



## **3<sup>rd</sup> Avenue South Land**

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## **Sustainability Screening Report**

Submitted to: Town of Canmore  
Prepared by McElhanney

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## 1. Overview

The purpose of the Sustainability Screening Report is to demonstrate how the proposed Municipal Development Plan Amendment and Land Use Bylaw Amendment applications will provide a net benefit to the community and build on the Town's sustainability initiatives.

The property is currently underutilized and provides an excellent opportunity for a development of seven (7) single-family homes and a palliative care hospice that will provide a benefit to the overall community. The site is ideally located at the south end of Canmore to easily connect to municipal services. The proposed development will add to the housing stock of the Town by providing space for the low-density single-family homes, designed in a cluster configuration (low-impact development). The site will also provide space for a palliative care hospice facility. Currently, there is no palliative care hospice facility in the Town of Canmore. The proposed development will be designed to efficiently utilize the available space, while respecting the existing scale and nature of the surrounding urban fabric.

The SSR outline below provides brief commentary on the proposed offsets identified within the SSR Matrix. As this project is in the redistricting stage and building design has not yet been undertaken, there are several design-related items that are unknowns at this time. The checklist and proposed offsets will be revisited, reviewed, and updated at key milestones during the design phase to ensure the project is in keeping with the Town of Canmore's environmental, economic, and cultural goals. As the project moves forward to the development permit stage, a more detailed SSR will be submitted to the Town of Canmore.

## 2. Sustainability Screening Analysis

### 2.1. BUILDING ECONOMIC SUSTAINABILITY

How does the project contribute to the priorities contained in the Economic Development and Tourism Strategy?

The top Strategic Action within the Economic Development Strategy states that over the next 5 years (2020-2025) the Town of Canmore will be:

- *Continuing to work closely and collaboratively with stakeholders to investigate how best to support the development of housing that meets the needs of the work force required by Canmore industries.*

The strategy has identified that economic and business success are currently being impeded by a lack of "housing for all types". Fundamentally, the retention and attraction of a diverse and talented workforce is challenged by the availability of houses for all workforce levels. This application proposes seven (7) single-family residential units will increase the housing stock of Canmore. The building design has not yet been undertaken but within the proposed Direct Control District secondary suites and garden suites are

proposed under the permitted uses to help increase the amount of people living on site. Secondary suites and garden suites have the potential to help the homeowner with their mortgage, and to help residents of Canmore find suitable residential units to 'age in place'.

In addition to providing an increase to housing in Canmore the proposed development will also provide space for a much-needed palliative care hospice facility. This facility will help individuals who have a serious illness in which a cure or complete reversal of the disease and its process is no longer possible. The palliative care hospice facility will also provide long-term jobs for Canmore residents within the health care industry. Combined, these attributes go a long way to supporting the three strategic pillars of the Town of Canmore's Economic Development Strategy:

1. *Nurturing an inclusive and sustainable local economy.*
2. *Continuing to diversify Canmore's economy.*
3. *Retaining and attracting a talented workforce.*

## 2.2. ENHANCING ENVIRONMENTAL STEWARDSHIP

**What water saving measures does the project propose (demonstrable improvement over average)?**

It is intended that high efficiency fixtures will be incorporated. These will be explored in greater detail during detailed design.

**Does the project utilize a rainwater harvesting system or use 100% infiltration for storm water?**

Opportunities to capture, retain, and/or re-use rainwater will be explored during detailed design. The benefits of these strategies would be to retain storm water on site and to encourage water infiltration directly into the ground instead of contributing to runoff.

**What construction waste diversion rate will be achieved?**

The percentage of diverted construction waste as a means of environmental stewardship and responsible development will be determined during detailed design of the project.

**What long-term, operating waste diversion flows does the project propose?**

Waste, recycling, and organics collection will comply with the requirements of the Town of Canmore's Engineering Design and Construction guidelines. Bear proof bins will be provided near the palliative care hospice facility if needed. Locations will be coordinated with Town of Canmore's input during design.

**Does the project encourage people to use bicycles or walking as a means of transportation?**

The proposed development is to be located in south of Canmore's downtown core (6min bike ride), thus it is anticipated that cycling will be a desirable mode of short distance travel. The number of bicycle parking stalls, location, and quality, at the palliative care hospice facility will be determined during design and will meet the minimum requirements of the Land Use Bylaw.

**What is the average size of the dwelling or accommodation units?**

The average size of the single-family residential units will be determined at the detailed design stage.



#### What level of green building initiatives does the project include?

It is anticipated that this project will be constructed to Built Green standards. The standard level pursued will be determined during detailed design.

#### What level of energy consumption does a residential building achieve?

The degree of EnerGuide scoring will be determined during detailed design.

#### Are there environmentally sensitive lands within or adjacent to the site?

Required environmental setbacks are prosed from the streams on site to the proposed development. Please see the Environmental Impact Statement for the proposed development.

### 2.3. STRENGTHENING THE SOCIAL FABRIC

#### Does the project increase the supply of truly affordable housing? (PAH)

Although no PAH units are specifically proposed, this project will provide housing choice by way of varying sizes and designs.

#### Does the project exceed minimum municipal reserve requirements (including cash in lieu)? (what percent is above or below requirements)

The project team will work with the Town of Canmore to determine if any Municipal and/or School Reserve (MR/SR) is owed, and if so, will work with the Town of Canmore to identify where and how MR/SR can best be provided, and adapt the recommended land use strategy accordingly.

#### Does the projects public consultation program exceed statutory requirements?

Engaging the public in the evolution of their communities is important to us. It is the proposed, as the development process progresses, that the statutory requirements for public consultation will be exceeded. Due to the current COVID-19 pandemic, in person engagement is not being considered. To ensure that everyone has an opportunity to review the proposed development, online engagement tools will be utilized for this project. A website will be used as a base for information on the project. A set of presentation boards will be created and uploaded to the website as well as a set of frequently asked questions. In addition to the website, a discussion forum will be implemented that will create a hub of common questions, interesting ideas, and useful discussion on the project. A survey will also be used to seek feedback on the proposed development.

## 3. Closing

The combined elements proposed for the development of the 3<sup>rd</sup> Avenue South Lands site, including housing, increased density, location and access to open space and trails, walkability, improvements of Canmore's social fabric, all support the principles established for the Sustainability Screening process through the Visions and Goals of the Municipal Development Plan and other Town statutory documents.



# APPENDIX A

SSR Matrix

## Sustainability Screening Report Process

### Impact - Offset Matrix

#### Summary Page

Overall Results	Impact	
		%
Economic Sustainability	0.00	0.00
Environmental Stewardship	-3.56	53.17
Social Fabric	-3.14	46.83
<b>Total Impact</b>	<b>-6.70</b>	

Offset	%
3.60	1.15
6.70	2.13
303.98	96.72

**Total Offset** 314.27      **Net Score** **307.57**

Economic Sustainability	
Income and Wages	0.00
Non-Residential Tax Assessment	0.00

Economic Sustainability	
0.00	InfraCycle Assessment
0.00	Increasing commercial assessment
0.00	New employment above median salary
1.80	New employment outside of 4 significant sectors
1.80	Floor space for Economic Development & Tourism
0.00	Percentage of local construction labour value
0.00	Economic leadership or innovation

Environmental Stewardship	
Residential Water Consumption	-0.29
Commercial Water Consumption	-0.19
Residential Solid Waste Generation	-0.21
Commercial Solid Waste Generation	-0.38
All Building Energy use and GHG emissions	-0.99
Transportation	0.00
Infrastructure (sanitary-gravity)	0.00
Infrastructure (sanitary-pressure)	0.00
Environmentally Sensitive Lands	0.00
Land Consumption	-0.16
Efficient Residential Land Use	0.00
Efficient Commercial Land Use	0.00
Efficient Industrial Land Use	0.00
Efficient Mixed Use Residential Land Use	-0.33
Efficient Mixed Use Commercial Land Use	-0.53
Metres of trails / capita	-0.29
Metres of new roads to service development	-0.21

Environmental Stewardship	
0.60	Residential / commercial mix of uses
0.00	Higher density than current levels
1.80	Access to community services from <u>residences</u>
0.00	Access to services from the <u>commercial</u> site
0.00	Water saving measures
0.30	Rain water harvesting system or infiltration
0.90	Construction waste diversion rate
0.60	Long-term, operating waste diversion
0.40	Parking stalls are un-assigned
0.90	Bike parking of adequate quality
1.20	Average size of the dwellings
0.00	LEED Certified
0.00	Built Green Certified
0.00	Other green building certification programs
0.00	Commercial energy consumption reduction
0.00	Residential energy consumption reduction
0.00	Environmentally sensitive land protection
0.00	Minimize density adjacent to sensitive lands
0.00	Reuse an existing contaminated site
0.00	Environmental leadership or innovation

Social Fabric	
Affordability of Market housing (in relation to median income)	0.00
PAH Housing	-0.62
Seniors Housing	-0.49
Employee Housing	-0.37
Childcare spaces	-0.49
Library	-0.20
Food Bank Usage	-0.39
Social Assistance Payments	-0.39
Crimes Against Persons and Property	-0.20

Social Fabric	
0.00	Units of perpetually affordable housing
0.00	Cash contribution towards PAH
0.00	Bedrooms of employee housing
0.00	Bedrooms for employees earning < median income
0.00	Cash contribution towards employee housing
301.88	Units of seniors housing
0.00	Percentage of the employees housed
0.00	Employees rental assistance 10% below market levels
1.20	Percentage of site ares for social interaction
0.00	Reuse an existing historic property or building
0.00	Exceed minimum municipal reserve requirements
0.00	Accessible recreation or cultural facilities or programs
0.60	Contribution to recreation facilities
0.00	Support school enrollment
0.00	Support for current childcare facilities
0.00	Support for cultural establishments
0.00	Support for other non-profit community organizations
0.00	Unique supports for community programming
0.00	Support for special events
0.30	Public art component
0.00	Public consultation program
0.00	Social leadership or innovation



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