

2010

# ***SUSTAINABILITY SCREENING REPORT***

*Building #5 - Spring Creek Mountain Village*

*CREEKSTONE MOUNTAIN LODGE  
&  
CREEKSIDE VILLAS*

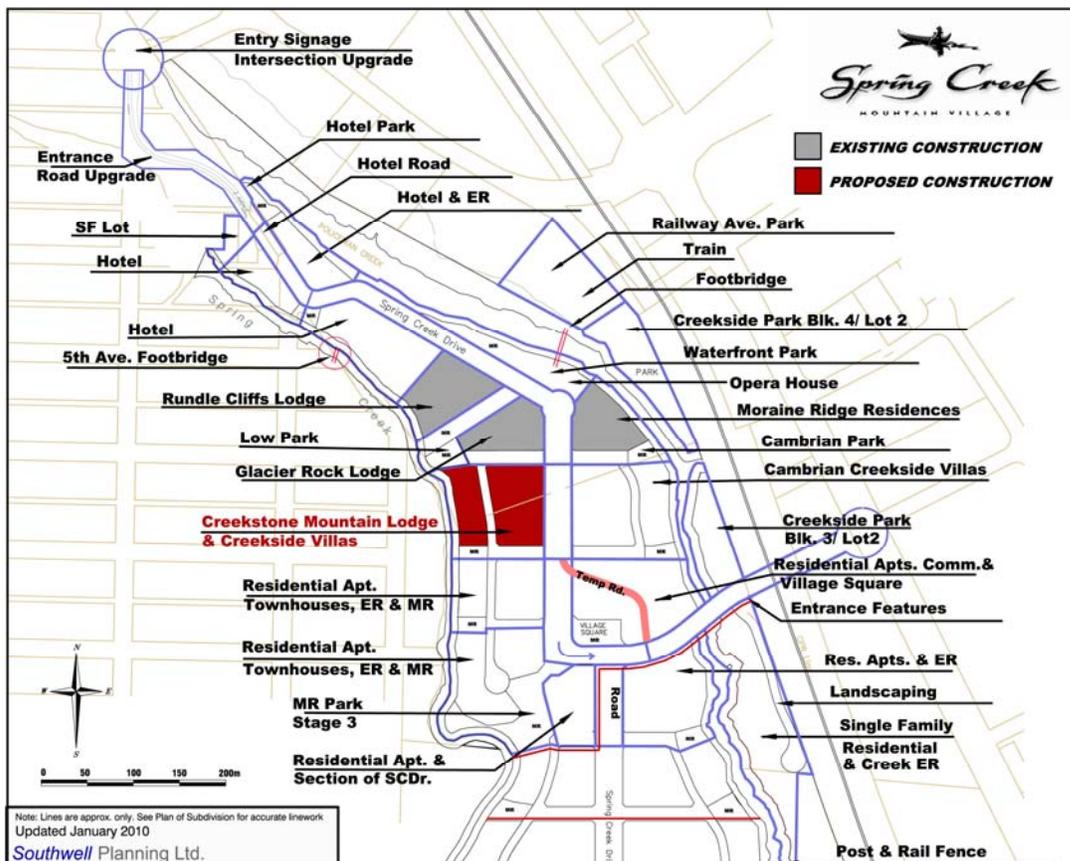
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Spring Creek Mountain Village  
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Please accept this report as the Sustainability Screening Report for Building #5 Creekstone Mountain Lodge and Creekside Villas in Spring Creek Mountain Village. This report contains a summary of information that has been previously presented and can be found in more detail in the Spring Creek Mountain Village Area Redevelopment Plan, approved by Council September 28<sup>th</sup>, 2004 and as Amended May 18, 2010 along with its supplementary Technical Reports. Additional information can also be found in the Spring Creek Mountain Village Comprehensive Residential District (SCMV-CR) in the Town of Canmore Land Use Bylaw and the approved Stage 2 Sustainability Screening Report for Spring Creek Mountain Village .

## PROJECT DESCRIPTION

The site for Building #5 is located just south-west of the existing three buildings that were completed in 2009. Spring Creek Drive that fronts onto this site was completed a few years ago and the site is completely serviced. It is intended that this site will have approximately 67 to 77 dwelling units as defined in the Spring Creek Mountain Village Comprehensive Residential District. Initial planning shows that most likely we will end up with 74 to 77 units on the building site.



## SUSTAINABILITY SCREENING MATRIX

The Sustainability Screening Report (SSR) for Building #5, Creekstone Mountain Lodge and Creekside Villas is presented below. Every attempt has been made to make this SSR consistent wherever possible the overall SSR for Stage 2.

*A. TO ENSURE ALL CITIZENS HAVE ACCESS TO BASIC LEVEL OF SAFE, SECURE, AFFORDABLE AND APPROPRIATE SHELTER. [MTF] TO ESTABLISH PERPETUALLY AFFORDABLE HOUSING WHEREVER FEASIBLE. [MDP]*

Does the proposal provide a mix of affordable housing options for all who require it, including employees? [MTF]

**Mix of Housing** – Creekstone Mountain Lodge & Creekside Villas will provide a variety of housing options. These will consist of Creekside Townhomes, Townhomes, Apartment units, Live/Work Studios and Commercial Bays.

**Current PAH Policies:** The following are two policies for the provision of PAH in Spring Creek Mountain Village. To date there are 11 PAH units provided in the first three buildings.

**Perpetually Affordable Housing (PAH)** - Spring Creek Mountain Village has been supportive of PAH since it was first proposed in the community. The proposed policy is that at final build-out or completion of Spring Creek Mountain Village the developer will make available a minimum of 5% of the maximum number of residential units for this District as PAH units. The provision of these units shall be in accordance with the Town of Canmore PAH Policy. PAH units should be distributed throughout the various development phases and buildings. Units provided under PAH requirements in the SCMV-CR District shall be excluded from the maximum number of units permitted for this District. For each PAH unit provided one additional market unit may be provided beyond the base 1050 unit maximum. The protocol for the provision of PAH housing shall be established in an agreement mutually acceptable to the Town and the Developer. This agreement may include:

- A time frame for the offering of PAH units for sale.
- An initial PAH offering period for original (prior to Sept. 28, 2004) SCMV residents.
- Subsequent PAH offering period for sale to CCHC.
- Initial and resale pricing formulas.

Spring Creek is currently working on an agreement with the Town and CCHC as to how priority would work for the implementation of this policy. It is proposed that

existing trailer park residents in Spring Creek get first option for 45 days, then Spring Creek Employees second option for 14 days and then will be made available to CCHC for 90 days prior going back to market units. It is proposed in Building 5 that 4 to 8 units be made available for PAH.

**Live/Work Studios** - The apartment block will include 2 live/work studios that will give the option for people to have an expanded home based business with a street frontage.

**Does the proposal contribute to the goal of a well-stratified demographic profile by incorporating services and/or accommodation for residents of all ages, income levels and skills? [MTF]**

**Services and Employment Opportunities:** Spring Creek Mountain Village has tried to incorporate many different features into its overall development including a small scale resort hotel, live/work studios, local commercial bays and village square. The commercial component will give a long term variety in types of jobs especially as hoped in the Live/Work Studios where the Developer is trying to attract artists and other craft based businesses. The Live/Work and Commercial bays throughout Spring Creek will also give entrepreneurial opportunities for our community. In Building #5 there are two Live/Work units and two small commercial bays contemplated.

**Accommodation Types:** The variety of dwelling types including, perpetually affordable units, apartment units, townhouses and live/work studios will provide for a range of both terms of size and price within Building #5.

**Does the proposal contribute directly or indirectly to community health and social programs? [MTF]**

**Connectivity:** The social fabric of Canmore will be enhanced by the synergy created by this attractive higher density development in close proximity to downtown. Spring Creek Mountain Village is approximately one block from Main Street and Building #5 will only be within a 10 minute walk. On completion of Building #5 another section of the overall trail network will be completed adjacent to Spring Creek. This trail at built out will be of high benefit to the communities health and well being as it will be one of the most beautiful and relaxing strolls in the Bow Valley and connect to the board walk and down town.

**Levies & Taxes:** This proposal also contributes directly through the recreation and offsite levy contributions. It will also contribute indirectly through an increased tax base of another 50 Million dollars in assessment value with very little new Town infrastructure to service this new area required.

**Spring Creek Property Owners Association:** All owners in Building #5 will be members of the Spring Creek Property Owner Association. The association has already started some of its community programs such as its dinner and hiking club with many more ideas just starting. The association along with the developers of Spring Creek have started annual community block parties, skating parties and assisted in the Halloween Haunted House. Most of these functions were also used to raise money for other needs in the Town of Canmore such as Canmore Rotary House through a duck race and Kids sport by the Halloween Haunted House. Being owners in Building #5 will allow all of these owners to also participate in these and many other functions in the future which supports our overall communities health and social programs.

**Amenities:** Site 5 will provide public outdoor spaces, in the form of landscaped courtyards, allowing for informal social gathering spots along with a small exercise room, hot tub and wine cellar for its residents.

***B.TO MANAGE THE RATE AND TYPE OF GROWTH IN A MANNER WHICH WILL ENHANCE THE SENSE OF COMMUNITY WHICH IS COMPATIBLE WITH THE HERITAGE, CHARACTER AND PHYSICAL SETTING OF THE TOWN. [MDP]***

The following sections are out of the Spring Creek Mountain Village ARP and SCMV-CR District out of the Land Use Bylaw.

#### **SCMV – ARP 4.10.9**

**Growth Management:** The rate of growth within Spring Creek Mountain Village will be controlled by establishing minimum time frames for each development stage approval. This will be implemented through establishing a “not before” date for land use amendments in the Land Use Bylaw and is based on a maximum 80 units per year average.

#### **SCMV-CR Direct Control - Comprehensive Residential District**

**10) Growth Management:** This bylaw will be amended from time to time to include future development Stages. However, this bylaw will not be amended to include further development stages beyond Stage 2 before 2014. This requirement is designed to promote the orderly redevelopment of Spring Creek Mountain Village consistent with the Town of Canmore’s Growth Management Strategy and allow flexibility to reflect changes in market conditions. This requirement supersedes all other previous requirements for the rate and pace of growth for Spring Creek Mountain Village.

Therefore Building #5 in SCMV is part of Stage 2 which will allow for a managed rate and type of growth.

What public review process has been incorporated into the development process in addition to any statutory requirements? [MTF]

**ARP & Stage 2 Public Consultation Process:** From 2002 to 2004 a full Public Consultation Process was completed with the original Spring Creek ARP. On January 11, 2010 an Open House was held by Spring Creek for the SSR to revise the Spring Creek ARP and for the SSR for Stage 2. These SSR's were then presented to Council and the Public again on January 12, 2010 and subsequently accepted by Council. This was followed by a Public Hearing for both Bylaws on March 16, 2010 and both Bylaws received 3rd Reading on May 18, 2010. The [www.springcreekarp.com](http://www.springcreekarp.com) website was available all this time as well for the public to submit comments. This website also holds all of the reports and studies accessible that support these Land Use Bylaws.

**Building #5:** For this specific building we have started with market research and we continue to communicate the status of the development of Spring Creek to our existing residents through our news letter. An official notice will also go out to all existing residents in the Trailer Park for the PAH units that will be made available to them first.

How will the proposal reflect and/or enhance Canmore's unique sense of place and identity [MTF]

**Key Objectives:** The key SCMV development objective is the growth of sustainable, living community with a rich social and urban texture: a coherent, yet distinguishable part of Canmore. To achieve the intended character of the entire community, proposed developments and open spaces should contribute to the following;

- visually appealing, pedestrian friendly streetscapes
- strong incentives for reduced car use, encouragement of non-vehicular transportation
- flexible public spaces encouraging daily use and a wide variety of activities
- excellent recreational opportunities
- rehabilitation and long term environmental protection of the creeks and natural areas.
- return and enhance the rich history of Canmore in this family owned area.

**Design Elements:** Some of the design elements that will be incorporated will be:

- Development of an alpine architecture specific to Canmore's unique heritage.

- Development of an innovative and diverse architectural form. SCMV Urban Design Guidelines.
- Providing a conscience approach to scale, massing and view corridors.
- Connectivity and integration with the natural landscape. The provisions for height transitions as buildings step down towards the Creek.

Attention and focus to historical elements such as the Canmore Opera House, the Railway and the Dairy history of this area.

**How does the physical design of the proposal encourage community members to interact in both formal and informal ways? [MTF]**

**Formal:** Building #5 will have an internal court yard that will allow unit owners the opportunity to interact either on the common patio or barbeque area allowing social gatherings

**Informal:** The building amenities will also allow for informal gatherings but it is the overall developments amenities that really create these opportunities. Spring Creek Drive is designed to give animated streetscapes and a pedestrian orientated design. The perimeter of Spring Creek has been designed with a perimeter trail linking all of the buildings in SCMV. Along this trail are small public activity nodes for either small play structure apparatuses, exercise apparatuses or a sitting viewing area. All of these trails tie directly to the Down Town Core.



## 2. ECONOMIC SUSTAINABILITY

*A. TO ENSURE THAT LOCAL ECONOMIC ACTIVITY PROVIDES A MUNICIPAL TAX BASE SUFFICIENT TO FUND FACILITIES, AMENITIES AND ACTIVITIES FOR CANMORE RESIDENTS. [MDP]*

What are the anticipated short (1-2 years), medium (3-5 years), and long (5-10 years) term municipal fiscal implications for the project (i.e. municipal costs, assessments, revenues)

**Levies & Taxes:** This proposal also contributes directly through the recreation and offsite levy contributions. Building #5 will also contribute through the Building Permit Surcharge to the PAH fund. It will also contribute indirectly through an increased tax base of another 50 Million dollars with very little new Town infrastructure to service this new area. It was shown as part of the Stage 2 SSR that this Stage will have a positive effect of an excess of \$342,777 per year over costs contribute towards the Town of Canmores bottom line. Building #5 should by itself contribute between \$70,000 to \$80,000 per year or \$1000 per condo per year in revenue over cost.

Will the proposed timing of the project fit into the Town's current plans for the design and construction of municipal infrastructure?

**Additional Municipal Infrastructure:** No additional infrastructure is required to service Building #5 and the frontage road has already been constructed. SCMV pays for its share of offsite infrastructure through the offsite levy bylaw.

**New Railway Crossing:** With the construction of the new infrastructure required for SCMV also came construction of a third public railway cross for the Town of Canmore. This was constructed at the sole cost of SCMV and allowed for an alternative route for all residents of Canmore and Emergency Services to go from one side of Town to the other.

**Non- Residential Assessments:** Since Building #5 is primary residential it will be primarily residential assessments. An attempt has been made in the overall SCMV project to have a balanced residential/commercial assessment through provision of three Hotel Sites, provision of Live/Work Studios, Tourist Homes, Street Front Commercial and Local Commercial uses. Building #5 will accommodate the Live/Work Studios and some limited Street Front Commercial.

*B. TO ENHANCE THE OPPORTUNITIES FOR ECONOMIC GROWTH AND DIVERSIFIED EMPLOYMENT, THEREBY PROMOTING SELF-SUFFICIENCY AND STABILITY. [MDP]*

**Does the proposal provide for year-round and long-term employment?**

**Employment Opportunities:** The overall SCMV development provides for a variety of year round and long term employment opportunities. Building #5 is however limited in scope, it has two Live/Work Studios and two Commercial Bays. Depending on uses these are expected to provide anywhere from 4 to 8 full and part time jobs. The maintenance of the building itself is expected to provide additional employment opportunities in landscape maintenance, condo management, condo maintenance and other employment opportunities associated with the care of full and part time home owners.

**Employment Benefits from Construction Activity:** Building #5 construction will create economic benefits to the Town through employment and income for local construction workers and for local businesses supplying materials and services. It is anticipated that some 75% (Praxis, 2003) of workers, materials and services will be local. Workers who are not local or able to commute will contribute to the Canmore economy through the use of hotel and food and beverage businesses. It is estimated that Building 5 could generate some 59 person years of direct employment for Canmore construction workers through the period 2011 – 2013.

**Would the proposed development support new and existing businesses, both large and small? [MSP][MTF]**

**New Businesses:** With the addition of Live/Work and Commercial Space it will allow for the creation of new businesses to occur in Building #5 of SCMV. The population increase also associated with Building #5 will increase the demand within and outside of SCMV for the development of new businesses.

**Existing Businesses:** Existing businesses are supported through employment in development and construction fields and in the addition of new residents through residential development that will support Downtown local businesses.

**Would the proposed development assist in diversifying Canmore's economy? [MSP][MTF]**

**Diversifying Canmore's Economy:** The most unique aspect of the SCMV and Building #5 is the Live/Work Studios. This unique commercial development is hoped to attract even more artists, and other talented individuals to Canmore that want to share their talents as a commercial venture.

What percentage of the employment created would provide jobs with above-median salaries?

**Employment Rates:** Short-term – Employment related to the construction industry is often at or above a median salary. It is hard to determine at this time what types of businesses will purchase and occupy the Live/Work Studios and the Commercial Spaces and therefore it is unrealistic to determine what incomes and wages they will provide.

### 3. ENVIRONMENTAL STEWARDSHIP

A. *TO DEVELOP EFFICIENT LAND USE THAT WILL MINIMIZE SOCIAL, ENVIRONMENTAL CAPITAL AND MAINTENANCE COSTS. [MDP]*

Does the proposed location and density of the development result in an efficient use of land in the community through a compact urban form? [MSP]

**Brownfield Site:** Building #5 is part of a brownfield site. This is significant in that the new development is located on a previously disturbed site within the heart of Canmore. It does not contribute to sprawl, urban encroachment on natural areas or extensive new road and utility infrastructure which is typically the case in more remote peripheral development areas.

**Location:** Building #5 is nestled in the very heart of Canmore and the overall comprehensively planned Spring Creek Mountain Village Area Redevelopment Plan. The SCMV-ARP builds on the proximity of its location in relation to Downtown core, its connection to existing surrounding neighborhoods and its natural setting in the Bow Valley surrounded by two beautiful natural creeks.

**Density:** With an relatively low density in the form of an existing Mobile Home Park the redevelopment of Spring Creek into medium density structures like Building #5 allow for a better utilization of the land in both increased density and built form.

Does the proposal incorporate a mix of compatible land uses? [MSP]

**Mixed Land Uses:** Building #5 is mainly residential structures. Fronting onto Spring Creek Drive will be the provision of two Live/Work Studios and two Commercial bays.

### Does the proposal encourage the use of transit, walking or cycling? [MSP]

**New Trail System:** Redevelopment provides an opportunity for additional new parks within and adjacent to the development that will benefit the whole Town. A 2.5 m wide over 2.5 km long regional trail loop will also be developed adjacent to the creek banks that will allow people to walk, ride etc. around the perimeter of the development. All of these tie directly into the internal urban sidewalks along Spring Creek Drive. Four connections will be made from SCMV to the rest of Town. First the existing sidewalk on 5<sup>th</sup> Ave will be upgraded in conjunction with the Town. Second a pedestrian bridge has been constructed in 2008 from SCMV to the board walk. Then in 2012 the existing timber bridge on the west side of SCMV will be upgraded to a new pedestrian crossing. The fourth pedestrian bridge will be built in the future from SCMV over to South Canmore near Millennium Park. These two bridges allow school children, families and individuals to move from the east side of Town over to Millennium Park and Lawrence Grassi School. The location and nature of the overall SCMV as well as Building #5 promotes diversity of use, allows for some local commercial uses but still support a strong down town core as its main source of supply and services. All of these initiatives will encourage the use of transit, walking and cycling.

### Does the proposal exceed the Town's minimum requirements for "green" or alternative infrastructure? [TNS]

**Alternative Infrastructure:** Spring Creek hopes to continue to be a leader in green or alternative infrastructure. It is one of the first developments in Alberta if not Western Canada to promote Geothermal Heating and Cooling in all of its buildings. Non-treated well water will be used for all of its irrigation water and storm water is being managed through ground infiltration pits. SCMV first three buildings were one of the first Apartment buildings in Canada on the Built Green Apartment Pilot Project. With that it is our intent for Building #5 to strive for a minimum 40% overall building energy reduction and also obtain the GOLD Built Green Certification.

**Storm Water Runoff Control and Treatment:** Building #5 in Stage 2 will follow the stormwater management plan developed for SCMV by McElhanney. This proposes grading of the site to create numerous local catchment or ponding areas rather than a single large storm pond. The concept is to take treatment back to nature by using plants and vegetation to absorb contaminants, and prevent them from ending up in adjacent water bodies. Through the use of vegetation and thicker layers of topsoil, this bioretention and filtration approach will provide a more natural system that requires less long term maintenance. According to Alberta Environment, grassed conveyances offer effective filtration of heavy metals, chemical oxygen demand, nitrate nitrogen, ammonia nitrogen, and suspended solids.

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**Creek Bank ER:** The creek bank ER and integrated trail system will be designed to ensure that run-off does not flow from the development area into the creeks. This will be achieved by a slightly convex or dished section in the transition area between public and private space. The biofiltration approach noted above can effectively be used in these locations.

**What impact will the proposal have (directly or indirectly) on air quality, water quality, or environmentally sensitive lands? [MSP]**

**Environmental Impact Statement:** As per our Environmental Impact Statement the development of Spring Creek Mountain Village will have an overall Positive Impact on the Environment.

Spring Creek Mountain Village Area Redevelopment Plan Environmental Impact Statement, Golder and Associates, November 2003, Summary, Page 31

“As the majority of the Restwell property has previously been developed and the sensitive riparian areas will be reclaimed within the development setback required for redevelopment areas, impacts to vegetation and wildlife are predicted to range from low negative to moderate positive, and the impacts to fish are predicted to be low to moderate positive.”

Please review to the Spring Creek Mountain Village ARP – EIS for more detailed information.

**Built Green:** As stated above all of the Buildings in SCMV will be Built Green Certified and it is our intention on Building #5 to achieve a minimum GOLD rating. This will be a minimum of 40% energy reduction using geothermal heating and cooling and other energy saving techniques. There will also be many water saving techniques that are part of the Built Green requirements.

**CRD Staging Areas:** Staging areas for construction, renovation and demolition materials shall continue to be established within Building #5 as with in previous building sites.

**Irrigation Initiatives:** Irrigation systems will, where possible, use non-municipal water sources. It is proposed that this building tie into the Spring Creek Irrigation system using non-potable well water.

**What measures does the proposal include that will reduce: (1) the use of minerals & metals extracted from the earth's crust; (2) the use of chemicals and compounds used by society, and; (3) the physical impact of the proposal on natural landscapes and processes?**

**Reduction on Impact on the Earth:** Built Green Certification requires the reduction of use of chemicals and compounds that are harmful to the environment. For example water based stains are used instead of oil based, etc. Local materials are

used wherever possible including only lumber that is certified from a renewable forests. SCMV also has an extensive construction recycling program. SCMV is the only developer in the valley that has purchased its own Bin Truck along with 7 Bins for its recycle program. Even the left over white wood is cut up and given to campers for firewood. Reduction of electrical requirements through selection of energy efficient appliances. These are just a few examples of the initiatives we are proceeding with to achieve our Built Green Gold Certification.

## B . TO MAINTAIN THE BIODIVERSEITY AND ECOLOGICAL INTEGRITY OF THE BOW VALLEY ECOSYSTEM [MTF]

### Will the proposal have any impact, positive or negative, on wildlife habitat connectivity? [MTF]

**SCMV – EIS:** “the impacts to vegetation and wildlife are predicted to range from low negative to moderate positive”. “Wildlife habitat is expected to be minimally affected. The establishment of environmental reserves and restoration of a continuous riparian habitat along both creeks will have a positive effect of moderate magnitude. However, an increase in local population causing an increase in activity along the trails could result in heightened disturbance to wildlife in the area. Mitigation to control and reduce disturbances will include responsible garbage disposal, signage along the trials to promote environmental protection, promotion of trail use by construction of a high-quality trail and signage to discourage off-trail use.

**Habitat Mitigation Recommendation ARP:** SCMV-ARP: 4.3.5, South Canmore Local Habitat Patch: “No trail link will be developed into the South Canmore Local Habitat Patch immediately south of the property.”

### Would the project create appropriate opportunities for citizens and visitors to enjoy and appreciate Canmore’s natural environment? [MDP]

**SCMV ER and MR Dedications:** Approximately 26 acres or 37% of SCMV lands will be turned over through redevelopment to either the Town of Canmore or Public Lands in the form of Environmental Reserves, Municipal Reserves or Creek Bed and Natural Areas. In 2006 ownership of Board Walk lands was transferred from SCMV over to the Province.

**Natural Setting:** The natural setting of SCMV and Building #5 provides opportunity for more residents and visitors to take advantage of the unique setting and panoramic views of the surrounding mountains

### Does the proposal respect the needs of humans and wildlife in the use of the natural landscape? [MTF]

**Positive Environmental Change:** Redevelopment will provide an opportunity to rehabilitate creek banks where development has encroached over the years increasing the viability of the two streams as fish habitat. It will also require Building #5 to be set back a minimum of 20 m where there is trailers currently overhanging the creek banks. The developer has already helped Alberta Environment in the creation of 4 over-wintering holes for fish and is currently looking to scrape the upper reaches of Spring Creek to improve fish habitat prior to the creek bank rehabilitation. On the years that the creeks go dry Spring Creek staff have gone and done creek cleanups. It is planned that this community clean up is continued by the new residents through the Spring Creek Property Owners Association.

### How would the proposal increase community understanding of environmental stewardship in the Bow Valley? [MTF]

**Built Green:** Purchasers in our development and Building #5 will be given a package at turn over explaining all of the environmental benefits in their home. In this package we also include information on our community and living in the Bow Valley such as the "Home Buyers Guide to Environmental Stewardship, Canmore AB"

**Natural Step Sustainability:** SCMV has committed to Natural Step program and all its managers and supervisors have taken the Natural Step certification and conduct regular team meetings to identify areas where more sustainable practices may be implemented. Where necessary, consultants have been contracted to help develop standards that are compatible with the Natural Step program.

A comprehensive landscape sustainability analysis was prepared for SCMV Stage 1 by Land Plan Associates, Landscape Architects. This analysis has been submitted to the Town of Canmore as part of the Stage 1 development program. Building #5 as part of Stage 2 will result in many similar sustainable related initiatives as outlined below.

- Site density will be substantially increased.
- Vehicular hardscape area will decrease.
- Pedestrian areas will increase.
- Natural planting area will increase and there will be a decrease in hard surfaces.
- Erosion and sedimentation control measures will reduce the level of runoff directly to the creeks.

- Building setbacks from the creeks will increase to a minimum 20m for all residential areas.
- Roads will be relocated away from the creek edges.
- Municipal and Environmental reserves will be established where none presently exist.
- Landscaped areas will be increased but much of this will be designed as natural areas with native planting.
- Underground parking will be provided reducing the need for paved surface parking lots.
- Storm water will be disposed of through infiltration chambers and no storm sewer outfalls are proposed to the creeks.
- Lighting will be designed to minimize light pollution. Street lighting will be down-lighting only and in conformity with Town of Canmore downtown area improvements and dark sky policy. Similarly down-lighting will be used on buildings. Up-lit awnings or signs will not be permitted.
- The high percentage of natural areas will minimize or eliminate the need for pesticide and herbicide use.
- The relatively small percentage of maintained grass will reduce the use of fossil fuels for maintenance.
- Wells on site will provide the majority of Irrigation water. Except in special circumstances, Town of Canmore potable water will not be used for irrigation.
- Irrigation requirements will be minimized by reducing the area of maintained grass, natural planting with indigenous plant species, and monitoring of soil moisture to prevent over watering.
- Reduced pollution from automobile use will result from a sustainable community within close proximity to the downtown and an emphasis on walking, cycling and friendly urban design.