

## **Record of Submissions**

This document contains the written submissions received in response to the notice of public hearing for:

**Bylaw 2017-30: 120-130 Kananaskis Way DC District and**

**Bylaw 2017-34: Bow Valley Trail Area Redevelopment Plan Amendment**

The public hearing was held on November 28, 2017. Public submissions respecting this bylaw were accepted between November 7, 2017, when council approved the hearing date, and 6:04 pm on November 28, when the public hearing adjourned.

This document was prepared by Cheryl Hyde, Municipal Clerk, November 29, 2017.

Bylaw 2017-34 and 2017-30

While I am pro-development for more (affordable) housing to become available in Canmore, I do have the following concerns:

1. Parking

- a. I have observed that Kananaskis Way has a parking problem year round due to its current high density. There is often overflow street parking from units such as Mystic Springs, Fire Mountain Lodge, Cornerstone Theatre (when they hold events), as well as residents and employees from 104, 110 and 112 Kananaskis Way. Most buildings in the area have allotted only one parking stall per unit. Which means all other vehicles need to find curb space.
- b. Will there be enough parking for residents and visitors with this new building? If you allow an even greater building height, this adds to the parking problem with more units available. The cul de sac usually allows 10-15 vehicles parking spots that will no longer be available? Where will these vehicles park?

2. Traffic Plan

- a. With new construction happening at the corner of Bow Valley Trail/Benchlands Trail, behind The Coast hotel and now at 130 Kananaskis Way, *what is proposed for Bow Valley Trail to prepare for the added traffic?* This summer saw traffic backed up past the round about from the lights quite often. People trying to turn left out of businesses (such FasGas) would frequently have to turn right, go around the round about to join in line for the lights at Bow Valley Trail/Benchlands Trail. *How will this be managed? What will be the plan for flow of traffic after this project is finished?*

3. Construction Plan

- a. What is the time frame from start to finish for this project? Is there a plan in place for traffic during construction? Where will all the work trucks and employee vehicles park during the project?

As a business owner at 112 Kananaskis Way, I will be directly impacted by this development by noise, dust and parking availability for customers and employees.

I would like to see a clear plan in place to accommodate the higher density proposed for this area.

Sincerely,

Carole Beaton

109-112 Kananaskis Way

**From:** Yossi Fixler  
**Sent:** Tuesday, November 28, 2017 2:30 PM  
**To:** Cheryl Hyde  
**Subject:** Written Submission for Tonight's Council Meeting  
**Attachments:** SunstoneResort112017.pdf

Hi Cheryl,

Attached is a written submission from CCHC for tonight's council meeting re 120-130 Kananaskis Way.

Best,

**YOSSI FIXLER**  
403-703-4973  
[yossi@fixler.ca](mailto:yossi@fixler.ca)

November 27, 2017

Mr. Bill Coady  
CEO  
Sunstone Resort Communities LP  
275 Commerce Drive  
Winnipeg, MB  
R3P 1B3

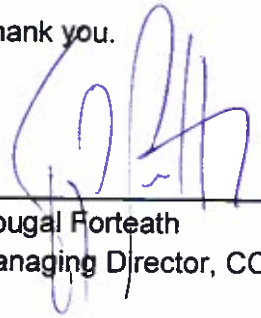
Dear Sir:

**Re: Supply of market built purpose built rental units**

Please accept this letter as confirmation that CCHC has no immediate plans to increase the supply of purpose built rental (PBR) units in the Canmore market. We are aware of two approved private sector PBR developments that have or are about to begin development, and will be monitoring their impact before taking any new initiatives in this regard ourselves.

Generally, given Canmore's very low vacancy rates, high rental costs, and seemingly limited supply of rental units in relation to demand, we view the supply of private sector PBR units as part of the solution that helps to mitigate the current situation.

Thank you.



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Dougal Forteath  
Managing Director, CCHC

**From:** Suzanne Chenier  
**Sent:** Tuesday, November 21, 2017 10:55 AM  
**To:** Cheryl Hyde  
**Subject:** Bylaw 2107-30

I am opposed to the five-story building at 120-130 Kananaskis Way. I believe Canmore will lose its charm and mountain views with buildings over four stories high.

We own a condominium in Canmore and would like to see the flavour of the area preserved.

Sue

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**From:** Scott Drewicki  
**Sent:** Friday, November 24, 2017 2:52 PM  
**To:** Cheryl Hyde  
**Subject:** Bylaw 2017-30 - significant concerns over the development plan at 120-130 Kananaskis way

Hello –

I am an owner of a unit in Mystic Springs which is located adjacent to 120-130 Kananaskis Way. I have some significant concerns regarding the proposed bylaw...

1. **Parking/congestion:** The area is already over congested and lacks sufficient public parking. The current parking proposal is completely inadequate. The proposal as it exists today will only compound an existing problem.
2. **Bow Valley Trail Area Redevelopment Plan (11-2012):** This plan was developed in good faith with a significant amount of thought and input from key stakeholders. The plan was created to ensure the area was developed in a responsible, sustainable way to ensure that any future development would be beneficial to the area and the community as a whole. I have reviewed the area redevelopment plan in detail and find it to be extremely well thought out and it was clearly developed with the best interests of the community in mind.

I find it beyond disappointing that the municipality would consider contravening what are some of the most important and well thought out provisions of this plan.

3. **Potential financial damages for existing property owners in the area:** When owners make the investment decision to purchase property in the area it would be reasonable for them to assume that the municipality would adhere to zoning regulations and bylaws, particularly when a full redevelopment plan has been recently created, approved and adopted by the town. Should council decide to contravene these existing bylaws they are opening themselves up to what potentially could be a significant financial liability. The property values of any adjacent areas will almost certainly be negatively impacted should this development be approved in its current form. I would encourage council to consider the possible legal ramifications of such a decision.

I am unable to attend the public hearing on November 28 but I would respectfully request that council reject this bylaw amendment in its current form.

Scott Drewicki

#122 – 140 Kananaskis Way, Canmore, AB

**Scott Drewicki** CPA, CA  
Controller

DIRECT 780-485-3956

MAIN 780-469-1258  
CELL 780-721-8488



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**From:** John Neumann  
**Sent:** Tuesday, November 28, 2017 7:57 AM  
**To:** Cheryl Hyde  
**Subject:** Bylaw 2017-30 / 2017-34

Writing in opposition to the proposed bylaw changes.

1. Too many units in too small an area. The infrastructure of roads and other services is inadequate to support the number of units proposed. Parking is already non existent on Long Weekends and during the summer months in this area. All previous developments in the area already have insufficient parking and it spills on to the roadways. Whenever the Cornerstone or Coast Hotel have big events parking is full everywhere. The nonsense I read that the proposed development will have fewer vehicles per unit has been proven wrong on each development in the Kway area many of which are already used as rental / staff accom despite what their current zoning is.
2. Kannanaskis Way and especially Montane Road were built too narrow. On Montane with parking on both sides of the road vehicles must stop to allow oncoming traffic to pass.
3. We have existed with the 3.5 story limit why is there any need to deviate from this. If the 5 story complex is approved it will become the standard for any new development in the area.

Regards, John Neumann  
109 Montane Road.



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**From:** Dominic Roy  
**Sent:** Wednesday, November 08, 2017 10:26 PM  
**To:** Cheryl Hyde  
**Subject:** By-Law 2017-30, 2017-34

I would like to express concerns regarding the 120-130 Kananaskis Way DC District.

The proposed amendment is asking for a greater maximum height to allow for the construction of a 5 storey building. I would like council to consider the fact that the buildings adjacent on all sides to the proposed site on Kananaskis Way are all of much lower height than this new proposed building. Furthermore, this building is located on higher ground than its neighbours (future Coast Development and Highwood Village. Mystic Springs ground is at a similar elevation) adding to the perceived height from street level. Allowing a greater maximum height for this building would dwarf the neighbouring buildings and clash with the appearance of the area.

If affordability is still a council priority, 15% for Employee Housing seems like a very low number. A rental building, this close to the downtown core, is the perfect place for Employee Housing and it should be zoned as such.

Who controls the prices in a building such as this one? In my research, I could not find any information regarding the cost of rent for these units. There is no point in designating Employee Housing units if the cost to rent them is too high and Bow Valley workers can't afford them. This would eventually lead the developer to condominiumize because the development has become unsustainable and we would end up with more \$400 000 condos being purchased as secondary homes. We don't need that.

I agree with having 100% developed for residential use: in a town where one can find 3 jobs before they find a place to live, Housing is what we need.

The parking allowances seem wildly insufficient. There is already a parking shortage on Kananaskis Way. The location of this building will remove street parking space for at least 12-15 vehicles. And with the Corner Stone Theatre right across the street hosting weddings with more people than their parking lot can support all year long, the businesses and residents at 104, 110 and 112 Kananaskis Way will see their parking lots filled with traffic which doesn't belong in there. I understand the idea behind having less parking: to force the developer to appear in front of council to ask for permission to build more parking should they want to condominiumize in the future, thus keeping greater control over the district. However, I do not believe that the impact on the surrounding community is fully understood by whomever came up with this idea. Observing the traffic patterns and parking issues during business hours (if such research has actually taken place) is very different from what it looks like once everyone comes home, vacationers return from their day-trip and receptions take place at the Theatre. On top of that, there is another development taking place behind the Coast Hotel with a lower number of parking spaces than normally required. Residents in the area already expressed concerns about an increase in the number of cars in the neighbourhood and now we are having to consider an even bigger increase before having had a chance to see the real impact of the first development. This is a new tactic used by the Town and it seems to be becoming a standard before it could be properly tested. Stacking two developments regulated by unproven strategies side-by-side is asking for trouble at best and I ask council to consider this situation carefully.

I would like to thank you for your time and consideration.

A concerned resident of Kananaskis Way.

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**From:** Geoff Scott  
**Sent:** Thursday, November 23, 2017 9:11 AM  
**To:** Cheryl Hyde  
**Cc:** Donna  
**Subject:** KANANASKIS WAY RESIDENTIAL RENTAL APARTMENT

Dear Sirs/Madame's,

I have concerns regarding the proposed 115 unit rental apartment building at 120 and 130 Kananaskis Way for the following reasons:

### **PARKING.**

Parking on the street on Kananaskis Way starting at the Chrysler Dealership onward has steadily increased over the years and has become a nightmare. For example, opposing cars often have to take turns to pass through this stretch of road.

I own 2 condominium units at 140 Kananaskis Way that have one parking space designated for each unit. Often multiple families book our condos and bring 2 or more vehicles per unit. There are many weddings and events held at Cornerstone Theatre across the street from 130 Kananaskis Way. Everyone ends up parking on Kananaskis Way and in surrounding business parking lots, often far away as the condominium and street parking is often full.

The proposed development with its lower parking requirements will exasperate an already terrible parking situation, especially if one day converted to condominiums.

Questions:

1. How many actual parking stalls will be included in this 155 unit apartment property?
2. Given individual units will house multiple people many will have multiple cars per unit. How will increased street parking be managed when Kananaskis Way is already saturated with parked cars?
3. The Towns strategy of having 1 bike "parking space" per unit seems to assume that many dwellers will not have cars? If so what facts is that based on and what about units that have multiple cars?
4. If the apartment units are converted to condominiums, a very likely scenario, parking demands will be higher. This would make an already very bad situation worse, what are the Town's plans to address this scenario when there is no place to add additional parking?

### **BOW VALLEY TRAIL GENERAL DISTRICT (BVT-G) AND HEIGHT OF PROPOSED BUILDING**

The BVT-G was painstakingly developed over many years of consultation with many stakeholders.

- a. Why does the Town take the liberty to simply override the countless hours that went into developing it?
- b. Should Canmore citizens put any time and effort into new initiatives the Towns asks citizens for input on when the Town simply disregards BVT-G?

**From:** Lauren Turner  
**Sent:** Tuesday, November 28, 2017 4:11 PM  
**To:** Cheryl Hyde  
**Subject:** BYlaw 2017-30/2017-34

I am opposed to Council increasing the building height. I am in favor of leaving the building height restriction as is.

I've personally come to the civic centre in an attempt to speak with someone regarding this hearing, to no avail. I've made numerous phone calls to Alaric Fish and Marcus Henry, with no reply. As I'm a new resident to the area, I had questions and concerns regarding the proposals of change.

I hope my submission will be considered.

Thank you kindly,

Lauren Turner

**From:** Sarah Woodhouse  
**Sent:** Tuesday, November 28, 2017 6:03 PM  
**To:** Cheryl Hyde  
**Subject:** Proposed building on Kananaskis Way 120/130

Hello,

I am an owner at Mystic Springs Chalets & Hot pools.

I am opposed to the new development at 120/130 Kananaskis Way due to the lack of planned parking and the height of the building.

Kananaskis Way is already very congested and the Cornerstone theatre doesn't have enough parking for the weddings held there.

Please feel free to contact me.

Thank you,  
Sarah

Sent from my iPad

**From:** Rob  
**Sent:** Tuesday, November 28, 2017 4:02 PM  
**To:** Cheryl Hyde  
**Subject:** Comments re: Bylaw 2017-30 and 2017-34

Hello, I am writing today with feedback and questions in regards to the proposed bylaw amendments: Bylaw 2017-30 and 2017-34

As an owner of a unit at 121 Kananaskis Way, the proposed bylaw changes highlight concerns regarding parking in the immediate area of the new development. At peak times, it is difficult to locate parking on Kananaskis Way, and with the proposed relaxation of the parking space requirements for these large, higher density developments, the problem will only get worse.

To better understand the parking situation, it would be beneficial to gain sightlines to the studies that were conducted to determine the appropriate number of parking stalls per unit of rental housing. Please confirm if the studies have been made available to the public now, or will be soon, and if so, where they can be located?

Also, should a building be converted to a condominium in the future, how does the town propose to ensure that additional parking spaces are generated and made available?

It would be useful to know if there some determination made that building these complexes in compliance within existing parking and height bylaws was not feasible, and what led to this determination. Or, were they proposed to be relaxed as some form of an inducement to the developers in this case? Again, is this information available to the public and if so, how can it be obtained?

While I appreciate the need for more affordable housing in the Bow Valley area, the existing bylaws were developed and enacted to protect the quality of life of all Canmore taxpayers. I believe that there should be balance in the planning and consideration for the impact on existing residents and neighbours.

Thank you for your consideration of these comments and answers to these questions.

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**From:** Francis Ziegler  
**Sent:** Saturday, November 25, 2017 8:14 PM  
**To:** Cheryl Hyde  
**Subject:** Public Hearing Bylaw 2017 -30 and Bylaw 2017-34

Mr. Marcus Henry  
Development Planner  
Town of Canmore

Dear Sir,

I am writing to express my opinion regarding the proposed changes to the Bow Valley Trail Area Development Plan. The proposal calls for Council to increase the building height, where buildings are not adjacent to the Bow Valley Trail.

This is a typical move by planning departments to increase the height of new apartments and destroy the mountain view and scenery, and create a chilling shadowing effect on existing apartments. Also, the existing apartments receive no property tax reduction when this detriment happens. So, definitely not, this change to the Bow Valley Trail Area should not be allowed.

Yours truly  
Francis Ziegler  
Unit 242, 160 Kananaskis Way  
Canmore, Alta.