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WILLIAMS STREET COMMERCIAL DEVELOPMENT SUSTAINABILITY SCREENING REPORT

PROJECT BACKGROUND

In March 2005, A Development Permit Application was made to the Town of Canmore for the Williams Street Commercial Development at 701 Bow Valley Trail. Preliminary comments from the Town of Canmore were issued on June 17, 2005. At that time the project was put on hold. The project, which includes the registration of the road widening, subdivision and consolidation with the Town of Canmore (Buxton, June 19, 2008) will now be resuming. A Sustainability Screening Report and Checklist is required by the Town of Canmore.

Please accept the attached report as the Sustainability Screening Report (SSR) for the Williams Street Commercial Development at 701 Bow Valley Trail in Canmore, Alberta. The report will outline the strengths and weaknesses of the project in the three categories of the Sustainability Screening Matrix.

PROJECT DESCRIPTION

The development site is located at the intersection of Bow Valley Trail and Benchlands Trail. The current use of the site is single family residential as seen in *Image One*. The development falls within the BVT (*Bow Valley Trail Commercial District*) where "the purpose is to provide for a range and scale of services orientated to visitors and residents." The site is located on *Image Two* below.

The proposed 2 storey development is a mixed use commercial development consisting of 5 retail units on the main floor and 4 office units on the second floor. The main floor provides 6193 sq.ft gross floor area and the second floor provides 6699 sq.ft gross floor area for a total of 12,892 sq.ft. The main floor retail units range in size from 895 sq.ft to 1274 sq.ft, while the second floor office suites vary from 1093 sq.ft to 2136 sq.ft. The inherent flexibility of the layouts of both the retail and office could allow for suites to be combined if an increased area was required by a particular tenant.

The required parking stalls will be met with surface stalls, including one handicapped stall. Bike racks will be provided on site.

The proposed 12.6m building height falls well below the 16.0m maximum allowable building height.

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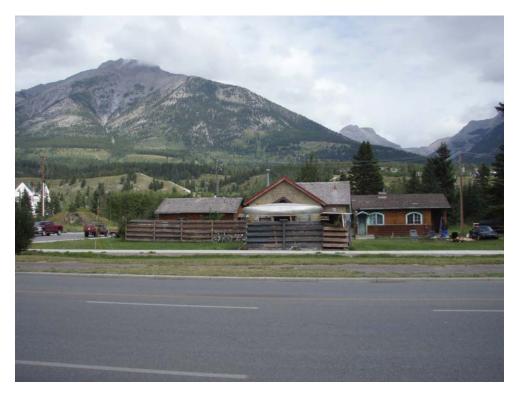


Image One

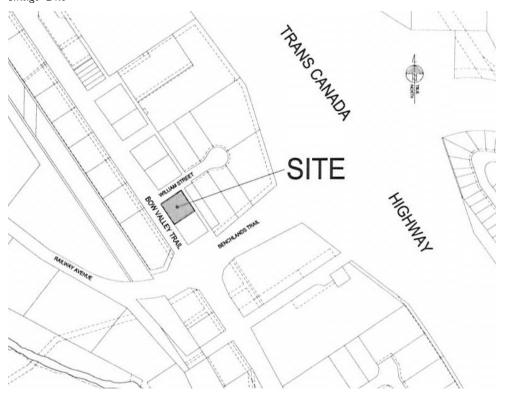


Image Two



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SUSTAINABILITY SCREENING MATRIX

1. SUSTAINING & STRENGTHENING THE SOCIAL FABRIC

A. To ensure all citizens have access to basic levels 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]

The Williams Street Commercial Development precludes residential use, but through the
development of the project additional fees will be collected by the Town of Canmore through the
Development Permit and Building Permit applications that will go into the PAH fund..

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]

- Entrepreneurial opportunities are created, allowing for the growth of both commercial retail units and office environments which will accommodate a wide variety of Canmore residents.
- Long term employment opportunities for residents will be created by the tenants.

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

- The proposal contributes indirectly via an increased tax base.
- The Williams Street commercial development will service the surrounding community members, and the permitted uses in the BVT District do allow for community health and social programs to occupy the units

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]

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

This project currently complies with known bylaw requirements. At the recommendation of the Town of Canmore, the client and Marshall Tittemore Architects will be willing to hold an open house in council chambers to review the Architectural and Landscape plans with community and council members prior to the reading of the SSR.



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

- The overall architectural design conforms to the Architectural and Urban Design Guidelines, and presents a Mountain Aesthetic of natural materials including stone, timbers, wood siding and trim, and stucco.
- The architectural massing of the commercial bays has been modulated with varying roof heights, varying roof shapes, and recessed entries with timber columns. The language suggests a pattern of individually owned shops with feature timbers at each commercial bay, as opposed to one large structure as seen in *Image Three*.



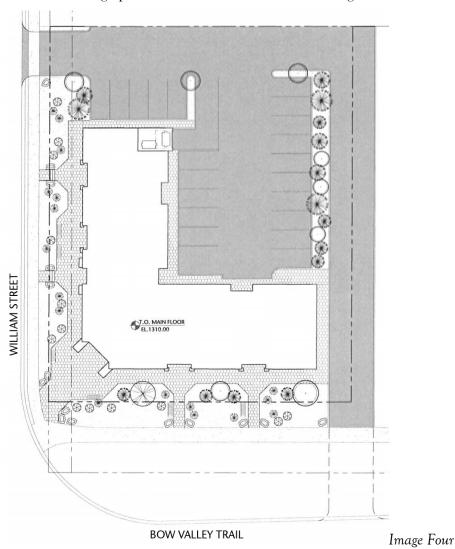
Image Three



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

• The Williams Street Commercial Development encourages a pedestrian-oriented streetscape. The landscape has allowed for a wide patterned concrete plaza that connects to the existing public sidewalks on William Street and Bow Valley Trail. Outdoor furniture and natural landscaping encourage places of informal conversation along the street as shown below in *Image Four*.



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]



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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)?

- The development is situated within the urban fabric of Canmore and feeds off pre-existing infrastructure; therefore costs incurred by the town for new infrastructure are not expected.
- In the short term, the Town of Canmore will receive off-site levies from the development of this project. In the long term, the non-residential assessment could go up for the project.

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

The proposed project will allow The Town of Canmore to proceed with the planning and design of the new intersection at Bow Valley Trail and Benchlands Trail, and to manage the lands accordingly as per Gary Buxton's letter dated June 19, 2008.

Would the project result in a net increase in the percentage of non-residential assessment in the Town?

• The development will provide a gross floor area of 12,892sq.ft of non-residential assessment. The commercial retail.space with 5 commercial retail units and 4 office units has a net floor area of 11,369 sq.ft, and results in a net increase of \$3 to \$5 million dollars in non-residential assessment for the Town of Canmore.

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?

- The Williams Street Commercial Development will provide a wide range of year round and long term employment. The employment opportunities will be unique with each tenant, and will provide a sustainable work environment for Canmore residents.
- Building and landscape maintenance contracts will provide additional employment for Canmore business.

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

• The Williams Street Commercial Development will support both new and relocated businesses in the 11,369 sq.ft provided for both commercial and office tenants. The flexibility of the suites will allow for both small and large tenants to be accommodated.



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 The construction of the project will support existing businesses, including local trades and suppliers.

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

• The Williams Street Commercial Development will provide new commercial opportunities to the residents of Canmore, and will assist in diversifying Canmore's economy.

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

- Employment related to the construction industry is typically at or above median salaries.
- As the potential tenants for the Willaims Street Commercial Development have not yet been
 identified, it is difficult to comment on the salary levels that can be expected, however, a wide
 variety of potential jobs at a range of salaries could be expected for this type of development.

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]

- The proposed density for the Williams Street Commercial Development is significantly larger than the current use and will result in a more efficient use of the land.
- The architecture is compact and creates an efficient layout with very limited service or corridor spaces allowing for the maximum building area to be dedicated to the commercial retail units.

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

As allowed in the BVT district, the proposal incorporates a mix of commercial and office space.

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

- The hardscape pedestrian plaza is connected directly to the existing sidewalks on both Williams Street and Bow Valley Trail, and bike racks will be provided on site.
- Transit on Bow Valley Trail is dependent on any future Town infrastructure.



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

- The proposal will target a Built Green 'Bronze' rating.
- The project will incorporate a Geothermal energy system, reducing dependence on the traditional Town of Canmore energy infrastructure.

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

- There are no environmentally sensitive lands in the vicinity.
- Geothermal energy will be incorporated in the project which will result in a lowered CO2
 emission versus a typical development of a similar size, and will create a positive impact on air
 quality.

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? [TNS] {replaces 2 statements about water and ecosystem functions}

- The use of geothermal energy for the project will ensure a CO2 emissions reduction, and will provide for a renewable source of energy.
- Built Green Certification requires the reduction in the use of chemicals and compounds that are harmful to the environment. Low VOC materials will be specified to meet these requirements.
- Local materials will be sourced whenever possible. This decreases the carbon emissions from the transport of non-local materials to the job site.
- Specifications for the project will include energy efficient appliances, energy efficient light fixtures and bulbs, low flow dual flush toilets, and low flow fixtures.
- On site landscaping will include native plant species to reduce the need for an on-site irrigation system.

B. To maintain the biodiversity and ecological integrity of the Bow Valley ecosystem [MTF]

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

• The Williams Street Commercial Development is situated in a pre-existing urban fabric and does not create any additional negative impact to wildlife habitat connectivity.



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

Connections with the Town of Canmore regional sidewalks are provided.

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

• The development exists in the urban fabric of Canmore, and its exposure to the natural landscape is limited. However, it reinforces pre-existing linkages and strategies that respect the natural landscape.

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

• The Williams Street Commercial Development has the opportunity to educate the tenants and patrons on the sustainable aspects of the development, and this project can foster stewardship and contribute meaningfully to Canmore's ecological agenda.

