The following is a summary of the questions asked, comments made, and the answers provided by the Project Team through the session.

#	First Name	Question/Comment	Answer
1	Susan	Has AHS agreed to join with the PCS in the operation of this facility?	The Palliative Care Society has had conversations with AHS and is aware of the project.
		Has the Environmental Assessment been peer reviewed?	Yes, the EIS was reviewed by the Town of Canmore's third-party reviewer. MSES was the third-party reviewer.
		Who are the owners? are they local people?	Jan and Bernie McCaffery. They currently live in Calgary.
		What sort of agricultural pursuits are contemplated?	Animal husbandry as is the case now with the horse grazing operations and is allowable under both Future District and Conservation categories.
		Are you going to include the questions in your report on this exercise?	Yes.
		Please provide a contact email because no one responds to the Gmail provided.	Susan, we looked and have not received an email from you. Please continue to use the Gmail provided.
		Who are the owners? Where from?	Jan and Bernie McCaffery. They live in Calgary.
2	Val	Is there an opportunity to take the patient outside in their bed?	Yes, there will be opportunities to take residents outside.
		Thank you. This was terrific information.	Thank you for attending and providing feedback.
3	Charlene	As the owner of the last home and adjacent vacant lot immediately adjacent to the site, I require more information about expected increases in traffic, parking, wildlife, and environmental impacts (herds of elk and deer live right next to me). Also, would the homes	The Town of Canmore will also engage those residents directly adjacent to the site. Given your location, you will be included. Given that your question was early in the session, we hope that we provided more information on the wildlife and the low to negligible impacts on the environment and that we anticipate positive benefits. The footprint of the

#	First Name	Question/Comment	Answer
		in Subdistrict C be set back as shown on the diagram?	homes in Subdistrict C are in their final location as per the Environmental Impact Statement (EIS)
		I didn't see that they were planning on putting a road right up against our property. I assumed those 2 properties would be accessed from spring creek. Not excited with a proposed road all the way around us	There will be no access to the Spring Creek Development from this site. The Spring Creek ARP does not allow access to this site. Subdistrict C will be access via a driveway from 3 rd Avenue and a clear span bridge over Spring Creek.
		A road like will turn into a "quick way" out of town via spring creek gate and dramatically increase traffic!!	There will be no access to the Spring Creek Development from this site. Subdistrict C will be access via a driveway from 3 rd Avenue and a clear span bridge over Spring Creek. There is no connection planned to Spring Creek as that property is owned privately.
		If more roads are added, more people will "use" the area.	The proposed development will not exceed the 100 person trips in the peak hour threshold that would normally trigger a more comprehensive traffic evaluation and the associated impact on the local road network. The site will generate at most 50 trips during the peak hour which will likely be distributed onto the grid network before proceeding to their destinations. Based on other Hospice operations of a similar size, we estimate 25 person trips per day. The development is located on a grid network which provides multiple routes for traffic to enter and exit. The grid network provides the most capacity given the ability to disperse traffic onto various routes vs concentrating volumes onto a single point of entry/exit.
		I agree with Denise. The homes in subsection C should be accessed through spring creek. Makes no sense to build an entire road and a bridge to access 2 homes.	We are proposing a driveway connection from 3 rd Avenue to the lots in Subdistrict C. We are also proposing a clear span bridge across Spring Creek in this location as per the EIS. 3 rd Avenue is the legal access to the site. There will be no access from Spring Creek Property.
		Far more likely these will be used as Airbnb's	Within our Direct Control District, we have indicated that Tourist Homes are not a permitted use.
		The entire area was under 6 feet of water the year o the flood	<u>Biologist:</u> It is a natural system. I'm not an engineer so this conversation is out of my expertise, but all the designed buildings are above a certain flood elevation that is the same as those buildings on 3 rd Avenue and the new Spring Creek development. I can speak about the improvements to vegetation along Spring Creek. We get intermediate floods that aren't as extreme, and we get some serious floods that are that are very extreme and part of the offsetting that we have discussed for some of this work is

#	First Name	Question/Comment	Answer
			<p>to improve vegetation within that 20-metre setback along Spring Creek. That improvement would look like planting willows and shrubs that have dense root structures and would mitigate some of that effect of flooding and would shore up the bank so that erosion or sediment transport is not as great as it may be now. Currently, it's kind of a low grassy low shrub ecosystem and it probably would not take much for floods to jump that bank but if we were to pump it full of willows, they would shore up the banks and reduce erosion during flood events. It would improve the setback area for nesting birds, wildlife cover, and fish and fish habitat in the stream.</p> <p><u>Architect:</u> Regional local regulatory authorities and requirements are already put in place to essentially restrict and prevent any building into wetland areas. The primary modification that occurs is to raise the lands where the residences are proposed to be built. In this case, we would be raising the land under the building footprints equal to where Spring Creek is.</p>
		Can you please let us know if all the questions in the chat will be part of the ongoing discussion?	Yes.
		Access to C should be off the road to subsection D not where proposed.	The legal access for this site is 3 rd Avenue, Spring Creek is owned privately. The EIS determined that the best location for the bridge is where we have located it.
		Access through Spring Creek makes the most sense environmentally.	The legal access for this site is 3 rd Avenue, Spring Creek is owned privately. The EIS determined that the best location for the bridge is where we have located it.
		Ever heard of a partnership?? Do what make sense! Not an unnecessary road	We are proposing driveways on the site. 3 rd Avenue is the legal access to the site, and as part of the Town's grid system allows for traffic to feed to 3 rd Avenue from several different routes.
4	Brian	You mentioned affordable housing, can you elaborate. What will the size and pricing of these houses look like?	We will not add affordable housing. Our Direct Control District has accounted for 1 dwelling unit per homestead. While not significant, it will add to the housing stock in Canmore.
5	David	It appears there will be a road connection from 3rd to homes proposed in Subdistrict C - Will these 2 homes (and their associated renters) be connected to Roads in Spring	We are proposing a driveway connection from 3 rd Avenue to the lots in Subdistrict C. We are also proposing a clear span bridge across Spring Creek in this location as per the EIS. 3 rd Avenue is the legal access to the site. There will be no access from Spring Creek Development.

#	First Name	Question/Comment	Answer
		Creek - creating a connection to those roads....	
		The potential to "link" the roadway to the homes in subsection B to Spring Creek is not being ruled out?	We will not access the site from the Spring Creek Development.
		The houses in Subsection "C" will require a roadway to cross the creek - why not use the roadway access that is being provided from for the Palliative Care and Subsection "D" and then "bridge the creek there???	The bridge over the Spring Creek will have the least impact in the area that we have chosen. This was determined by the EIS.
		The property right now is a natural reservoir in the event of flooding - what is being contemplated to keep this area as a potential "reservoir" or "safety valve" in the event of a flood??	<p><u>Biologist:</u> It is a natural system. I'm not an engineer so this conversation is out of my expertise, but all the designed buildings are above a certain flood elevation that is the same as those buildings on 3rd Avenue and the new Spring Creek development. I can speak about the improvements to vegetation along Spring Creek. We get intermediate floods that aren't as extreme, and we get some serious floods that are that are very extreme and part of the offsetting that we have discussed for some of this work is to improve vegetation within that 20-metre setback along Spring Creek. That improvement would look like planting willows and shrubs that have dense root structures and would mitigate some of that effect of flooding and would shore up the bank so that erosion or sediment transport is not as great as it may be now. Currently, it's kind of a low grassy low shrub ecosystem and it probably would not take much for floods to jump that bank but if we were to pump it full of willows, they would shore up the banks and reduce erosion during flood events. It would improve the setback area for nesting birds, wildlife cover, and fish and fish habitat in the stream.</p> <p><u>Architect:</u> Regional local regulatory authorities and requirements are already put in place to essentially restrict and prevent any building into wetland areas. The primary modification that occurs is to raise the lands where the residences are proposed to be built. In this case, we would be raising the land under the building footprints equal to where Spring Creek is. Development in these areas and Spring Creek is certainly the largest example and of course, what are neighbors on Third Avenue. All these properties as well as some road networks have been raised approximately</p>

#	First Name	Question/Comment	Answer
			five feet and there's incrementally being raised, and anybody driven through Spring Creek see that and it's all been it's a quite a coordinated engineered effort. Third Avenue is also raised and with a longer-range plan of how you how you dissipate and control, flooding, and flood management. I mean, essentially, it's an ongoing process. But the deep the minimal amount of development going on site gives us a lot of flexibility in essentially just raising our sites themselves. It gives us a lot more latitude than for instance, like Spring Creek which is a complete redevelop or every piece of land is raised. That's not the condition here.
		So, the longer-term view is to connect Spring Creek to 3rd Ave ???	No, the legal access for this site is 3 rd Avenue.
		As a follow up question to the flooding question - by raising the roadways and building foundations you reduce the reservoir capacity of the property - can you create alternative ideas to mitigate this?	<p><u>Biologist:</u> We have answered this question. It is a natural system. I'm not an engineer so this conversation is out of my expertise, but all the designed buildings are above a certain flood elevation that is the same as those buildings on 3rd Avenue and the new Spring Creek development. I can speak about the improvements to vegetation along Spring Creek. We get intermediate floods that aren't as extreme, and we get some serious floods that are that are very extreme and part of the offsetting that we have discussed for some of this work is to improve vegetation within that 20-metre setback along Spring Creek. That improvement would look like planting willows and shrubs that have dense root structures and would mitigate some of that effect of flooding and would shore up the bank so that erosion or sediment transport is not as great as it may be now. Currently, it's kind of a low grassy low shrub ecosystem and it probably would not take much for floods to jump that bank but if we were to pump it full of willows, they would shore up the banks and reduce erosion during flood events. It would improve the setback area for nesting birds, wildlife cover, and fish and fish habitat in the stream.</p> <p><u>Architect:</u> Regional local regulatory authorities and requirements are already put in place to essentially restrict and prevent any building into wetland areas. The primary modification that occurs is to raise the lands where the residences are proposed to be built. In this case, we would be raising the land under the building footprints equal to where Spring Creek is.</p>

#	First Name	Question/Comment	Answer
6	Tanya	Can you please explain how you plan to direct the traffic to the sites during construction? Do you plan to come through downtown and down 3rd Ave., or a bridge constructed via Spring Creek?	We are looking at some potential options for construction traffic and do not have an answer now. We do not anticipate there to be much traffic with such low density. Construction traffic could access the site via 3 rd Avenue legally or we can look at the industrial road as a potential option. This has not been discussed in detail.
		Is there a designated timeline for construction of all aspects (The 5 homes and the Palliative Care Center)?	No, not at this point in time.
		Who is the Town's 3rd party reviewer?	MSES was the third-party reviewer for the Town of Canmore.
		The ongoing traffic to South Canmore will be significant as I see it	The proposed development will not exceed the 100 person trips in the peak hour threshold that would normally trigger a more comprehensive traffic evaluation and the associated impact on the local road network. The site will generate at most 50 trips during the peak hour which will likely be distributed onto the grid network before proceeding to their destinations. The development is located on a grid network which provides multiple routes for traffic to enter and exit. The grid network provides the most capacity given the ability to disperse traffic onto various routes vs concentrating volumes onto a single point of entry/exit.
		If no access via Spring Creek, the construction vehicles will the go through downtown, past the school, down what streets then to 3rd Ave.?	We do not know where the construction access will be at this point in time. There are several streets on the grid system that vehicles could take. We do not believe the construction traffic will be high given the low density of the site.
		Will there be an established timeline that construction on both homes and the palliative care unit must adhere to?	No, we do not have a current construction schedule but do commit to follow up once we know.
		What timeline would be established for the homes and for the palliative care center? It is important to know how long the construction vehicles will be going through town and South Canmore? In other areas there is an established timeline	We are scheduled to go to Council for first reading in early May with a public hearing in June. We do not have a schedule for construction of the on-site infrastructure, the Hospice or the any of the homesteads at this point in time but commit to keep you informed.
		There is only one way out off you are using 3rd Ave	3 rd Avenue is the legal access to the site. Based on the expected number of site visits and limited number of private residents, it is not expected 3 rd

#	First Name	Question/Comment	Answer
			Avenue to increase peak hour volume above allowable traffic requirements.
		For homes in Silvertip, I was told they had established timelines and if they properties were not developed, they had to sell.	This is a modest This is something that would be developed at a later date, we have not yet had these discussions.
		Is there an established timeline? Is there a cut off?	There is no established timeline for construction.
7	Denise	You mentioned agricultural uses a few times in relations to Subdistrict D. Is that something that will be detailed to the Town at some point? There are wildlife management implications with raising crops or animals.	Agricultural uses are allowed under the current land use for this property. Currently, there are a number of horse operations where horses graze the lands.
		The 3rd Avenue access is the legal access while the land is outside the Municipal Development Boundary. It seems that if we're considering extending the Municipal Development Boundary, it's a perfect time to reconsider the logical point(s) of access.	3 rd Avenue is the legal access road to this site. There is no other access point.
		<p>A few questions:</p> <p>1) Is the calculation of the +240 SSR available on your website? I'm specifically interested in how many points are earned by the donation of lands to the Palliative Care Centre.</p> <p>2) I understand that there's heavy human use of this parcel of land - walkers, dog walkers, bikes, etc. And I understand the intent to upgrade vegetation. What are your thoughts on how "trespassers" will be kept out of this part of the South Canmore Local Habitat patch?</p> <p>3) One appealing part of the proposal is that the landowner will fund connection utilities to connect to the municipal infrastructure. Once completed, will the Town be responsible for maintenance? What about</p>	<p>1. It is not available on the website. The Palliative Care Hospice did add to our positive score but even if we took out the Hospice, our SSR would still be positive. The SSR tool has been developed by the Town of Canmore to measure the difference between the net impact against the net benefit (or offset) which a given development provides the Town. (Total Net Benefit – Total Net Impact). The weights associated with each component of sustainability – economic, environmental, and social are determined by the Town. In this project, the palliative care component of the proposal earns a 209.89 score out of a total 239.28 score.</p> <p>2. The concept of wildlife fencing, and wildlife exclusion fencing has come up and the landowners feel that this is a natural landscape and one of the intrinsic values is having wildlife occupy that land as well. We know that does not speak to trespassers, but one option would be, if it were desired, would be to put up split rail fencing or some other wildlife permeable fencing. As someone who enjoys the outdoors, if split rail fencing were in place, it is likely that I would probably not walk there when there are</p>

#	First Name	Question/Comment	Answer
		plowing/road maintenance? And waste/recycling/food waste collection? 4) As several others have mentioned, it makes sense to me that the Town look more broadly at streets. A separate road to access two home sites makes no sense to me. Either those homes should be accessed through Spring Creek OR the road should be another Spring Creek access point	other places that I could just walk. There is not an intent to exclude the public from here. There are no gates or exclusionary fencing that's being proposed. It is more about just believing that humans move in a certain way on the landscape, and we understand when we are walking in an area that maybe not public. There has also been discussion of interpretive signage, which would be a benefit to the area. Teaching land users about what is going on the land out there and, what the value of shrubby swamp is. 3. The landowners will pay for servicing the site. All the driveways on site will be private and will be the responsibility of the landowners to maintain and plow. We are working through waste/recycling collection at this point in time. 4. 3 rd Avenue is the legal access for this site and the Town has accommodated this access point with the cul-de-sac. There will be no access to the Spring Creek Developments.
		Optional accessory dwelling units doesn't specifically do anything to address affordable/employee housing needs.	Accessible Dwelling Units do provide homes for families in the Bow Valley. We cannot solve the current housing crunch in the Valley, but we can contribute modestly to it.
		Thanks for the opportunity to hear directly from you before you decide to approach the Town for approval.	Thank you for attending and providing feedback.
8	Simon	Based on this plan, homes in Sub C would NOT have access across the creek, correct?	That is correct.
		Sub C homes will be constructed via spring creek only?	We are proposing a driveway connection from 3 rd Avenue to the lots in Subdistrict C. We are also proposing a clear span bridge across Spring Creek in this location as per the EIS. 3 rd Avenue is the legal access to the site. There will be no access from Spring Creek Property.
		Does anything prevent the additional buildings from being used as Airbnb's?	Yes, within our Direct Control District, we have indicated that Tourist Homes are not a permitted use.
9	Facilitator	What is the intention of Wildlife Fencing	The concept of wildlife fencing, and wildlife exclusion fencing has come up and the landowners feel that this is a natural landscape and one of the intrinsic values is having wildlife occupy that land as well. We know that

#	First Name	Question/Comment	Answer
			<p>does not speak to trespassers, but one option would be, if it were desired, would be to put up split rail fencing or some other wildlife permeable fencing. As someone who enjoys the outdoors, if split rail fencing were in place, it is likely that I would probably not walk there when there are other places that I could just walk. There is not an intent to exclude the public from here. There are no gates or exclusionary fencing that's being proposed. It is more about just believing that humans move in a certain way on the landscape, and we understand when we are walking in an area that maybe not public. There has also been discussion of interpretive signage, which would be a benefit to the area. Teaching land users about what is going on the land out there and, what the value of shrubby swamp is.</p>
		<p>Keenan, can you talk a little bit about the process of third-party reviewer, and also who was the third-party reviewer?</p>	<p>The third-party reviewer was MSES out of Calgary, they are an organization of highly academic folk that have history working and conducting environmental assessment in the South Canmore Local Habitat Patch. They developed a similar EA for the expansion of the wastewater treatment facility or waste transfer station there. So, they're familiar with the ecosystems and the habitat types and the species that live there. The process is as follows: Before we began the EIS, the terms of reference was developed. It was written by the third-party reviewer MSES, and we worked together to finalize the scope. We went back and forth with them through phone calls to make sure that we understood exactly what they were asking for. They submit to us the terms of reference, that's our rules of engagement. I go out and complete the assessment in a manner that meets those terms of reference, and we submitted our draft EIS to the Town and MSES for them to review. They provided great feedback, they wanted some clarity on some of the wording and some of the proposed mitigation. In the EIS we were probably a little bit vague about the way we described wildlife habitat use, wildlife fencing, and certain mitigation measures. It is a detailed process, but that's the process back and forth with them through a review-and-refine process. Through the EIS review we refined the conceptual design multiple times, each time adjusting the building siting to reduce potential effects on wildlife and the environment. We ended up moving the Palliative Care center completely away from the shrubby swamp wetland.</p>

#	First Name	Question/Comment	Answer
			This process was unique to the process in many other jurisdictions that I work in. For example, I'm usually provided terms of reference for the kind of report they want. I believe that this one was a little bit more rigorous than I would typically do for this type of development. As a wildlife biologist, this was exactly the type of work I like to do, and I feel like I kept an unbiased perception on it, and I stand behind the findings.
		There were some other questions from participants around what kind of animals will be within a sub district D. There is already a horse grazing that is in the area.	That is a topic of discussion we had early in the process. It comes down to the avoid and reduce discussion through mitigation. Currently, the land is being used for horse grazing by the adjacent landowner and those animals are their horses are impounded by an electric fence. The landowners have not decided whether they want horses, but they want to retain that option in the future. If that were the case, that's where the split rail fence might be in place. We are talking about a couple of horses that would be impounded with wildlife permeable fencing, which would be like a standard split rail fence.
		Can you clarify what you mean by current use of the land	Sure. So, when I use those terms, current use of the land, I would be talking about human users, the existing disturbance on the landscape. I look at what the land is currently being used for in a permanent and temporary sense. There are several roads that criss-cross the South Canmore Local Habitat Patch. There are several people that hike and walk and ski and bike and just enjoy the landscape. So, current use of the land to me means hikers, skiers, bikers, and infrastructure development like roads and buildings, and when I look at land use, all those things are lumped into it. So maybe asking "what is the ongoing disturbance on the land" is another way to describe that.

Virtual Session #2: 8-9pm

The session had 35 participants. Of the 14 direct questions or comments made, the majority of the questions/comments came from five individuals. Questions in this session focused more on the process, flooding, traffic, the donation and why not the nature conservancy. There were very few comments on the EIS other than support for the summary provided. The following is a summary of the questions asked, comments made, and the answers provided by the Project Team.

#	First Name	Question/Comment	Answer
10	Rick	It was a very odd accident of history that this small area of privately owned land so close to the downtown core was designated as a 'habitat patch'. As an environmental activist I see no big problems with this application.	Thank you. You are correct, 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.
		Good summary Keenan. I was a member of the Town of Canmore's Environmental Advisory Review Committee when this application first came forward and have reviewed the environmental studies in detail. I also walked the perimeter of the area to get a better sense of the land. In my opinion this development is environmentally responsible, and socially desirable.	Thank you.
		Good question Debbie. This is a lowland area, but I think that they have taken that into account. Like all of downtown Canmore we depend on berms!!!	We have taken this into consideration.
11	Meg	Who was the third-party reviewer?	MSES was the third-party reviewer for the Town of Canmore.
		Thanks. Another consideration would be that with the amount of glass, mitigation of window strikes for birds would be an issue I would raise.	As the project develops the architectural team will investigate methods for reducing the potential for bird strikes. Of course, there is a balance that will need to occur to ensure residents/patients of the Hospice are able to enjoy the greatest amount of interaction with nature.
		Also want to offer congratulations on all the work done and gratitude to the owners of this site, incredibly generous. This is a very light use of this land. It could no doubt be developed in the long run in a more disruptive way. So, this is a great use.	Thank you for attending and providing feedback. We appreciate your comments.
12	Chris	How many patient beds are planned for the palliative care facility? And how many staff?	There will be 6 beds for residents. PCSBV is still working through their staffing plan.

#	First Name	Question/Comment	Answer
		Given you are already planning a road over the creek, has the owner fully considered the option of connecting traffic into Spring Creek to avoid adding additional traffic through downtown, playground and school zones, and the residential neighbourhood?	<p>The proposed development will not exceed the 100 person trips in the peak hour threshold that would normally trigger a more comprehensive traffic evaluation and the associated impact on the local road network. The site will generate at most 50 trips during the peak hour which will likely be distributed onto the grid network before proceeding to their destinations. Based on other Hospice operations of a similar size, we estimate 25 person trips per day.</p> <p>The development is located on a grid network which provides multiple routes for traffic to enter and exit. The grid network provides the most capacity given the ability to disperse traffic onto various routes vs concentrating volumes onto a single point of entry/exit.</p>
		Has the owner considered donating land to the Palliative Care Society that is not currently under conservation status, outside existing growth boundaries, and located in a difficult-to-access residential area to support a small 6 bed facility?	The landowners do not own land outside the Urban Growth Boundary so cannot donate it.
		How much ambulance traffic should be expected?	We do not know but expect with only 6 residents and we expect it will be very low.
13	Debbie	Is there any risk of flooding?	<p><u>Biologist:</u> It is a natural system. I'm not an engineer so this conversation is out of my expertise, but all the designed buildings are above a certain flood elevation that is the same as those buildings on 3rd Avenue and the new Spring Creek development. I can speak about the improvements to vegetation along Spring Creek. We get intermediate floods that aren't as extreme, and we get some serious floods that are that are very extreme and part of the offsetting that we have discussed for some of this work is to improve vegetation within that 20-metre setback along Spring Creek. That improvement would look like planting willows and shrubs that have dense root structures and would mitigate some of that effect of flooding and would shore up the bank so that erosion or sediment transport is not as great as it may be now. Currently, it's kind of a low grassy low shrub ecosystem and it probably would not take much for floods to</p>

#	First Name	Question/Comment	Answer
			<p>jump that bank but if we were to pump it full of willows, they would shore up the banks and reduce erosion during flood events. It would improve the setback area for nesting birds, wildlife cover, and fish and fish habitat in the stream.</p> <p><u>Architect:</u> Regional local regulatory authorities and requirements are already put in place to essentially restrict and prevent any building into wetland areas. The primary modification that occurs is to raise the lands where the residences are proposed to be built. In this case, we would be raising the land under the building footprints equal to where Spring Creek is.</p>
		Thank you very much for this presentation. Such a great opportunity for Canmore.	Thank you for attending and providing feedback. We appreciate your comments.
14	Dan	3rd avenue must be accessed from 1st and 2nd street which will increase the traffic a fair bit!	The proposed development will not exceed the 100 person trips in the peak hour threshold that would normally trigger a more comprehensive traffic evaluation and the associated impact on the local road network. The site will generate at most 50 trips during the peak hour which will likely be distributed onto the grid network before proceeding to their destinations. The development is located on a grid network which provides multiple routes for traffic to enter and exit. The grid network provides the most capacity given the ability to disperse traffic onto various routes vs concentrating volumes onto a single point of entry/exit.
	unknown	Has the palliative care looked at other options? Why this site?	The PCSBV looked at over 30 sites in the Bow Valley. Some were not appropriate and others too expensive. When the landowners offered to donate land to the Palliative Care Society for the Hospice, it seemed like the ideal location. 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. The donation to the Palliative Care Society also reduced 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.

Virtual Session #3: 12-1 pm

The session had 39 participants. Of the 22 direct questions or comments made, questions/comments came from eight individuals. Comment ranged from support for the Indigenous engagement to questions related to the bridge crossing over Spring Creek, to the approval process to the setbacks from creeks to questions related to the expansion of the growth boundary. While there were some questions regarding access from 3rd Avenue, the main questions were on the EIS. The following is a summary of the questions asked, comments made, and the answers provided by the Project Team.

#	First Name	Question/Comment	Answer
15	Tracey	I'm glad to hear you had consultations with first nations. If time permits, could you elaborate on the nature and substance of those consultations/discussions?	<p>The project has not yet consulted with the local First Nations regarding the flora and fauna, but we will seek input from local Indigenous experts as part of the process of the development moving forward, including the site development. With respect to the Hospice facility, we have coordinated 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, the PCSBV established several recommendations in the design of a Palliative Care House, including but not limited to:</p> <ul style="list-style-type: none"> • Ability to accommodate a full smudge ceremony in the Palliative Care Hospice • Sacred space in the Hospice to perform various ceremonies • One room designed to accommodate up to 25 family members with sleeping accommodation for at 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 volunteer engagement.
		Can you please explain why you chose 20 m creek setbacks as opposed to 50m setbacks as is encouraged by the provincial government: The Provincial Guideline of 20 m setbacks are for areas with glacial till substrates. However, the EIS notes the Project Area is underlain by fine and coarse	While not my area of expertise, I had regulatory experts support me with this in the preparation of the EIS. Town of Canmore has guidance documents (the Land Use Bylaw) that identify a 20-metre setback as appropriate on Spring Creek. We are also planning more conservatively, and you can see in this image what has previously happened and developments upstream. If you look at the houses on

#	First Name	Question/Comment	Answer
		fluvial materials. For alluvial sediments, the Provincial Guidelines recommend a 50 m setback along streams, as a result the proposed setbacks from Spring Creek are likely insufficient to mitigate impacts	3 rd Avenue, the houses are constructed up to within approximately five meters of the stream. In the Spring Creek Development, they are right up against the stream and so this 20-metre setback is a little bit more conservative than what then then what's happening currently to the north. The Town of Canmore, through consultation and discussion, approved this 20-meter setback, recognizing that the provincial guidance documents were 50 meters. We had discussions with the Town's third-party reviewer about the provincial guidance document, and we went through the regulations and determined that this was an appropriate setback given the setting and the regulations that are provided on this site.
		In your EIS you conclude that the site was not used for elk calving. How confident are you that this site has not been used for elk calving given you did all site surveys well outside of calving season?	It is possible that elk may calve here but it is not their preferred calving grounds. Confidence comes from collar data - GPS collar data that tracks the locations of cows during important seasons like calving. A lot of the data showed up on Elk, which is kind of across from cross from Millennial Park and further to the south downward that it becomes a bit of a bladed braided floodplain. That is where the confidence comes from. It is a good question. It is not an easy one to answer and if an Elk were to calve there, it would be opportunistic. The development does not necessarily limit elk calving. We know that species like elk become highly habituated to human use and that is one of the reasons they are so prominent in the south Canmore Local Habitat Patch, they do not seem to mind having humans around. Having said that, we recognize that when a cow has a calf that is a little bit different. But having humans in and around herds and calves is a security tactic for elk. There are papers available that talk about the distribution of elk during counting season.
		In all due respect, elk frequently bed down in Subdistrict C.	Of course, we looked hard at Elk, large mammals, ungulates, in particular, is a specialty of mine, carnivore species as well or something I feel I am a specialist in. We know that elk live near humans because it is a security factor. And yes, they probably bend down to the west of the property. I have seen beds in Subdistrict D down in the southern corner. I have also seen massive Elk in major areas downwards, pulling up a braided floodplain or the Trans

#	First Name	Question/Comment	Answer
			<p>Canada at the very southern tip, where the Trans Canada crosses the Bow River. Bedded down Elk is habitat that helps us, it is important for them to sleep but it is not critically important to their survival. Those types of things are critically important to their survival and security from predators. Security from getting hit on railways and roadways, but also forage and food availability in the in the winter months like right now or if we get a drop to minus 30. You can imagine that it is tough for them. There is not a lot of food out there. We focus our efforts and by we, I mean all wildlife biologists focus our efforts on those critical seasons and critical habitats that are important to their survival, recognizing that it is still valuable habitat. But we know that Elk are comfortable with humans. I mean, the South Canmore or local habitat patches is well used by humans for skiing, hiking, biking, all the things and the Elk persist. We looked at grizzly, we looked at cougar and there is a long list of species that were involved in we included the little ones like amphibians and birds.</p>
		<p>Has there been any in depth hydrogeological studies done that look at possibility of flooding and infrastructure damage given the inadequacy of 1 in 100-year flood levels in the age of climate change? With bringing roads/driveways and building sites up to grade is there any potential impact on water drainage from flood prone areas of south Canmore</p>	<p>There were some shallow subsurface investigations done during the soils and terrain component of the EIS. Soil pits were dug to the water table. We relied heavily on available mapping by the Town of Canmore and the Province for the flood fringe levels. There will be modifications and improvements to vegetation along Spring Creek. We are building to the provincial standards as we know they exist today. Those are subject to change and at the time of building there may be changes to that and we will have to respond to it because we do know that we are in a time of change out there climatically.</p> <p>Addendum to the original response:</p> <p><i>In an earlier EIS completed for the property geotechnical and hydrogeological investigations were completed throughout the property. Geology, Soils and Terrain, Surface Water, and Groundwater were all components of that investigation.</i></p>

#	First Name	Question/Comment	Answer
		So, am I right in understanding that with ADUs, there could be essentially 12 private dwellings in this development?	Correct. These Accessory Dwelling Units are optional and will be restricted in size. It will provide housing for families in Canmore and will contribute to
		Can there be rental suites in the homes as well as ADU or are suites not allowed?	No, only Accessory Dwelling Units which will be rented.
		Thank you for taking the time to explain your project to us and to answering our questions today!	Thank you for attending and providing feedback.
		Yes, the odours from the plant are significant on many days.	Thank you for the information.
16	Chris	Looks like a well-done development proposal and I would support the change in Land Use to facilitate the development of the site as presented.	Thank you for attending and providing feedback. We appreciate your comments.
		What impacts does the stream road crossing have?	The bridge over the Spring Creek will have the least impact in the area that we have chosen. This was determined by the EIS. Clear span bridges, especially those of smaller spans, are considered environmentally sensitive due to the lack of piers in the water, allowing the water to move freely as it does naturally.
17	Michelle	What is the next step(s) of the approval process?	We understand that the Town of Canmore will conduct its own engagement process seeking feedback from owners within 60 metres of the development. Once we have all the feedback, we will finalize our application. We anticipate that we will go to first reading of Council on May 1 and to a public hearing in early June.
18	Sarah	Can you explain where the property boundary and the Urban Growth Boundary overlap? Is there a portion of the private property that falls outside of that Urban Growth Boundary? What happens to this development if the growth boundary is not amended?	The site is outside of the Growth Boundary however, it is currently zoned as Future Development District which means it has greater consideration for urban development than other sites. The Growth Boundary can be expanded in special cases where a community benefit is achieved, a net positive fiscal or socio-economic impact is achieved, the proposed development can be connected to municipal infrastructure in a fiscally and environmentally responsible manner, and the proposed development does not result in unacceptable environmental impacts.

#	First Name	Question/Comment	Answer
		Did you do any site visits with the Stoney to assess any sites or plants of significance that may be impacted by construction and development?	<p>The project has not yet consulted with the local First Nations regarding the flora and fauna, but we will seek input from local Indigenous experts as part of the process of the development moving forward, including the site development. With respect to the Hospice facility, we have coordinated 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, the PCSBV established several recommendations in the design of a Palliative Care House, including but not limited to:</p> <ul style="list-style-type: none"> • Ability to accommodate a full smudge ceremony in the Palliative Care Hospice • Sacred space in the Hospice to perform various ceremonies • One room designed to accommodate up to 25 family members with sleeping accommodation for at 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 volunteer engagement.
		Why is there no affordable housing being proposed?	We will not add affordable housing. Our Direct Control District has accounted for 1 dwelling unit per homestead. While not significant, it will add to the housing stock in Canmore.
19	Priscilla	What work has been done to address flooding?	<p>There were some shallow subsurface investigations done during the soils and terrain component of the EIS. Soil pits were dug to the water table. We relied heavily on available mapping by the Town of Canmore and the Province for the flood fringe levels. There will be modifications and improvements to vegetation along Spring Creek. We are building to the provincial standards as we know they exist today. Those are subject to change and at the time of building there may be changes to that and we will have to respond to it because we do know that we are in a time of change out there climatically.</p> <p>Addendum to the original response:</p>

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			<i>In an earlier EIS completed for the property geotechnical and hydrogeological investigations were completed throughout the property. Geology, Soils and Terrain, Surface Water, and Groundwater were all components of that investigation.</i>
20	M	With regard to Subdistrict C, it looks like the Spring Creek development will be tied into that access road. As you point out, this is the largest and highest density project in the history of Canmore. To open South Canmore to that level of traffic is a serious concern.	It would be a concern. There is no planned access to the Spring Creek Development. Access to Subdistrict C will be via a driveway and a clear span bridge over Spring Creek from 3 rd Avenue.
		Instead of building that long road and bridge in subdistrict C and impacting the green space, why not just negotiate access with Spring Creek for those two homes?	3 rd Avenue is the legal access to the site and all access to the site can be accommodated from this entry point. There is no reason to negotiate an access agreement. Spring Creek is privately owned.
21	Dan	Has this property been on the market for sale for the last few years? What is the plan for traffic access for this development at completion and during construction? There are significant odors that come from the sewage treatment which would be very offensive to someone who is ill.	The property has not been for sale for the last few years. The landowners have been working with the Town of Canmore over the last few years to finalize a proposed Concept and intend to build their home on the property. In terms of the Town's treatment plant and emanating odours, it is our understanding that any odours coming from the Plant need to be mitigated. The owners were aware of the situations surrounding them.
		Has the school board been approached to put the Hospice on the land available to Lawrence Grassi School?	The Hospice looked at many sites in the Bow Valley and none were appropriate for their use. CRPS has development plans for that site that are now before Council.
		Are the doors from the Sewage Treatment Plant going to be addressed prior to a Hospice being built? There are many days on 2nd street you can't open your windows	Thank you for the information.
22	R	I like to walk on the berm at the end of 3rd Ave. Will I still have access to it?	Yes.
		Good information. Thanks.	Thank you.

The session had 34 participants. Of the 66 direct questions or comments made, many of the questions/comments came from six individuals with one individual providing 19 of the 66 questions/comments. Questions and comments in this session focused on access via 3rd Avenue and specifically why not through Spring Creek property to the north, what other locations did the PCSBV look at, mitigation of potential flooding, potential traffic increase, fit with the Municipal Development Plan, and protection of sensitive areas. The following is a summary of the questions asked, comments made, and the answers provided by the Project Team.

#	First Name	Question	Answer
23	Phil	How will flooding issues be dealt with?	<p><u>Biologist:</u> It is a natural system. Again, I am not an engineer, but all the designed buildings are above a certain flood elevation that is the same as those buildings on 3rd Avenue and the new Spring Creek development. I am not quite sure what else to say. We can speak about the improvements to vegetation along Spring Creek. So we get intermediate floods that aren't as extreme and we get some serious floods that are that are very extreme and part of the offsetting that we have discussed for some of this work is to improve vegetation along within that 20 metre setback along Spring Creek, and that would look like planting willows and shrubs that have really dense root wads and would mitigate some of that effect of flooding and would shore up the bank so that erosion or sediment transport is not as great as it is right now. Currently, it is kind of a low grassy low shrub ecosystem, and it probably would not take much to jump that bank but if we were to pump it full of willows, they would shore up that sharp the banks reduce erosion. I think it would really improve if for nesting birds and you know, wildlife cover and all those things as well.</p> <p><u>Architect:</u> Regional local regulatory authorities and requirements are already put in place to restrict and prevent any building into wetland areas. There are no wetland areas on the site. Where we have picked areas that we are building in, which are of a similar elevation to what originally was 3rd Avenue and of course Spring Creek. The primary modification that occurs in the process is to raise the lands where the residences are built. In this case, we would be raising the land equal to where Spring Creek is, which is about a five-foot</p>

#	First Name	Question	Answer
			modification, but with so much green space around the housing, we will very localized raising of the lands.
24	Bruce	What other locations have been considered for the hospice facility? What criteria was used to zero in on this location? Wouldn't it make more sense to locate the facility adjacent to or as part of the Bow River Lodge assisted living facility in Canmore?	The PCSBV looked at over 30 sites in the Bow Valley. Some were not appropriate and others too expensive. When the landowners offered to donate land to the Palliative Care Society for the Hospice, it seemed like the ideal location. 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. The donation to the Palliative Care Society also reduced 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. The PCSBV did meet with the Bow River Lodge group back in 2018/19. We could not come to an agreement and the potential site was dropped as we had received an offer from the landowners for the proposed site.
		Did the owners of the land under consideration approach organizations other than the Land Conservancy of Canada regarding donating the 20-acre parcel of land? The Conservancy only considers land that is either 160 acres in size or a smaller area if it is contiguous with other land managed by the Conservancy.	No. The landowners would like to live on the land and have made a generous donation of 2 acres of service land to the Palliative Care Society to construct a Palliative Care Hospice.
		I think everyone knows what a hospice is and it's great to show what a nice facility would look like, but I believe the issue is - Is that the most appropriate location for the hospice? What criteria was used to selected the site?	The PCSBV looked at over 30 sites in the Bow Valley. Some were not appropriate and others too expensive. When the landowners offered to donate land to the Palliative Care Society for the Hospice, it seemed like the ideal location. 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. The donation to the Palliative Care Society also reduced 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.
		How does the proposed development specifically fit with the Municipal Development Plan for Canmore? Why are high-end private residences included in the proposal when Canmore already has so many high-end homes sitting empty most of the time? Where is the "housing diversity" in the	The Palliative care aspect of the site directly aligns with the Municipal Development Plan for Canmore in providing health related services to citizens. 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. This application is

#	First Name	Question	Answer
		concept? How would the proposed development help address Canmore's affordable housing crisis?	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 high density of Spring Creek Mountain Village to the natural areas beyond the Town of Canmore facilities. Affordable housing has not been included for this site, to keep the footprint low as per our proposed Concept and our EIS. Our Direct Control District has accounted for 1 dwelling unit per homestead. While not significant, it will add to the housing stock in Canmore.
		How would the proposed development ensure preservation of the wetlands and the protection of all the wildlife that use the area (elk heard, bears, coyotes, etc.)? Isn't the area part of a wildlife corridor or at least a refuge destination for wildlife? I know for a fact that several elk frequently overnight exactly in Subdistrict C.	We want to be clear that this is a shrubby swamp ecosystem, so it is not a marsh. It is not a marsh like you might envision waterfowl like ducks living in. The shrubby swamp is dominated by shrubs, willows, red-osier dogwood, and species like that, and the shrubby swamp has been completely avoided. The design has been set back 10 metres from the wetted edge or what may be the wetted to edge in certain times of the year. That captures the vegetation adjacent to what would be contributing to the health and function of the shrubby swamp. As a result of the re-orientation of buildings through peer review process, the shrubby swamp has been completely avoided and mitigated and so there is no anticipated disturbance on the wetland. We recognize that wetlands are extremely important on the landscape, and they are not common in this area. This was a high priority for the landowners to preserve. Given the nature of it, it is not a marsh, it is a swamp, so it has a different value on the landscape than a marsh would have.
		Wouldn't the best location for the hospice be at the Bow River Lodge assisted living facility in order to capture synergies between the operations?	The PCSBV looked at over 30 sites in the Bow Valley. Some were not appropriate and others too expensive. When the landowners offered to donate land to the Palliative Care Society for the Hospice, it seemed like the ideal location. 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. The donation to the Palliative Care Society also reduced 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. The PCSBV did meet with the Bow River Lodge group back in 2018/19. We could not come to an

#	First Name	Question	Answer
			agreement and the potential site was dropped as we had received an offer from the landowners for the proposed site.
		South Canmore is a grid network, but there are only two access points that weave around the school property. Even 50 more person trips per hour is going to be a noticeable impact on the roadways around the school.	The proposed development will not exceed the 100 person trips in the peak hour threshold that would normally trigger a more comprehensive traffic evaluation and the associated impact on the local road network. The site will generate at most 50 trips during the peak hour which will likely be distributed onto the grid network before proceeding to their destinations. Based on other Hospice operations of a similar size, we estimate 25 person trips per day. The development is located on a grid network which provides multiple routes for traffic to enter and exit. The grid network provides the most capacity given the ability to disperse traffic onto various routes vs concentrating volumes onto a single point of entry/exit.
		If this development were to proceed, what if the land between the site and the rail right-of-way (still within the Future Development Area) is put forward for development? How would that land be accessed?	We cannot comment on land outside our property boundary.
		What is the plan for parking for residents, visitors, and staff? Will some of them be forced to park in adjacent residential areas and walk to the new development?	We are still at the conceptual stage of design for the Palliative Care Hospice. We anticipate that we will have enough parking on site to accommodate parking.
		Keenan mentioned that ducks don't live in the site's wetland. I know for a fact that many ducks nest in the wetlands next to Spring Creek on the site.	This is not duck nesting habitat. Harlequin ducks may use Spring Creek if their range overlaps with it, and other species may use habitats around Spring Creek and Policeman's Creek within the property boundary, but the shrubby swamp does not provide suitable nesting habitat for ducks. With any construction in Canada, there is international law that protects ducks and all birds, their nests, and their nesting habitat. Part of the plan is to not disturb any vegetation during the nesting season which is in the spring. We know that some owls get going on their nesting activities about this time of year, but this has absolutely been considered. Nests are of prime importance, and we do not anticipate any disturbance to nests. I just want to reiterate, all these types of mitigation measures and considerations are standard impact assessment items, and they are

#	First Name	Question	Answer
			always addressed in environmental assessment, we covered them in this EIS.
		If no one is allowed to touch the water, creek bottoms and banks around the existing pedestrian bridges to sand and stain those bridges, why is the developer allowed to build a vehicle bridge to access Subdistrict C?	We looked at that through our options analysis (EIS) and to reduce the environmental footprint, the best location on that entire setback is where we put the bridge - on that entire stream section is where it is proposed. The best way to get to Subdistrict C is from 3 rd Avenue. We looked at all other alternatives and we looked at the bank stability and the veggie vegetation and what that would mean in the future.
		Would the purchasers of the residences formally agree to forever refrain from complaining to the Town of Canmore and its contracted operators about any noise, odors and/or health impacts associated with living in close proximity to the facility that handles Canmore's sewage, garbage, and recycling? Would they also agree to refrain from complaining about any noise from the nearby rail right-of-way and heliport?	We cannot comment on this. We assume that future landowners will do their due diligence and make their own decisions on this issue.
		The landowners are certainly aware of the noise, odor and other issues pertaining to the adjacent municipal waste treatment centre. My question is about ensuring that future owners of the five other residences and the hospice don't complain. You avoided answering my question.	We cannot comment on this. We assume that future residents will do their due diligence and make their own decisions on this issue.
		I read that the landowner is not a residential land developer (that was on their website), yet they are developing five residences. They are most certainly proposing to be residential land developers.	The landowners do not own a development company. The landowners would like to live on the land and have made a generous donation of 2 acres of service land to the Palliative Care Society to construct a Palliative Care Hospice. They saw an opportunity to provide a service to the community, while constructing their own home on the land. The other 5 homesites will help pay for the servicing of the land and offsetting.
		Why was the palliative care group turned down for a site at the hospital and at the assisted living facility? Just saying you were turned down isn't really an answer. What was the reason for the rejections?	The PCSBV looked at over 30 sites in the Bow Valley. Some were not appropriate and others too expensive. When the landowners offered to donate land to the Palliative Care Society for the Hospice, it seemed like the ideal location. This large land trust, set in a pastoral green space, at the foot of Three Sisters Mountain, is ideally suited

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			for the Bow Valley Hospice. The donation to the Palliative Care Society also reduced 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. The PCSBV did meet with the Bow River Lodge group back in 2018/19. We could not come to an agreement and the potential site was dropped as we had received an offer from the landowners for the proposed site.
		What is the emergency response plan for the proposed development area? Won't emergency vehicles have to weave all the way through downtown and South Canmore after traveling from the other side of the TransCanada highway (after the new fire station is constructed)?	Emergency Services will access the site via 3 rd avenue through South Canmore. In accordance with the Town of Canmore's requirements for secondary emergency access, the use of 3 rd avenue south to the wastewater treatment plan has been proposed. The emergency access has been approved by the province to extend through the water/wastewater treatment (and other) facility. The emergency access plan will also be further reviewed through our subdivision process and become a condition of the subdivision.
		Did the landowners approach organizations other than the Land Conservancy of Canada to donate the land? Why not donate most of the land to the Town of Canmore?	No. The landowners would like to live on the land and have made a generous donation of 2 acres of service land to the Palliative Care Society to construct a Palliative Care Hospice.
		How do you determine who is directly impacted by the development?	The Town determines this, but we believe it is land within 60 metres of the site.
		As we've seen, facilities were built near the heliport and the residents have complained after they move in, even though they surely knew they were purchasing properties next to a heliport. Same for an assisted living facility in Banff where residents have complained about the train horns even though they surely knew the rail right-of-way was next to their home.	We cannot comment on this. We assume that future landowners will do their due diligence and make their own decisions on this issue. The PCSBV has determined that the site meets their needs for a Palliative care facility.
25	Diana	AHS was mentioned being involved in this process - can you elaborate?	AHS is aware of the proposal and the PCSBV is keeping them informed of progress.
26	Taso	What will be the increase in traffic, estimated cars per day?	The proposed development will not exceed the 100 person trips in the peak hour threshold that would normally trigger a more comprehensive traffic evaluation and the associated impact on the

#	First Name	Question	Answer
			local road network. The site will generate at most 50 trips during the peak hour which will likely be distributed onto the grid network before proceeding to their destinations. The development is located on a grid network which provides multiple routes for traffic to enter and exit. The grid network provides the most capacity given the ability to disperse traffic onto various routes vs concentrating volumes onto a single point of entry/exit.
		What will be the capacity of the Hospice once complete? How many “residents / patients” would it be able to accommodate and what would the staffing levels be?	There will be 6 beds for residents. PCSBV is still working through their staffing plan.
27	Hugh	How have/will the indigenous communities in the Bow Valley been involved in the design/development of the plan and ultimately access and use of the facility?	<p>The project has not yet consulted with the local First Nations regarding the flora and fauna, but we will seek input from local Indigenous experts as part of the process of the development moving forward, including the site development. With respect to the Hospice facility, we have coordinated 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, the PCSBV established several recommendations in the design of a Palliative Care House, including but not limited to:</p> <ul style="list-style-type: none"> • Ability to accommodate a full smudge ceremony in the Palliative Care Hospice • Sacred space in the Hospice to perform various ceremonies • One room designed to accommodate up to 25 family members with sleeping accommodation for at 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 volunteer engagement.
		How have you addressed the impact on elk that frequently overnight along the trail immediately west of the west property boundary?	We evaluated the use and selection of habitat by elk on the property. We reviewed academic reports on habitat use and selection by elk in the region (some discussions specific to the SCLHP). We completed 3

#	First Name	Question	Answer
			site investigations and documented relative abundance of elk use based on sign – which to a trained professional is easy when you know what to look for with respect to short- and long-term indications of use.
28	Heather	Who was invited to this initial info session?	We dropped mail cards to 250 homes in South Canmore. Our project has been active on social media and the Town website has a link to our website.
		Was Spring Creek approached for an optional entrance for the 2 homes on the north side of the creek?	The legal access to the site is via 3 rd Avenue. There is no need to find another entrance to the two homes in Subdistrict C.
		Has there been any discussion had regarding entering the parcel of land via the road that leads to the recycling/water treatment road?	No, the legal access to the site is 3 rd Avenue in South Canmore.
29	D	This green site seems to be on map on the other side of the Trans Canada highway ??	Unclear as to what this comment is referring to, our site is on the south side of the TransCanada.
30	Chara & Mark	To be clear the primary goals of the “concept” is to obtain: a) an enormous private home site on what is currently conservation open land b) convert a 3.3 million investment into an investment with total value of roughly 8 million dollars	We are not sure where your numbers are coming from. The land is privately owned. The landowners are making a generous donation to the Palliative Care Society to build a Hospice. The Town in general will benefit from this donation. The landowners have always planned to build their own home and are asking for 5 additional homesites to help pay for the servicing of the land and some of the offsetting. There have been many proposed developments with larger footprints. This is a modest development that will maintain 89% of the land in a natural state.
		The Elk bed down frequently in Subdistricts A, B, C and D.	Of course, we looked hard at elk. Large mammals, ungulates is a specialty of mine, carnivore species as well or something I feel I have specialized my career in. We know that elk live near humans because humans provide an element of security from predators. And yes, they probably bend down to the west of the property. I've seen beds in Subdistrict D down in the southern corner. I have also seen significant amounts of Elk sign and use in the southern portion of the SCLHP, along the braided floodplain or the Trans Canada at the very southern tip, where the Trans Canada crosses the Bow River. Elk bedding habitat is important for them to sleep but it is not critically important to their survival – it is not limiting on the landscape. The

#	First Name	Question	Answer
			types of habitats that are critically important to elk survival and security from predators are the habitats they use in winter when resources are scarce or during calving when the young are susceptible to predation. Security from getting hit on railways and roadways, but also forage and food availability in the in the winter months are important factors for elk to survive. You can imagine that it is tough for them, especially when temperatures drop well below 0°C. There's not a lot of food out there. Wildlife biologists focus our efforts on those critical seasons and critical habitats that are important to their survival or reproduction, depending on the species, recognizing that bedding habitat is still important habitat, just not critical to their survival. We know that Elk are comfortable with humans. I mean, the South Canmore or local habitat patches is well used by humans for skiing, hiking, biking, all the things and the Elk persist. In our EIS we considered grizzly, cougar, wolf, moose, elk, deer, coyote, and a long list of other species, including the little ones like amphibians and birds.
		Who pays for the proposed bridge?	The landowners pay for the clear span bridge.
31	Judy	How can it be designated both future development and conservation?	The land use designation in the Land Use Bylaw governs the land rights provided to the landowner. Council decided at one point in time to designate this land for FD – Future Development in the Land Use Bylaw. The land use designation in the Municipal Development Plan is a high-level strategic view of the future land uses within the Town boundary. In Canmore, Council decided through the MDP (Municipal Development Plan) process in 2016 to designate all land outside of the urban growth boundary for conservation. This set policy to require further study to grow the community requiring a demonstration that a community benefit would be realized by land development. Those policies include environmental, social, and economic benefits. Because both the Land Use Bylaw and the Municipal Development Plan are living documents, there are situations which arise where the overarching strategic document may not align with specific land uses specified to particular sites in the Land Use Bylaw. The MDP recognizes that the generalized land

#	First Name	Question	Answer
			use designations identified will change and be further defined through specific planning applications by landowners. To implement the community benefit measure, the SSR tool was created to attempt to provide this measure through a quantitative approach.
32	Jim	Is it possible to improve the berm from the waste transfer station as a temporary construction access route to avoid traffic flow through a residential area for building? This could be gated to avoid permanent use but would also create and emergency access route later out of south Canmore if there is a natural disaster event in the future such as floods or fires.	Detailed construction access plans will be prepared and provided to the Town prior to commencement of the project. Conditions related to construction access will be determined at the subdivision stage. In our case this is the registration of a condominium plan prior to development permits issued. Emergency Services will access the site via 3 rd avenue through South Canmore. In accordance with the Town of Canmore's requirements for secondary emergency access, the use of 3 rd avenue south to the wastewater treatment plan has been proposed. The emergency access has been approved by the province to extend through the water/wastewater treatment (and other) facility. The emergency access plan will also be further reviewed through our subdivision process and become a condition of the subdivision.
		Has the open land between the hospital and the TransCanada hiway been considered for the palliative care center? Closer to the hospital might be advantageous.	The PCSBV looked at over 30 sites in the Bow Valley. A site next to the TransCanada highway would not be ideal as this is an end-of-life care facility, and the natural setting is more ideal for the comfort of our patients.
33	Unknown (Ipad)	Do I understand this correctly? The site was purchased knowing that it was zoned conservation, that it was identified as the south Canmore habitat patch and now want to develop the land for residential and a healthcare facility plus a vehicle bridge over spring creek to service two residential lots?	The site is outside of the Growth Boundary however, it is currently zoned as Future Development District which means it has greater consideration for urban development than other sites would be. The Growth Boundary can be expanded where a community benefit is achieved, a net positive fiscal or socio-economic impact is achieved, the proposed development can be connected to municipal infrastructure in a fiscally and environmentally responsible manner, and the proposed development does not result in unacceptable environmental impacts. The Proposed Concept meets all four of the requirements for an adjustment of the Growth Boundary. The Proposed Concept:

#	First Name	Question	Answer
			<ul style="list-style-type: none"> 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 an exceptional community benefit. Provides provision accessory dwelling units based on a 1:1 ratio and contributes modestly to the housing shortages 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. Connects to municipal infrastructure in a responsible way at the owner's cost. An extraordinary sensitivity of design for wildlife and an above average wildlife focus on private land. Ensures a low to negligible affects on the environment and in fact, results in a net positive benefit after offsetting. Protects 89 percent of the land as open, natural space including an Environmental Reserve Easement for the swampy shrub ecosystem <p>Essentially, it will be up to the Town to determine if these four requirements are met sufficiently for any final decisions regarding the proposed development.</p>
		How are the two lots on north side of spring creek accessed? It appears from 3rd Ave. Is this correct? That would include a bridge. What approvals are required for that? Did you approach Frank Kernick to have access from spring creek?	Correct, 3 rd Avenue is the legal access to the site. The two home sites in Subdistrict C are access via a driveway and clear span bridge over Spring Creek. We have legal access so there is no need to approach the owner of Spring Creek Developments.
		Question to Bill or the landowner but why would you build a bridge and access road to service two lots? Yes, Spring Creek has a separate development plan but the cost of a road, bridge, and federal government approvals (I assume since your	This is the only access that we have to Subdistrict C. This is part of the EIS which placed the bridge here to minimize any impacts.

#	First Name	Question	Answer
		crossing a body of water that contains fish) for 2 lots? How does this make economic sense, without trying to approach spring creek?	
34	Claire	Will the loss of wetlands negatively affect flood mitigation for South Canmore?	We want to be clear that this is a shrubby swamp ecosystem, so it is not a marsh. It is not a marsh like you might envision waterfowl like ducks living in. The shrubby swamp is dominated by shrubs, willows, red-osier dogwood, and species like that, and the shrubby swamp has been completely avoided. The design has been set back 10 metres from the wetted edge or what may be the wetted to edge in certain times of the year. That captures the vegetation adjacent to what would be contributing to the health and function of the shrubby swamp. As a result of the re-orientation of buildings through peer review process, the shrubby swamp has been completely avoided and mitigated and so there is no anticipated disturbance on the wetland. We recognize that wetlands are extremely important on the landscape, and they are not common in this area. This was a high priority for the landowners to preserve. Given the nature of it, it is not a marsh, it is a swamp, so it has a different value on the landscape than a marsh would have.
		Is there an analysis as to how many vehicles a day are likely to be added to traffic flow on 1, 2 and 3 Sts and 3 Ave once the project is complete?	The proposed development will not exceed the 100 person trips in the peak hour threshold that would normally trigger a more comprehensive traffic evaluation and the associated impact on the local road network. The site will generate at most 50 trips during the peak hour which will likely be distributed onto the grid network before proceeding to their destinations. Based on other Hospice operations of a similar size, we estimate 25 person trips per day. The development is located on a grid network which provides multiple routes for traffic to enter and exit. The grid network provides the most capacity given the ability to disperse traffic onto various routes vs concentrating volumes onto a single point of entry/exit.
		Is there offsetting for the loss of the wetlands?	We want to be clear that this is a shrubby swamp ecosystem, so it is not a marsh. It is not a marsh like you might envision waterfowl like ducks living in. The shrubby swamp is dominated by shrubs, willows, red-osier dogwood, and species like that, and the shrubby swamp

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			has been completely avoided. The design has been set back 10 metres from the wetted edge or what may be the wetted to edge in certain times of the year. That captures the vegetation adjacent to what would be contributing to the health and function of the shrubby swamp. As a result of the re-orientation of buildings through peer review process, the shrubby swamp has been completely avoided and mitigated and so there is no anticipated disturbance on the wetland. We recognize that wetlands are extremely important on the landscape, and they are not common in this area. This was a high priority for the landowners to preserve. Given the nature of it, it is not a marsh, it is a swamp, so it has a different value on the landscape than a marsh would have.
		Will the land have to be raised significantly prior to construction?	No, only the home site and the driveways will be raised to the 1:100 flood levels.
		Could someone answer my question about the low-lying area and how much fill will be required? That could be a lot of trucks if fill is needed.	Yes, certain areas will require fill, that amount is not yet clear as we are in the very early stages of development. Only 11% of the site will be used for building development, and this will be the focus for any fill required.
		The area is low lying and has sunk quite a lot. Any idea of how many truckloads of fill will be required to level up the land for construction?	Yes, certain areas will require fill, that amount is not yet clear as we are in the very early stages of development. Only 11% of the site will be used for building development, and this will be the focus for any fill required.
35	Monica	Will the building be LEED Gold Certified?	This has not yet been explored with the PCSBV, but certainly sustainable building strategies will be incorporated. The landowners are interested in working with the SAIT Green Building program.
36	Donna	Did I read that the landowners are already paying residential taxes on this land?	That is correct.
		Elk bed down frequently on our cut de sac and it's not a problem. The hospice residents would enjoy that activity!	Of course, we looked hard at elk. Large mammals, ungulates is a specialty of mine, carnivore species as well or something I feel I have specialized my career in. We know that elk live near humans because humans provide an element of security from predators. And yes, they probably bend down to the west of the property. I've seen beds in Subdistrict D down in the southern corner. I have also seen

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			significant amounts of Elk sign and use in the southern portion of the SCLHP, along the braided floodplain or the Trans Canada at the very southern tip, where the Trans Canada crosses the Bow River. Elk bedding habitat is important for them to sleep but it is not critically important to their survival – it is not limiting on the landscape. The types of habitats that are critically important to elk survival and security from predators are the habitats they use in winter when resources are scarce or during calving when the young are susceptible to predation. Security from getting hit on railways and roadways, but also forage and food availability in the in the winter months are important factors for elk to survive. You can imagine that it is tough for them, especially when temperatures drop well below 0°C. There's not a lot of food out there. Wildlife biologists focus our efforts on those critical seasons and critical habitats that are important to their survival or reproduction, depending on the species, recognizing that bedding habitat is still important habitat, just not critical to their survival. We know that Elk are comfortable with humans. I mean, the South Canmore or local habitat patches is well used by humans for skiing, hiking, biking, all the things and the Elk persist. In our EIS we considered grizzly, cougar, wolf, moose, elk, deer, coyote, and a long list of other species, including the little ones like amphibians and birds.
37	Chuck	Do the owners retain title to all on Subdistrict D?	Yes.
		What are the number of units in the total proposal? How many people will reside here? Aside from Palliative	There will be 6 beds for residents. PCSBV is still working through their staffing plan.
		How many people will reside in units Subdistrict C & B?	Using average household data for Canmore determined during the 2016 census, if all residences and ADU's house 2.4 persons, we anticipate that 24 persons could reside in Subdistricts B&C.
		What roads will become the responsibility of the Town of Canmore for upkeep and replacement if flooding occurs?	All the driveways on the site will be privately owned. The landowners will be responsible for the construction and maintenance of these driveways. If flooding occurs, the owners would be responsible for replacement.

#	First Name	Question	Answer
		3rd avenue would be extended by the Town of Canmore to the access to the Palliative Care??	Yes, that is correct.
38	Judy	Would the owners consider leaving the non-developed land as conservation?	There are some portions of the land – some of the riparian areas along Spring Creek and the shrubby swamp by the Hospice that will be dedicated as an Environmental Reserve Easement.
		What, if anything, would be in effect to prevent additional building in Subdistrict D at some time in the future?	We are suggesting a Direct Control District that outlines permitted and discretionary uses for Subdistrict D.
		What about the optics of consistency for the Town and the community if the MGB are changed and the conservation district is changed to accommodate this development? Other developers want the same changes in different locations.	We cannot comment on this.
39	Kairn	Who is responsible for the driveway to Subdistrict D?	The landowner is responsible for servicing the site.
		What room would there be to expand?	The Direct Control District will outline what are the permitted and discretionary uses for the site.
		I would caution that when you said everyone needed to be consulted on a bridge, I'm guessing the people who live at the end of the street never envisioned a bridge and road beside their house.	The land is privately owned. The bridge will provide access to a part of the land that has no access. Legal access to the site is via 3 rd Avenue. The Town will be doing further consultation with residents directly affected by the development, so there will be further opportunity for input or feedback on the bridge in the future.
		Should need be is there room for increase number of units?	Again, the Direct Control District will outline what are the permitted and discretionary uses for the site.
		Is this limited to a precise number of units or could that number change (increase)?	The Direct Control District clearly outlines the maximum number of units on the site.
40	R	With the 5 houses are there any options for accessory suites?	Yes, the proposed Direct Control District will allow for 1 Accessory Dwelling Unit per homesite.
41	R	Agree. Makes Canmore more of a compassionate community.	Thank you for attending and for your feedback. We appreciate your comment.
42	Micheline	Will the existing closure of 3rd Avenue (west end) be re-opened to allow traffic thru-fair?	This is a public road, and we cannot comment on the future of this roadway.

#	First Name	Question	Answer
43	Micheline	Sorry the other end of 3rd Avenue (end of west end of cul-de-sac (into spring creek)	There will be no connection to the Spring Creek property.
44	Donna	So exciting to see a “win/win” for our community and the generous landowners. I can envision volunteering at the hospice.	Thank you for attending and for your feedback. We appreciate your comment.
45	Marjory	Have you talked to the middle school about the impact of the trucks going by?	There are several ways construction traffic can take through South Canmore.
		Building on swamp land next to a waste treatment plant... I walk it daily, but my point is the smell once the landowners move in Keenan.	Marjorie just made a comment that “it's building on swamp land” and that I don't think that's a correct statement to make. I have walked the property and my work was reviewed by peers that are in the academic field. There is a small shrubby swamp that has been avoided during construction and the remainder of the property cannot be properly classified as a swamp. It may be that the term “swamp” is used figuratively in this sense, however, I think it is critical to use the proper terms if we are discussing ecosystems on the property, especially if they are negative in nature. I am confident in the findings of the EIS, and I stand behind it, and I would be happy to continue this conversation longer.
		Subdistrict C is listed on your website to be divided into a max of two lots and now you are saying 5 for that subdistrict?	Subdistrict C is proposed to have a maximum of 2 homesites. Subdistrict B is proposed to have a maximum of 3 homesites. We checked the website, and it is correct.

Virtual Session #5: 5-6 pm

The session had 84 participants. Many of the questions/comments came from 5 individuals. Comments focused almost exclusively on the donation with half indicating support for the proposal. One individual raised concerns around the environment and that individual was in opposition to the proposal for that reason. Many also wanted to know how to support the application as it moves through the process. The following is a summary of the questions asked, comments made, and the answers provided by the Project Team.

#	First Name	Question	Answer
46	Norm	How does Millennium Park factor into this? Isn't Millennium park recreational? This would support the evolution of land uses.	Millennium Park is designated as a Public Use District, which includes indoor and outdoor recreation, and these are allowed under PD. It is true the Town could put additional recreational facilities on that site eventually. As for evolution – as you would expect, as a community

#	First Name	Question	Answer
			grows the physical morphology does change, due to resident needs etc. This site was designated as FD (future development) as a placeholder (prior to 2016) because it made sense that this could be a potential location to expand the Town when need arose. It makes sense as a logical extension of the adjacent residential district, but it was not designated as such so that a well-formulated thoughtful response could be made for what to do with the site, and to ensure that it was only developed when it made sense to do so.
47	Susan	You were going to send me some information from the 1st open house and I haven't received it yet.	Thank you, Susan, the entire report is posted to the website. I invite you to review and get back to me with any outstanding questions.
		I know AHS is not involved at this time, but have you developed op costs and what they would mean to the families of the dying - in terms of \$\$\$	We do not have an operational plan or agreement with AHS, but we are in dialogue with AHS, and they are aware of our project and our goals. Unfortunately, AHS do not underwrite any capital costs, but if we can demonstrate the benefits and innovative activities that can happen in the Bow Valley as a result of our facility, then there are perhaps some other types of support we can get from AHS. Long-term palliative care is not covered under the Canada Health Act, it falls outside this envelope, especially in rural areas. Some Calgary hospices do have a contract with AHS; however, this is due to their urban nature, unfortunately it's not the same for rural areas. Covid 19 has really affected any fruitful dialogue with them, but we have had conversations with executives and have been directed to other programmatic AHS executives to speak with. As per the recent Throne speech and budget it looks like there is some funding coming to Palliative care, so that could be a great opportunity for us to weigh in and get government support.
		I'm referencing what would be the financial responsibility of the family of the dying if no provincial partnership	Long-term palliative care is not covered under the Canada Health Act, it falls outside this envelope, especially in rural areas. Some Calgary hospices do have a contract with AHS; however, this is due to their urban nature, unfortunately it's not the same for rural areas.
48	Rick	My focus is mostly environmental. I reviewed this project as a former member of the Town's Environmental Advisory Review Committee, and I walked the perimeter of the property to ground	Thank you for your comment.

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		truth my assessment of the consultants' reports. This is a very sound project from an environmental perspective....very close to town centre and very little impact on wildlife movements.	
		I reviewed the EIS in detail and think that it was very sound.	Thank you. (Note: Rick was on the Environmental Review Advisory Committee)
		Really important map here. This development is very central to the Canmore community. Technically it involves an expansion of the Municipal Dev Boundary, but more realistically it is development within what all of us consider to be town footprint.	Correct Rick.
		Stan, <i>(Rick in response to below question by Stan)</i> you are absolutely right, this is low, swampy land. I think that the development proposal addresses that but take a look and let me know if you disagree. Everything in the valley bottom has flooding risk but I think that the developers have recognized it and accept the risk	Thank you, Rick, for answer our question.
		"Climate change was not considered." That is typical of development proposals, and we need to change that. If you agree, please check in with @bowvalleyclimateaction.org	Yes, it is typical of this type of this type of development. The owners drove the inclusion of many of the climate change assessments on the site.
49	Brian	This is a sound proposal that will provide social and health supports required for aging in place. This is of tremendous social benefit to Canmore.	Thank you.
50	Stan	Has the issue of flooding been addressed: overland flooding, groundwater, and storm sewer backup flooding? Also, I've tried to run in the area and it's quite swampy.	<u>Architect</u> : I have worked with many sites in the Bow Valley floor – virtually all sites undergoing any development are required and should take into consideration current flood plane conditions. The lack of development on the site means we do not have to raise much of the site, only where the buildings and roadways are. The development intends to meet and comply with both Provincial and Municipal requirements regarding flooding. The site has and the proposed development has been reviewed with engineers, as

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			<p>flooding was one of the early questions. We all note that 3rd Avenue homes are already raised, so the new homes will be similarly treated. But the remainder of the site will be left as is or remediated as per the environmental team.</p> <p><u>Biologist:</u> Interestingly climate change was not one of the terms of reference for the site that we based our report on, however, the landowners chose to direct their mitigation efforts to address climate change on the site. Our intention is to improve the resiliency of Spring Creek, through strategies such as planting (low shrub/grass types) that will help improve erosion while improving habitat for small mammals.</p>
		Thanks to the McCafferys for this very kind donation.	Thank you.
		Thanks very much for arranging this information session.	You are welcome.
51	Kay	Did the MSES 3rd party review by the Town conclude that they were in full agreement with the EIS findings?	MSES, the third-party reviewer, did agree with the outcome of the EIS which was that there will be low to negligible effect on wildlife and habitat on the site. The issue arose from the way in which our keynoted effects assessment was completed, it was unclear to them whether we were speaking of time zero or the past, which was determined to be 2009.
		I think everyone should read the MSES 4.0 Conclusion statement from the 3rd party review if you don't read the entire report, it states some very concerning information about this particular site location. So, my concerns are strictly about 'location...location....location'	Please see above. Ultimately, the 3 rd party reviewers agreed with the results of our analysis. Essentially in verbal follow-up with MSES we realized we were in fact on the same page, but unfortunately that did not make it into their report just based on how the reporting and review timelines work.
		The proposed site is located in the South Canmore Local Habitat Patch and these patches are critical for our wildlife, while my husband and I have financially supported Palliative Care and expect to continue to, we are NOT supportive of this "LOCATION" at all for the facility. What other locations in Town have been looked at and reviewed? Do you have a report of all the other	As for the location aspect of your comment, the search for a location for the Palliative Care centre has been extensive. We did not look at sites in Banff, due to the complications of dealing with the Federal Government and the even more stringent development requirements that would make this cost prohibitive. We looked at over 30 sites were reviewed in Canmore before this site became available. Some sites were just out of our reach financially, and others were not available to us when we enquired. We did have another property with a home on it we thought we could renovate,

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		locations you have or are considering thoroughly for the public or donors to view?	but the building would not suite our needs and the costs were quite high. The donation of the site makes a huge difference here in the potential for our organization to both build and run the facility.
52	Darcey-Lynn	I am so impressed with the kind, generous gift the couple has given to our community for supporting those who will benefit from remaining in our community when they are approaching the end of their life. This is a delicate topic but one that is so necessary and speaks to the quality of life in our community. Thank you to Mr. and Mrs. McCaffery and to the exceptional information provided in this presentation. I continue to be in awe of the talent in our community.	Thank you.
		What does the Palliative Care organization require from those of us attending this presentation on a go forward basis?	We would like your support as we move forward with our application. We will reach out when the timing is right. Thank you.
		Will this recorded presentation be available to others in the community?	The actual recording of these sessions will not be available, but we will be updating our What We Heard Report and including all your questions and the answers provided. We will put the link to the website in the chat, and all the images and slides can be found on there for you to review at any time.
		It seems to me that if we all agree this is a critical need in our community and IF there are no alternative lands available, including AHS making land available, then it seems we need to best understand what will move this forward in the most effective way. I have not heard anything that raises concerns about a negative environmental impact nor impact for the residents currently living nearby - this appears to be a sizable piece of land with low density development.	Thank you.
53	Simon	If I'm not mistaken nearby 1 st Street homes are also built on fill, e.g., raised land.	Yes, this is the case. Our site will treat the home-sites in a similar manner, but the remainder of the site will be left in its natural state or mitigated as required or committed to in the EIS.

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		Might be worth mentioning where the potential users of the proposed hospice are currently getting their needs met. Many thanks to Jan and Bernie for their very generous proposal!	Those requiring hospice care must leave the Bow Valley for more urban areas like Calgary.
54	Elaine	Thank you so much for your generous donations of land, time and sharing your expertise regarding this essential project for our Bow Valley community. 🙏	Thank you.
55	Alice	Thanks for another informative session and to the McCafferys!	Thank you.
56	Edward	Thank you to the generous property donors and to all engaged in PCSBV!	Thank you.
57	Doreen	Thank you to McCafferys, PCSBV and all presenters.	Thank you.
58	Kristen	Has affordable housing been considered for Districts E and C?	Affordable housing is generally considered an intensification – a greater number of units allows for a decrease in the cost for each unit – and is generally considered a highest and best use of urban lands. The intention on this site, based on its environmental conditions and its location on the outskirts of the town was to decrease the impact of human use and keep the number of people on the site low. This includes the number of people driving to the site. The auxiliary suites will be available to the rental public however that will look if they are even built. But the Town essentially was encouraging single family homes at this location.
		Single family affordable homes would be preferable too.	This is not feasible financially.
59	Priscilla	Have other building sites been considered?	The PCSBV looked at over 30 sites in the Bow Valley. A site next to the TransCanada highway would not be ideal as this is an end-of-life care facility, and the natural setting is more ideal for the comfort of our patients.
60	Karin	Could the hospice be moved away from the Riparian area for environmental concerns and also give you the ability to increase from 6 beds to more given our Town's rapid growth?	<u>Biologist</u> : The hospice has already been moved over from the western edge of the site, as it was originally right up against the boundary before we did our environmental assessments. It is now setback 10m from the vegetation we consider to be the beginning of the swampy area, which is enough to maintain the form and function

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			<p>of the area. The parking lot and roadway have also been located to ensure the least impact. We believe its location is enough to satisfy the requirements.</p> <p><u>Architect:</u> There are physical limitations placed on the operational sizing on the site, which is around 6 beds anyways. Any expansion would be modest.</p> <p><u>Palliative Care:</u> 6 beds for our organization is manageable. It allows us to provide higher quality care and maintain a more intimate setting. Most small facilities in Calgary are around that 6 bed mark for this reason, to ensure a home-like setting can be maintained. This also is a factor of how our facility will be funded, as we are not fundraising for this facility. Any expansion would not be major.</p>
61	Katherine	How can folks help the palliative care society?	<p>We already appreciate you all as donors, members of the society and other supporters. But beyond supporting our society, to help with this project moving forward, we'd like to call you to action. Community projects such as ours need your support – emails and letters of support written in your own words sent to the mayor, councillors, and other members of our community with influence will go a long way. We are currently formulating key messages (Palliative care society website) and we will have that available to you soon.</p>
62	Charlene	I know we will have an opportunity to chat later, but our primary concern is about a road being build right against our fence and removal of all the trees. We would appreciate consideration of a green barrier (e.g., leaving some trees or planting new ones) between us and the road.	<p>Thank you, Charlene, we can discuss this when we meet with you.</p>
63	Julie	We really hope that from what you have heard today has helped you better understand our proposal, the facts, and the science behind our concept. Some of the key messages we ask you to consider are these: this project will have a negligible effect on the site; it will create jobs; it is close to existing services and utilities which makes it easier for us to build; and it will have a huge benefit to our community. It will be a legacy to why we all live and chose to live in Canmore. For caregivers, their families, and visitors it will be an uncongested and tranquil location minutes from town that provides opportunities for transition and reflection. It is a special way for those we care for to celebrate their lives and the magnificent place we call home. I would like to ask Bill, our palliative and grief support navigator to say a few words about the project.	
64	Bill	Thank you all for being here. I would like to share a connecting thought between what we do with our work on the ground and its relationship to land. We as human beings have beginnings and endings that are quintessentially natural events, and	

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		that our birthing mirrors that of our fellow mammals, so does our dying. To be intimately connected to the natural world as we die is perhaps a necessity for us. Hospice buildings in the natural world of trees, grasslands and mountains creates a connection to the creatures we share the Valley with. We do not want to supplant the flora and fauna, and in fact want to be welcomed by this sacred space so that we can have them bear witness to the passing of those under our care. We want the Elk, the deer, the raven, the chickadee, the spruce and roan grasses to share the same path living and dying as we do. A gentle reminder that we are not alone in our journey. Locating a hospice in the heart of a Town is not what our work is about. There is a wildness to death, and it is in the close embrace of the wild world that our death frames its truest voice and I consider this the heart of our work. Thank you for your time and support.	