



**THREE SISTERS MOUNTAIN VILLAGE
ADVENTURE CENTRE SSR**

May 28, 2008

Three Sisters Mountain Village Adventure Centre SSR

TABLE OF CONTENTS

1.0 Introduction.....3

2.0 Background.....3

3.0 Sustaining and Strengthening the Social Fabric.....4

4.0 Economic Sustainability.....5

5.0 Environmental Stewardship.....6

6.0 Community Engagement7

7.0 Conclusion8

8.0 SSR Summary8

Three Sisters Mountain Village Adventure Centre SSR

1.0 INTRODUCTION

In November 2007 Three Sisters Mountain Village Ltd. came under new ownership and over the past five months, existing plans and land holdings of Three Sisters Mountain Village ULC. ("TSMV") have been evaluated. In revising the development plan, TSMV intends to establish a long-term cohesive vision for a sustainably designed, thriving, outdoor oriented community with a synergistic relationship between natural, economic development and social systems; a common community identity; and strong social connections within the TSMV community and with the Town of Canmore.

An important component of achieving these planning goals is the creation of the Adventure Centre.

In addition to helping to achieve sustainable design goals, the Adventure Centre's location at the Parkway and Three Sisters Boulevard will create a "sense of arrival" and orient the visitor to the Three Sisters resort community and to the Town of Canmore. The Town will benefit from the Adventure Centre because it will help create an outdoor adventure identity for the resort, a more attractive entrance, and a place where the area's full-time and part-time residents can come together to enjoy the outdoor environment. .

Greeting residents and newcomers to the Three Sisters-Canmore area with an Adventure Centre sets the tone for the entire resort experience and provides an opportunity to underscore the importance of exploring the outdoor environment, the mountains and the national parks, and the importance of socializing and social connections.

2.0 BACKGROUND

The Adventure Centre is located on a 1.76 hectare (4.35 ac.) site called Site 4 East (Lot 3, Block 18, Plan 0812528) which is part of the commercial centre identified in the Stewart Creek Area Structure Plan (ASP). The property is zoned as TS-GD-Three Sisters Gateway Commercial which provides for a wide array of commercial and retail uses. The Adventure Centre conforms to the purpose and intent of both the Stewart Creek ASP and the TS-GD district.

Three Sisters Mountain Village Adventure Centre SSR

3.0 SUSTAINING AND STRENGTHENING THE SOCIAL FABRIC

The Adventure Centre will be a mixed use commercial development consisting of a Sales Office/Resort Check-in, a General Store and Cafe, a “village green” style amphitheater, trailhead connections and services, outdoor adventure services, and resident amenities.

For the general public, the Adventure Centre will be the “Trailhead” starting point for the area’s comprehensive multi-use trail network. People will come to the Adventure Centre to meet friends and family to go hiking, biking, walking, skiing and snow shoeing. All the before and after services needed, such as hot food and drinks, restrooms, trail maps and outdoor and wildlife educational materials will be located at the Adventure Centre. It will also serve as the location for planning more elaborate eco-tourism adventures in the region and a convenient before-and-after destination for people accessing the adjacent Regional Park, the commuter trail and the area’s natural features. Local residents will want to linger before and after taking a hike or bike ride, lounge on the village green and listen to music or have a picnic with friends and family.

For Three Sisters residents, the Adventure Centre will serve the same needs, and additionally function as the social center of the resort. Residents and guests will begin their stay at the resort by checking in at the Adventure Centre. Resort residents will collect their mail, hang out with friends and neighbors, and organize outdoor outings. It will also serve as the heart of Three Sisters community club amenities. Community club amenities located at the Adventure Centre will include an adult and children’s pool complex, a fitness center focused on health and wellness, and a Kid’s Club where outdoor adventures for kids are organized and begin.

The Three Sisters community club will be much more than amenities. It also will serve as a social network and a means for Three Sisters residents to become involved in the greater Canmore community, including volunteering, holding charitable fundraising events, community recreational outings, etc. In creating the Adventure Centre and a community club concept, TSMV is responding to requests from residents for a greater sense of community and greater connections to the Canmore community.

Employee Housing

In the past, Three Sisters has contributed to maintaining the social fabric of Canmore through a variety of residential projects that have benefited the community. The Mineside Court project brought 17 of the first perpetually affordable housing units to

Three Sisters Mountain Village Adventure Centre SSR

Canmore. The development of Peaks of Grassi, in conjunction with our builder partners, provided over 200 entry level housing units to the residents of Canmore. In addition, the 42 units in the Three Sisters Mountain Village Chalets (cluster units), developed by Cardel and the Town of Canmore, were designed as a new form of entry level housing for the community.

It is anticipated that the Adventure Centre will employ upwards of 20 persons in full, part-time and seasonal occupations. In accordance with the Stewart Creek ASP, Three Sisters has a requirement to supply up to fifty percent (50%) of its work force with employee housing. Provisions will be made to locate a large percentage of employee housing and associated Perpetually Affordable Housing (PAH) within the parcel identified as Site 5 East adjacent to the TS-GD district. As well, employee housing will be provided as part of the mixed use retail component of the TS-GD commercial development contemplated on the balance of Site 5. Because TSMV is committing to build employee housing (rental and market PAH) to house a large majority of the staff required to operate the commercial and resort component of the project, PAH or affordable housing is not a part of this application. It is intended that TSMV will house its staff complement predominantly on TSMV lands/developments and not affect the availability of staff accommodation that presently exists in the community.

4.0 ECONOMIC SUSTAINABILITY

The development on the Adventure Centre site must be viewed as part of the comprehensive plan for the adjacent Resort and the Stewart Creek mixed use commercial and residential development. Looking from a holistic perspective the development of the Adventure Centre, as supported by the approved Stewart Creek Area Structure Plan and the TS-GD zoning will help achieve the Economic Sustainability for the community in the following manner:

- The proposed development will help achieve the Town's goal of working towards increasing the commercial land assessment base to a 40:60 non-residential to residential ratio (MDP). The Adventure Centre will contribute towards the non-residential tax base, thereby assisting in achieving long-term tax revenues for the municipality. A preliminary market evaluation of the proposed Adventure Centre and applying the 2008 non-residential mill rate, the project will generate approximately \$161,494 of municipal tax revenue per year once it is completed and operating.
- The Resort development will provide activities for all four seasons ensuring sustained year-round economic activity.

Three Sisters Mountain Village Adventure Centre SSR

- The development of Site 4 East can proceed in a cost-effective manner from the standpoint of municipal infrastructure. The utility and road infrastructure required for development will be developer-funded and offsite levies and recreation contributions are paid to the municipality as part of the development process.
- The Adventure Centre and Stewart Creek Village are anticipated to create a range of job opportunities of varied skill sets and salary levels. It is anticipated that the project will employ the local labor force through the construction phases and later in the day-to-day operations of the Resort and Stewart Creek Village over the long term.
- The Adventure Centre is anticipated to act as an economic multiplier creating demand for the Town's local services and having spin-off effects such as increased tourism activity and entrepreneurial opportunities.

5.0 ENVIRONMENTAL STEWARDSHIP

The Adventure Centre is over 570 metres from the long-valley wildlife corridor which has been protected with a conservation easement between TSMV and the Province.

The trail system requirements in the District would allow for internal and external pedestrian connections previously mandated for the area, thereby facilitating use of the adjacent Regional Park, commuter trail and natural features in the area.

Land Use Efficiency and Long Term Maintenance

The Adventure Centre development will maximize land use efficiency with medium intensity development. The approved land uses are deemed compatible and complementary to Canmore's natural setting. It is Three Sisters' intent to create low impact green and sustainable development that does not affect the air and water quality in a negative manner.

The Adventure Centre will be well connected to the regional commuter and recreational trail systems, thereby encouraging walking or cycling to access the facility. A shuttle bus service to the downtown core will be established to provide opportunities for alternative forms of transport other than individual automobile use.

Three Sisters Mountain Village Adventure Centre SSR

Three Sisters will continue to further enhance its practice of employing green infrastructure including the use of recycled materials for construction and participation in Canmore's Waste Management Strategy. Further, development projects will be constructed in accordance with Canmore's Green Building policy, Alberta's BuiltGreen guidelines. It is the intent of Three Sisters to construct each of the Adventure Centre buildings as LEED certified.

In keeping with the integral values of The Natural Step (TNS), the low impact development will conserve natural resources and minimize the impacts on the natural environment. Energy efficiency and sustainability of building structures will be a key aspect of the development. The philosophy of low impact will be transitioned from the construction phases through to the day-to-day operations of the Adventure Centre. Recycling, reuse of stormwater for irrigation and xeriscaping are some of the specific examples of reducing impacts.

Biodiversity and Ecological Integrity

The Adventure Centre is proposed to be sensitively integrated into the natural setting. The 176 ha. (434 ac.) of land identified as the "long valley" and "across valley" wildlife corridors that are adjacent to the Resort and Stewart Creek ASP have been protected with a conservation easement. In addition, a 35 meter wide buffer easement that extends over 2 kilometers around the southern golf course perimeter has also been registered.

During the course of development, all construction activities will follow the Wildlife Human Interaction Plan approved for Stewart Creek area. The Adventure Centre will present educational materials and programming following the lead of the WildSmart initiative for informing and increasing awareness among employees and visitors on how to minimize human and wildlife conflicts. As a "Trail Head" area, it is a logical place to begin the process of informing and educating the public about the special setting of Canmore and the wildlife that inhabit the Bow Valley.

6.0 COMMUNITY ENGAGEMENT

The Town's Sustainability Screening Process requires an open house as well as a town hall meeting whereby the public and Council can ask questions about the SSR for the ASP. Three Sisters will hold a public information session for the Adventure Centre SSR

Three Sisters Mountain Village Adventure Centre SSR

prior to the scheduled town hall meeting. Once the Town has confirmed the date for the presentation of the SSR to Council, Three Sisters will formally advertise the event in the local papers and invite the public to view the benefits of the Three Sisters Adventure Centre.

7.0 CONCLUSION

The above summarizes the Adventure Centre's compliance with the Town's Social, Economic and Environmental sustainability principles. The approved Area Structure Plan and Land Use Bylaws uphold these principles. The proposed Adventure Centre will enable Three Sisters to achieve these objectives by developing the site in a responsible and sustainable manner that benefits the community and Three Sisters.

8.0 SSR SUMMARY

In conclusion the proposed Adventure Centre project at TSMV benefits the community in the following ways:

- Creation of a point of arrival and a social gathering centre where Three Sisters resort residents and guests can come together with full-time Canmore residents to access trails, hike, bike, ski, snow shoe, picnic, attend small outdoor events such as concerts, and enjoy the outdoor environment.
- Increased non-residential (commercial) tax assessment and tax revenue for the community.
- The required infrastructure and long term maintenance costs will be developer funded.
- Opportunities to design and construct LEED Certified buildings as part of the development of the Adventure Centre.
- Stormwater management will be done in a long term sustainable manner with innovative best practices.
- Providing employee accommodation (PAH) is a requirement of the Stewart Creek and Resort Centre Area Structure Plans. Three Sisters will provide

Three Sisters Mountain Village Adventure Centre SSR

staff accommodation as the project proceeds and will not create additional affordable housing issues for the rest of the community.

- The Adventure Centre and other developments proposed for the Resort Core and Stewart Creek ASP lands are anticipated to create a range of jobs with varied skill sets and salary levels.
- Approximately 183 ha (452 ac.) of contiguous land have been protected as wildlife corridors by conservation and buffer easements registered on Three Sisters' properties. These conservation easements are intended to ensure the long term viability and sustainability of the adjacent wildlife corridors.