CANMORE

Date stamp

Sustainability Screening Report – SUBMITTAL FORM

OFFICE USE ONLY

SSR File #_____ Application # _____
(When available)

For *(please check one)*: ☐ Development Permit, ☐ Subdivision, ☐ Area Structure Plan, ☐ Area Redevelopment Plan, ☐ Municipal Development Plan Amendment, ☐ Land Use Bylaw Amendment, ☐ Other:

Applicant PAUL VOISIN

Company Name VOISIN HOMES

Mailing Address 102-512 BOW VALLEY TRAIL Postal Code T1W 1N9

E-Mail Address PAUL.V@VOISINHOMES.COM Phone 678-9388 Fax 678-9367

Registered Owner of Land 1362989 AB LTD Phone _____ Fax _____

Mailing Address SAME AS ABOVE Postal Code _____

Civic Address of Development 101 STEWART CREEK RISE

Legal Description Lot(s) 1 Block 17 Plan 0714123

Existing Use/Land Use designation of Land/Building R3-SC1

Proposed development, subdivision, land use change, statutory plan amendment: R3-SC1

(Please a digital copy of the Sustainability Screening Report on disk or via e-mail to thodess@canmore.ca or jnoel@canmore.ca plus a c.c. copy to gbuxton@canmore.ca)

The Town of Canmore Council adopted the Sustainability Screening Report (SSR) process on July 3, 2007. *(Resolution 334-2007)*.

Through the SSR process Council requires that significant planning and development proposals are considered by Council at a public meeting to determine how a project will benefit the community. This requirement expresses Council's intent that proponents should have the **Foundational Values** and **Guiding Principles** of **Mining the Future: A Vision for Canmore**, at the forefront of their thinking when planning a project within the Town. ***Only after Council has approved a Sustainability Screening Report will applications for area structure plans, land use bylaw amendments, and eligible subdivision & development permits be deemed complete and ready for further review and processing by the Town.***

I have carefully read, and understand, this requirement

080108
Date Signed

Signature of Applicant

VOISIN HOMES
BUILDING YOUR DREAM

Renaissance at Stewart Creek Village Phase 2
Sustainability Screening Report for Voisin Homes

PROJECT INTRODUCTION:

Legal: Lot 1, Block 17, Plan 0714123
Municipal: Stewart Creek Village Phase 2, 101 Stewart Creek Rise
Zoning: R3-SC 1

Purpose of Zoning:
"To provide for multi-family residential accommodation at medium densities on larger sites"

Total Site Area: 78,000 sq. ft. Developed space
Approximately 2 acres

Site and Proposed Project:
This site, on the side of a ridge, is located in Stewart Creek Phase 2 in TSMV. Access will be from the newly created traffic circle on Three Sisters Parkway. The project will be just up the hill from "The Village at Three Sisters", a proposed large commercial development adjacent Three Sisters Highway #1 Interchange.

The proposed project will incorporate residential units in a townhouse and stacked townhouse format. Unit sizes will average 1500 sq. ft. We will build 26% of the units at less than 1,000 square feet and will thus meet the mandatory entry-level requirement for this district. The project will consist of an underground parking lot for all of the units which will be concealed by the landscaping that will be placed above it.

The application is in keeping with the purpose and intent of the Stewart Creek Area Structure Plan approved by Canmore Council on September 21, 2004. The Land Use for Stewart Creek Phase 2 is R-3 SC1 (Residential Comprehensive Multiple Unit, Stewart Creek District) that was approved on June 20, 2006. The Area Structure Plan and Land Use Bylaw were prepared with significant public input and reflect the Town's Vision and Social, Economic and Environmental Sustainability policies contained within the Town's Municipal Development Plan.

SUSTAINING AND STRENGTHENING THE SOCIAL FABRIC

Voisin Homes sees this as a great opportunity to create a suitable development for this area. After having discussions with the Mayor and the administration of the Town of Canmore the overall goal of this SSR is to create Perpetually Affordable Housing for the residents of the Town of Canmore.

We propose a Density increase on our site from the 52 units allowed to 62 units. Should council allow this increase in density, Voisin Homes will allocate funds toward seven PAH Core Needs Income Threshold Rental (CNIT) units in the Palliser Lands Project. Based on the November 20, 2007 staff report regarding Classic Construction Limited, a cost of $202/ft for a 650 sq. ft. unit would be $131,300.00. For these seven units our contribution will be $919,100.00. These funds could be utilized by the Town of Canmore to purchase more of the CNIT Equity units to be placed into CNIT Rental use. We hope to realize sufficient income from the sale of the 10 additional units over the course of the development to offset the cost of this contribution. We would propose this amount will be paid at certain phases of completion during the construction process in a schedule of payment to be worked out with Administration beneficial to the Town of Canmore and Voisin Homes.

We considered, but decided against the possibility of including PAH units in this project as it is not economically feasible on such a small site. The economics of providing PAH within our development are such that the costs to a potential buyer at current market values of approximately $650/sq.ft would be about 3 times the cost of PAH units proposed in the Palliser Lands Project. This differential is due in part to much higher land costs in Three Sisters compared to Palliser Lands that are currently owned by Town of Canmore. Our Stewart Creek Development is built on a smaller site (under 2 acres) and utilizes an underground parking structure for the complete development which significantly raises the building costs for each unit. The planned amenities building and landscaping features utilizing waterfalls and ponds will add to the overall building costs and result in higher assessed condo fees as well. This makes a market unit much less viable than a purpose-built PAH development unit with the ability to reduce costs and save the owner from a much higher cost of investment in either mortgage or rental payments.

Voisin Homes has been a local, family-owned builder to the Bow Valley since 2002. Currently all of our employees are living in the Bow Valley, several of which have been long term residents.

The Stewart Creek and Resort Area Structure Plans provide for a comprehensive multi-use trail network, with linkages to the regional commuter and recreation trail system. Specifically, the trail system in R-3 SC1 District would allow for internal and external pedestrian connections previously mandated for the area in the ASP, thereby facilitating use of the adjacent regional park, commuter trail and natural features in the area that will benefit neighbourhood residents, visitors and the greater community.

ECONOMIC SUSTAINABILITY

The development in Stewart Creek Village Phase 2 will be completely developer funded, thus there is no negative financial impact to the Town of Canmore. The positive financial impact would be an additional annual tax revenue increase of approximately $310,000 to the Town of Canmore.

The additional population that the entire development of Stewart Creek Village Phase 2 offers will contribute towards the population base that is required to have the future commercial development on the Resort and Stewart Creek Village lands. This will assist in achieving the Town's goal of working towards increasing the commercial land assessment base to a 40:60 non-residential to residential ratio (MDP). Along with the residential tax base, the commercial tax base will contribute significant future long term revenues for the Town of Canmore.

The Renaissance project will create a range of job opportunities at varied skill sets and salary levels. It is anticipated that the project will employ the local labour force through the construction phases. It is estimated to bring in $8.5 million in wages to the local labor force, plus allowing local trade and supplier businesses to prosper from the construction project.

ENVIRONMENTAL STEWARDSHIP

The project site is over 300 metres from the long-valley wildlife corridor which has been protected with a conservation easement between TSMV and the Province.

The proposed project will comply with the Town's requirements for green building and construction waste management policies. Voisin Homes is in the process of becoming a Built Green and/or LEED (Leadership in Energy and Environmental Design) member. Even though Voisin Homes is not currently certified, our standard practices from previous projects are comparable to the LEED Bronze standard which is equivalent to Built Green's Silver standard.

The residents parking will be underground and there is no requirement for a parking leniency on the site. Landscaping will be placed above the parking structure and will allow for approximately 50% of the site to be landscaped, which is 10% more than required. We also intend to incorporate storm water retention to service the landscaped water feature. In order to create the additional units required for us to contribute to the CNIT Rental units; we will require a relaxation on maximum roof heights and a 10% increase in site coverage.

We believe that the Renaissance project by Voisin Homes will contribute substantially to the local community through initiatives in Social, Economic and Environmental sustainability practices.

Stewart Creek Phase 2

R3 SCI RESIDENTIAL COMPREHENSIVE MULTIPLE UNIT, STEWART CREEK DISTRICT

STEWART CREEK PHASE 1

FUTURE RESIDENTIAL

OPEN SPACE

FILE PATH & NAME: W:\90\MEDIVC\904e en stewart creek site2b MR calcu.dwg

brown & associates PLANNING GROUP

May 2007

10. R3 SC1 RESIDENTIAL COMPREHENSIVE MULTIPLE UNIT, STEWART CREEK DISTRICT 08(Z)2006

1. PURPOSE

To provide for multi-family residential accommodation at medium densities on larger sites for comprehensively designed developments. Non-residential uses or developments may be allowed in accordance with the listed "discretionary uses" when such uses are compatible with the residential purpose of the District.

2. PERMITTED USES

Apartment Buildings
Home Occupations – Class 1
Public Utilities
Parks and Playgrounds
Townhouses
Stacked Townhouses

3. DISCRETIONARY USE

Daycare Facilities
Duplex Dwellings
Employee Housing
Manufactured Homes
Public and Quasi-Public Buildings
Signs

4. REGULATIONS

The minimum ***front yard*** depth shall be 3.0 m.
The minimum ***side yard*** depth shall be 3.0 m.
The minimum ***rear yard*** depth shall be 3.0 m.
The combined ***front and rear yard*** shall be a minimum of 16.5 m.
The maximum ***building height*** shall be 12.0 m not exceeding 9.0 m at any eaveline.
A minimum of 40% of the site area shall be ***landscaped***.
The maximum ***site coverage*** for all buildings shall be 40%.
The minimum ***density*** for apartments, townhouses and stacked townhouses shall be 30 units per hectare.
The maximum ***density*** for apartments, townhouses and stacked townhouses shall be 67 units per hectare.
The maximum number of dwelling units contained within duplexes shall not exceed 15% of the total number of dwelling units approved for a site.

5. ADDITIONAL REQUIREMENTS

All developments shall conform to Part C.

6. DESIGN REQUIREMENTS

Site design: minimum densities may be reduced at the discretion of the Development Authority when development is proposed adjacent to or in the vicinity of wildlife corridors or other environmentally sensitive lands, or in order for the development to comply with the requirements of an Area Structure Plan or where the topography of the site does not allow for minimum densities to be achieved without excessive regarding of the site.

Slope-adaptive housing design shall be utilized on sloped sites.

Where the Development Authority is satisfied that slope-adaptive design is being utilized on a site, variances may be granted to allow a total of 10% of the roof areas to exceed the maximum height by up to 10% in order to allow additional design flexibility.

Roof design: Roofs shall reflect function and the architectural requirement and tradition of providing sheltering roofs in a mountain environment. **Minimum roof pitch** shall be 6:12 for all portions of the roof and dormers; roof lines shall be articulated and larger structures shall incorporate a cascade of roofs to break up massing and add visual interest.

Building facades: The facades of buildings shall incorporate substantial articulation in order to break up the massing of any buildings which have more than two dwelling units fronting onto a public roadway.

Building materials and exterior colours: Building materials and colours shall be in accordance with Chapter II, Section D of Part E (Architectural Guidelines) of the Land Use Bylaw.

Landscaping: The design guidelines and planting schedules described in Chapter I, Section C, "Landscaping" of Part E (Architectural Guidelines) of the Land Use Bylaw shall apply to all townhouses and apartment developments.

Sustainable Design: The integration of sustainable design principled in infrastructure and building design is required. Additional variances for parking, set backs and building heights may be considered by the development authority for "green buildings".

Prior to the issuance of a Development Permit "green building" standards agreeable to the developer and the Town of Canmore must be established. The agreement will establish construction standards which achieve as a minimum a Built Green silver certification or equivalent. Monitoring and reporting on compliance with the "green building" standards shall be the responsibility of the developer. The development of standards and the monitoring requirements shall be a condition of any development permit issued in this land use district.

The design of Townhouses and Stacked Townhouses shall take into consideration the mass and character of existing residential buildings on adjacent land.

7. SUBDIVISION REQUIREMENTS

(i) At the subdivision stage, the applicant shall demonstrate that the proposed subdivision provides the appropriate connections to the trail network. The location of trails shall meet the objectives of the Stewart Creek Area Structure Plan.

(ii) The developer shall identify a neighbourhood node within this District at the subdivision application stage. The neighbourhood node shall provide amenity space for the Stewart Creek residential area as defined in the Stewart Creek Area Structure Plan. The node should take advantage of the views, vistas, open space and natural features of the site. If the neighbourhood node is not identified as part of a subdivision within this District, the developer shall provide

written confirmation to the Town of Canmore indicating in which phase the neighbourhood node will be provided.

8. ENTRY LEVEL HOUSING

Entry-Level Multi-Family Housing Units
Multi-Family Residential Units which are approved as Entry-Level Housing Units by the Town of Canmore Council; and which provide a total gross floor area in the range of 28 to 93m² (300 to 1,000 sq. ft) will be offered for sale for a selling period of at least 45 days to local residents of Canmore according to criteria established in consultation with Town of Canmore at the Development Permit application stage.

As per the Stewart Creek Area Structure Plan 25% of the units developed within this district shall be classified as "entry-level multi-family housing units or provision of perpetually affordable housing (PAH) to be creditable towards the required entry-level housing at a ratio mutually agreeable to the Town of Canmore and the applicant at the subdivision or development permit stage. The PAH ratio shall be significantly lower than the entry level ratio, notwithstanding a minimum of ratio 5% of all residential units within the bylaw area shall qualify as entry-level units.

Should a Town-wide municipal policy on perpetually affordable housing (PAH) be adopted by Council, the Town-wide policy will supersede any provisions of this district and any development within this district will comply with the Town-wide policy.