

**TOWN OF CANMORE**  
**AGENDA**  
Public Hearing  
Council Chambers at the Canmore Civic Centre, 902 – 7 Avenue  
**Tuesday, August 22, 2017 at 5:00 p.m.**

**Disposition of Municipal Reserve Lot 28MR, Block 21, Plan 1611360 – 201 Stewart Creek Rise**

**1. CALL TO ORDER**

The mayor will call the public hearing to order.

**2. ADMINISTRATIVE BRIEFING**

A member of administration will provide a brief context for, and background of the application.

**3. APPLICANTS PRESENTATION**

N/A

**4. QUESTIONS OF CLARIFICATION**

The mayor will permit council to ask questions of clarification of administration and the applicant.

**5. PUBLIC SUBMISSIONS**

The mayor will invite members of the public to speak to the item. All members of the public that wish to speak shall be afforded an opportunity to speak for a maximum of 5 minutes. Speakers shall indicate if they are in favour, neutral, or opposed to the matter under consideration. Members of council may ask questions of clarification if required.

**6. WRITTEN SUBMISSIONS**

The municipal clerk will advise council of the names of those who provided written submissions before 5 p.m. the day before the hearing, along with the general tone (in favour, neutral, or opposed).

**7. FINAL ADMINISTRATIVE COMMENTS**

Administration will be provided an opportunity to provide any final closing comments based on the verbal and written submissions.

**8. ADJOURNMENT**

The mayor will adjourn the public hearing.



# Request for Decision

**DATE OF MEETING:** June 27, 2017 **Agenda #:** G-1

**TO:** Council

**SUBJECT:** Lot 28MR Disposition at 201 Stewart Creek Rise

**SUBMITTED BY:** Richard Williams, Junior Planner

**RECOMMENDATION:** That Council schedule a Public Hearing for August 22, 2017 at 5:00 p.m. to consider disposition of Municipal Reserve Lot 28MR, Block 21, Plan 1611360.

## EXECUTIVE SUMMARY

In response to Council direction, Administration is proposing to “dispose” of Lot 28MR in the recently approved Stewart Creek Phase 3 subdivision. The proceeds from this sale will partially offset the purchase of land at 990 Wilson Way. The Municipal Reserve (MR) lot is located in an area that currently does not have adjacent development.

## RELEVANT COUNCIL DIRECTION, POLICY, OR BYLAWS

Council Resolution 2016-167, directed Administration to pursue selling a portion of MR dedication in Stewart Creek Phase 3, the proceeds of which would go to the cash in lieu municipal reserve account.

The Municipal Government Act, RSA 2000 (MGA) outlines a specific process regarding ‘Disposal of a Municipal Reserve’. In particular, s674 of the MGA requires a Public Hearing to be held in accordance with s230 and advertised in accordance with s606. Furthermore, s675 of the MGA states that once Municipal Reserve designation is disposed of, the proceeds from the sale must only be used for Municipal Reserve purposes.

## DISCUSSION

The 2014 phase 3 subdivision of Stewart Creek located in Three Sisters Mountain Village includes six parcels of MR, most of which include important pedestrian connections through the area. The smallest of the six is a 532m<sup>2</sup> parcel of land for Municipal Reserve and does not include any key pathway linkages or important neighbourhood nodes. It is located at 201 Stewart Creek Rise and a lane is proposed to the rear of the parcel (see Attachment 1, though note that the site has since been cleared and re-graded).

The shape of the parcel is irregular, with one side being almost half the length of the opposite side. The parcel is currently being re-graded, will be generally flat and has been cleared of any vegetation. The parcel is located just beyond current development, and there are no services extended to this parcel at this time. The extension of services to this parcel is directly linked to the development of adjacent land, likely later this summer. The site does have modest improvements planned (some landscaping, two benches, and waste and recycling containers; (see Attachment 2). Development and new residents in this area are not expected until the middle of 2018 at the earliest. Loss of this site as MR will not have a significant impact on the future residents.

**Zoning**

The site is currently zoned as Public Use (PD) District. Eventually the parcel will need to be rezoned to be developed and achieve the highest potential market value. Although the site is part of the rezoning proposed as part of Bylaw 2017-25, which would change this site from Public Use (PD) to Local Commercial (CC), Administration is now recommending removal of this parcel from that rezoning process. Bylaw 2017-25 has received First Reading, but as Council heard at the Public Hearing last week, Administration is not recommending proceeding with the rezoning until after the MR designation has been considered and completed.

**NEXT STEPS**

1. Following the public hearing, a motion of Council is required directing Administration to remove the Municipal Reserve designation.
2. The parcel will need to be rezoned to an appropriate land use district for future development.
3. Once appropriate, the parcel will be sold.
4. Proceeds from the sale will be directed towards Municipal Reserve fund.

**ANALYSIS OF ALTERNATIVES**

Postpone the disposition of the Municipal Reserve land. Council must be comfortable that additional resources will not be directed into the Municipal Reserve fund. Additionally, should it be chosen in the future to dispose of this land while adjacent landowners have purchased land on the assumption that this Municipal Reserve land would remain as such, there may be resistance from adjacent landowners for this proposal.

**FINANCIAL IMPACTS**

The disposition of the MR and outcome of the sale will result in funds being allocated towards the Municipal Reserve cash in lieu account. Initial indications are that the funds for this parcel of MR will only recover approximately 66% of the cost of acquiring 990 Wilson Way, or a shortfall of approximately \$100,000. The final amount will depend on the rezoning and development potential.

**STAKEHOLDER ENGAGEMENT**

There have been preliminary discussions with Three Sisters, but there has been no other engagement; formal engagement will be undertaken through the Public Hearing Process.,

**STRATEGIC ALIGNMENT**

The proposal aligns with the Strategic Goal of:

**Goal 4:** The Town of Canmore delivers effective and fiscally responsible services while valuing innovation.

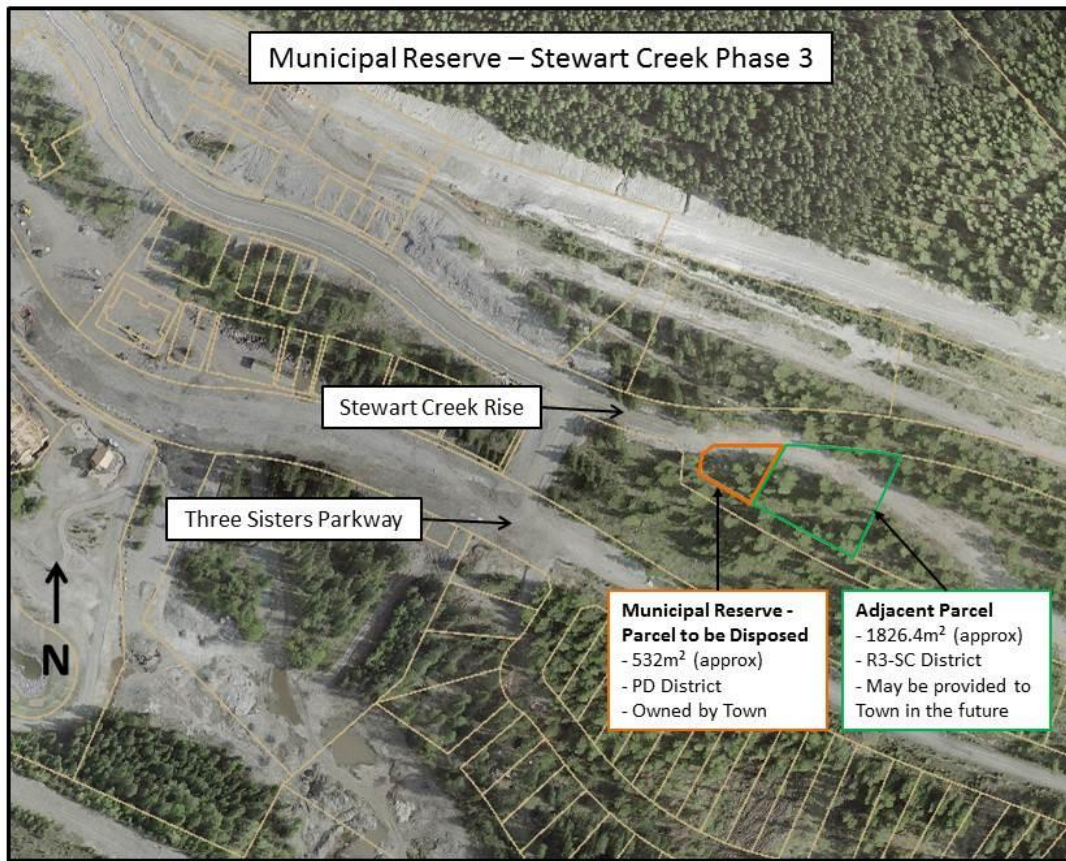
**ATTACHMENTS**

- 1) Site Aerial Photo
- 2) Existing landscaping plan for Lot 28MR

**AUTHORIZATION**

Submitted by:	Richard Williams Junior Planner	Date:	<u>June 8, 2017</u>
Approved by:	Katherine Van Keimpema, CPA, CGA, BADM, CLGM Manager of Financial Services	Date:	<u>June 22, 2017</u>
Approved by:	Alaric Fish Manager of Planning and Development	Date	<u>June 14, 2017</u>
Approved by:	Michael Fark General Manager of Infrastructure	Date:	<u>June 22, 2017</u>
Approved by:	Lisa de Soto, P.Eng. Chief Administrative Officer	Date:	<u>June 22, 2017</u>

## Attachment 1: Site Aerial Photo



## Attachment 2: Existing landscaping plan for Lot 28MR

