

**TOWN OF CANMORE
MINUTES**

Public Hearing: Paintbrush Ridge TSMV Comprehensive Residential DC District Bylaw 05(Z)-2013
Council Chambers at the Canmore Civic Centre, 902 – 7 Avenue
Tuesday, February 5, 2013 at 6:00 p.m.

COUNCIL MEMBERS PRESENT

John Borrowman	Mayor
Sean Krausert	Deputy Mayor
Joanna McCallum	Councillor
Gordie Miskow	Councillor
Hans Helder	Councillor
Vi Sandford	Councillor

COUNCIL MEMBERS ABSENT

Jim Ridley	Councillor
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ADMINISTRATION PRESENT

Lisa deSoto	Chief Administrative Officer
Gary Buxton	General Manager of Municipal Infrastructure
Lorrie O'Brien	General Manager of Municipal Services
Alaric Fish	Manager of Planning and Development
Cheryl Hyde	Municipal Clerk (Recorder)

Mayor Borrowman called the February 5, 2013 public hearing to order at 6:00 p.m.

1. INTRODUCTION

The mayor opened the public hearing for Paintbrush Ridge TSMV Comprehensive Residential DC District Bylaw 05(Z)-2013 at 6 p.m. and advised that all documents presented at this hearing are deemed to be public documents unless stated on the document that it is confidential.

2. ADMINISTRATIVE BRIEFING

Administration provided context and background for the application.

3. APPLICANTS PRESENTATION

Jessica Karpat, Team Lead for Stantec Consulting, and Chris Ollenberger, QuantumPlace Development Ltd., presented their proposed project and spoke to a written submission included as an attachment to these minutes.

Minutes approved by: _____

ADMINISTRATIVE COMMENTS

None

4. QUESTIONS OF CLARIFICATION

- Kevin Gregory, adjacent neighbour to the proposed development, inquired whether or not parking will be permitted on the access road and whether or not the point where the multi-use trail crosses the access road will be signed. Administrative noted they believe the access road is designed to not allow parking, and that they will look into Mr. Gregory's signing concerns.

5. PUBLIC SUBMISSIONS

The following neighbours adjacent to the proposed development spoke in favour of Bylaw 05(Z)-2013:

- Gord Lowe – Mr. Lowe requested that council consider adding a section addressing the preservation of sightlines between the proposed development and existing residences.
- Sandy Dougal
- David Eckert

Kay Anderson, adjacent neighbour to the proposed development, indicated that, while she is sympathetic to the desire to complete this development, she recommended that the Town proceed with caution as the development progresses.

6. WRITTEN SUBMISSIONS

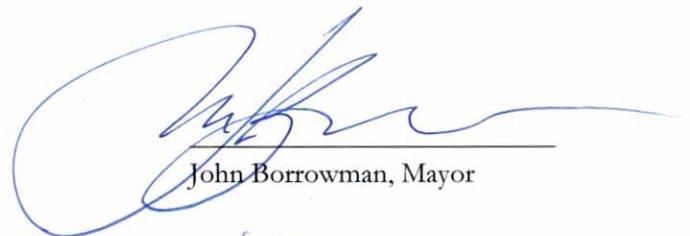
No written submissions were received.

7. FINAL ADMINISTRATIVE COMMENTS

No further comments were provided.

8. CLOSING

The mayor closed the public hearing at 6:34 p.m.



John Borrowman, Mayor



Cheryl Hyde, Municipal Clerk

Minutes approved by: CTI V/B

Submission from Jessica Karpat, Team Lead for Stantec Consulting

Today, Paintbrush Ridge has an approved Direct Control (DC) land use district that allows for a range of housing types including: Duplexes, Townhouses, Stacked Townhouses and Apartments. Currently, Apartments and Stacked Townhomes can only be proposed within Unit 1. Density maximums on each Unit prevent the Developer from distributing the density across the site and building a variety of unit types across the comprehensive development.

The amendment proposes to remove the Unit density maximums but maintain the overall 71 units of density allowed within the undeveloped area of the Comprehensive Development. The DC would continue to only allow Apartments or Stacked Townhouses to be developed within Unit 1 but introduces the opportunity to build Townhomes, a lower density building form.

The amendment does not affect the existing 8 occupied units or the 16 units currently under construction on Units 6, 7 and 8. No changes are proposed to the heights, massing or setbacks currently established for the proposed development.

As many of you already know, an Open House was held yesterday evening to discuss the changes to the proposed land use designation with residents. To inform residents of the open house, a notice went into the Rocky Mountain Outlook two weeks prior to the open house and letters were mailed to residents on January 21.

Generally, residents were in support of moving forward with development in this location and many residents from the area expressed a desire to see the 16 units currently under construction, completed. The concerns that were brought up by residents included: heights, parking for the frisbee golf course, parking as it relates to the proposed development, and the Riva Heights Road connection to Hubman Landing which has previous been addressed by Administration.

The proposed Direct Control district does not change the heights currently approved within the Direct Control District. In order to address the concern we heard yesterday evening, residents requested that we produce a sketch illustrating what the proposed development would look like from Dyrgras Gate up to Paintbrush Ridge.

Using the contours we acquired from the Town of Canmore, we attempted to illustrate what development would look like from Dyrgras Gate to Paintbrush Ridge. Lodge pole pines along the ridge are taller than the proposed development and will obscure the view of the units on Paintbrush Ridge. Sight lines to the mountains would essentially remain similar to what you can see today over the trees that exist, and a significant horizontal distance minimizes overlooking opportunities to the homes below from Paintbrush Ridge.

In discussion with the resident, he felt it would be acceptable if Council directed Administration to consider the orientation of amenity areas so they are not directly overlooking.

Responding to the residents concern with regard to parking for the proposed development. All parking will be provided on site as per the requirements outlined within the Bylaw.

Minutes approved by: _____

In conclusion the land use amendment is minor in nature allowing the developer to reduce density on Units 1 and distribute across the site to provide for a wider variety of built forms and units sizes. No changes are proposed to the heights, setbacks or building massing. We respectfully request that the proposal for land use amendment change be supported by the Town of Canmore.