



**Supporting Report: Land
Use Re-districting
Proposal**

618 7 Ave, Canmore

PD TO DC

McElhanney Ltd.
203 – 502 Bow Valley
Trail, Canmore AB
Canada T1W 1N9

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1. Proposal

The application will amend Land Use Bylaw No. 2018-22, as it applies to the subject site, from the Public District (PD) to a Direct Control District (DC) created specifically for the proposed development. The proposed DC district would allow for a multi-unit housing development comprised of 120 dwelling units, providing for up to 40 dwelling units to be developed as affordable and employee housing to be constructed on the subject site.

The Canadian Rockies Public Schools (CRPS) Lawrence Grassi Middle School Area Redevelopment Plan (ARP) was prepared and recently approved by Town council on March 1, 2022, to accommodate the development of the 120 dwelling units on the site. The next step in the development process is to apply for a rezoning application.

The rezoning contributes to the goals and policies of the Municipal Development Plan (MDP) as it is located within The Town's Growth Boundary, provides much needed housing units in a variety of forms, infills an existing underdeveloped area, provides for an efficient use of infrastructure and services, and amongst other things proposes a built form that is compatible with surrounding properties.

Additionally, proceeds of the residential development will support the long-term sustainability of CRPS and seeks to stabilize swings in education funding. A Legacy Fund will be established, and annual proceeds will be used to nurture students' growth and learning through the support of existing and future programs and educational services.

2. Site and Surrounding Area

The subject site is titled as, Plan 0715292, Block 60, Lot 21; at 618 7 Ave is centrally located within the heart of Canmore. The site area is approximately 3.46 hectares (8.55 acres) in size and encompasses the Lawrence Grassi Middle School, the CRPS Board Office, the Round House Daycare facility, school garden, existing open space, and formal and informal pedestrian connections to Centennial Park for CRPS students and community residents.

The plan area is bounded by a laneway to the north and 5th Avenue to the northeast, 7th Avenue to the west, 4th Street to the south, and by private multi-residential developments to the east (along 6th Avenue). Centennial Park also abuts the subject site to the east, adjacent to the Lawrence Grassi Middle School. 5th Street terminates in a cul-de-sac at the central eastern boundary, within the plan area. See Figure 1 for a Site Location Map.



Figure 1: Site Location Map



3. Planning Analysis

3.1. MUNICIPAL DEVELOPMENT PLAN

The Municipal Development Plan indicates that the subject site is proposed to be developed as Neighbourhood Residential as identified on Map 2 - Conceptual Land Use of the Municipal Development Plan (MDP) as shown in Figure 2 below.

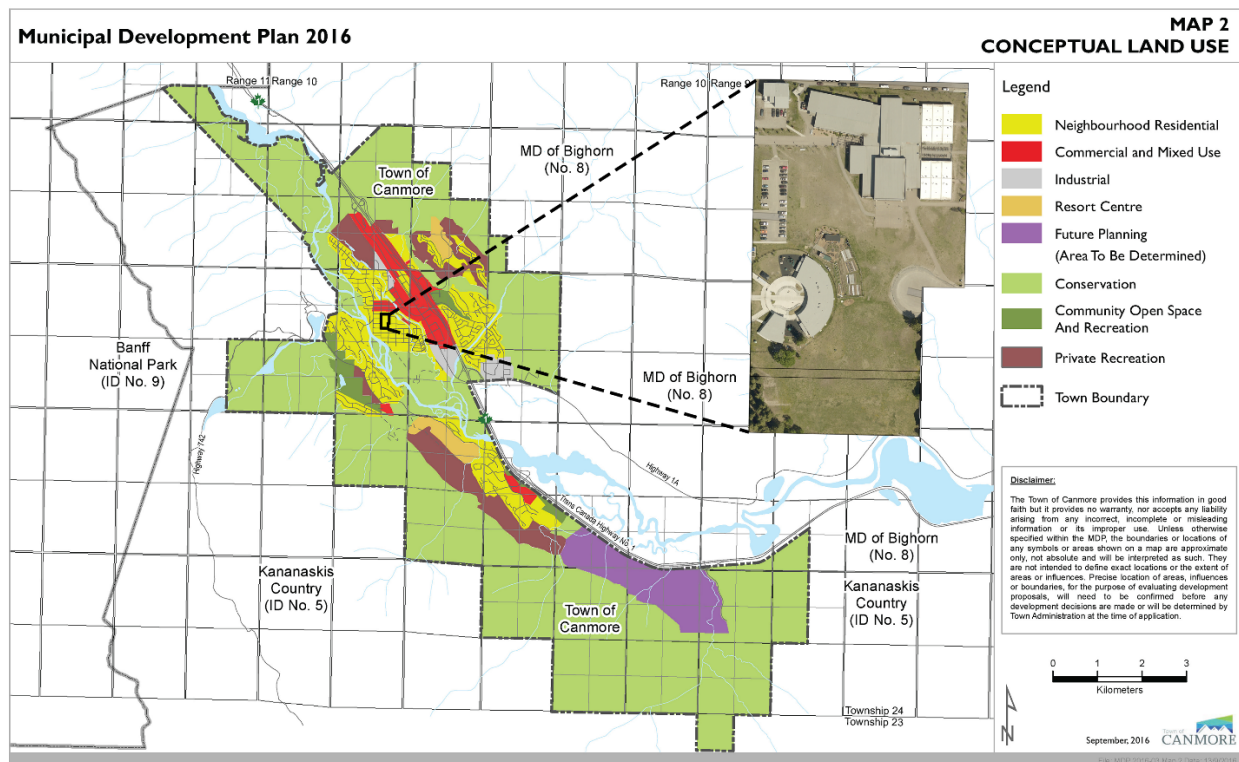


Figure 2: Canmore MDP Conceptual Land Use Map

The Neighbourhood Residential policies encourage the infill of existing residential communities in appropriate locations and in a way that respects the character of the neighbourhood. The Neighbourhood Residential Policy under Section 6 of the MDP focuses on infill and redevelopment within areas that are in walking distance of the Town centre and can be serviced efficiently from existing infrastructure. The proposed redevelopment aligns closely with the Town's corresponding (MDP) policies in the following ways:

- Located within the Town's Growth Boundary (MDP Map 1)
- Provides much needed housing units in a variety of forms
- Infills an existing underdeveloped area and is not located within wildlife areas
- Provides for efficient use of infrastructure and services
- Adds community amenities to the heart of Canmore such as public realm improvements, multi-use pathway, and open space
- Adds essential employee housing



The subject land is ideally situated within walking and cycling proximity (400m) to commercial, civic, and other amenities in the heart of Canmore. The site is located within a neighbourhood where the built form includes single-detached residential, multi-unit residential, parks, and civic and institutional uses. The proposed residential community focuses on providing infill housing to make use of the limited land base within the Town.

3.2. CRPS LAWRENCE GRASSI MIDDLE SCHOOL ARP

The CRPS Lawrence Grassi Middle School ARP was approved by Town council on March 1, 2022, in order to accommodate the redevelopment of this site. The proposed development aligns with the ARP in its entirety. The specific policies that apply to this rezoning application have been detailed below.

Section 3.1 Vision

The ARP includes the following vision statement: *‘To create a vibrant neighbourhood with a variety of housing options and a pedestrian focused realm.’*

The proposed development will incorporate of a variety of housing forms once complete, additionally, traffic calming measures will be integrated along the Mews access road which will grant priority to pedestrians and cyclists.

Section 3.2 Goals

The ARP included 8 goals derived from stakeholders involved in the preparation of the plan. The 8 goals have been detailed below, along with a description of how the proposal conforms with each of the goals.

Pedestrian Focused Design – The proposal incorporates the use of traffic calming measures along the Mews access road, which will grant priority to pedestrians and cyclists.

Affordable Housing - 20 affordable dwelling units will be dedicated as a portion of the housing stock to align with the Vital Home Rental Program from Canmore Community Housing in accordance with the ARP.

Employee Housing - A 20-unit purpose-built employee housing development will be provided on site in accordance with the requirements of the ARP.

Housing Diversity – The proposal provides a diverse range of housing as it townhouses, stacked townhouses and a variety of unit sizes.

Neighbourhood Character - The proposal incorporates a range of building heights and will place the taller buildings towards to the interior of the site minimizing the impact on neighbouring properties.

Energy and Green Building Principles – The proposal will incorporate the use of energy and green building policies.

Community Amenities – The proposal includes the relocation of the existing school garden to provide an amenity space on the site that is easily accessible.



Public-School Sustainability – The proceeds from the residential development will be placed into a CRPS Legacy Fund to help sustain the future operations of the public-school board.

Section 4.1 Overview

Section 4.1 of the ARP includes the below Land Use Plan and indicates that the ARP envisions a distinct new urban neighbourhood in the south portion of the Plan area. The Land Use Plan contains three (3) parcels, as described in Figure 3 below.

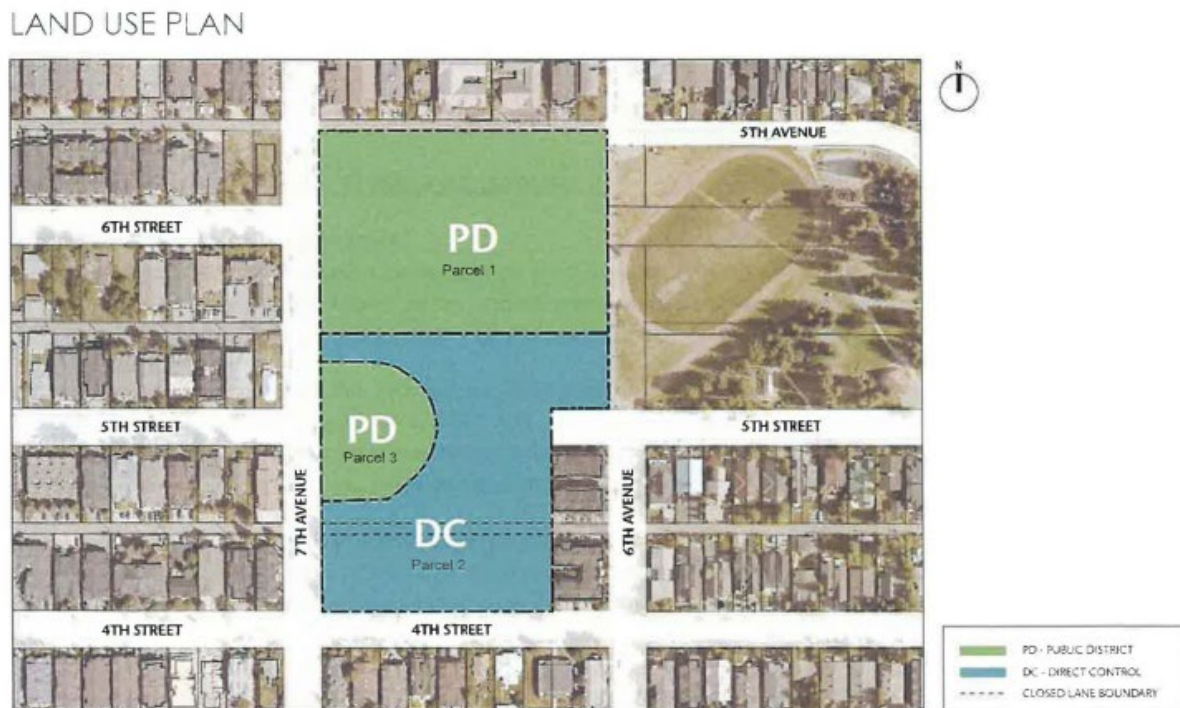


Figure 3: CRPS ARP Land Use Plan

Section 4.1 of the ARP further goes on to describe the development of each parcel indicated in Figure 3 as described below.

Section 4.1.1. Parcel 1

Parcel 1 is to remain zoned as PD - Public District to accommodate the existing Lawrence Grassi Middle School, the CRPS offices, the parking lot, and outdoor amenities. The approximate size of Parcel 1 is ±1.619 ha (±4.002 acres)

Section 4.1.2. Parcel 2

Most of the development will focus on the existing open space to the south and east of the Round House Daycare facility (Parcel 2). The proposed residential development will bring a total of ~120 additional multi-residential units to South Canmore. The proposed residential development will be accommodated within Parcel 2, as illustrated in Figure 3 above, and will be implemented in a phased approach dependent on market conditions.



The development of eight (8) multi-family residential buildings are proposed with five (5) on the perimeter and three (3) internal to Parcel 2 (see Figure 3 below). The Plan proposes a new access point from 4th Street via a mews access road. The Mews road will incorporate traffic calming measures and grant priority to pedestrians and bicycles, while accommodating personal vehicle access at low speeds (15kph). The existing school garden will be reconfigured and relocated within the north portion of parcel 2.

20 affordable dwelling units will be dedicated as a portion of the housing stock to align with the Vital Home Rental Program from Canmore Community Housing. Additionally, a small 20-unit purpose-built employee housing development is proposed at the north-east corner of Parcel 2. The proposed employee housing meets the MDP policy 5.3.5; and supports the recruitment and retention of staff to support high quality educational experiences in the Bow Valley.

Section 4.1.3. Parcel 3

Parcel 3 is to remain zoned as PD - Public District to accommodate the existing Round House Daycare facility, the Air Cadets building and associated outdoor amenities. The existing school garden will be reconfigured and relocated within the north portion of parcel 2. The approximate size of Parcel 3 is ± 0.391 ha (± 0.966 acres).

The rezoning application will allow for Section 4.1 to be aligned with upon receiving DC zoning. The site will be developed in accordance with Figure 3 noted above and as indicated in the ARP.

Section 5. Policies

Policies from Section 5 the ARP have been summarized in the alignment table below.

Section	Policy	Alignment
5.1.1	CRPS will hold the land in perpetuity and control the development as it progresses overtime.	The CRPS will continue to hold the land in perpetuity until the development is completed. The property will be managed and CRPS will establish an operation and management program.
5.1.2	Proceeds of the Residential Development.	The proceeds of the residential development will be placed in a CRPS Legacy Fund to help sustain future operations of the school board and support the provision of quality education in the Bow Valley.
5.1.3.	Population of Dwelling Units Parcel 2 +/-288 in a maximum of ~120 dwelling units. <ul style="list-style-type: none"> ~20 dwelling units (Affordable Housing) ~20 dwelling units (Employee Housing) 	The proposed DC district includes a maximum number of dwelling units regulation of 120 dwelling units in alignment with the ARP. Additionally, the proposed DC district includes Perpetually Affordable Housing as a permitted use.



<p>5.2.1.</p>	<p>Setbacks</p> <ul style="list-style-type: none"> • Provide a green space buffer and establish a multi-use pathway between the proposed development and the existing Roundhouse Day Care building. • Provide separation between the Lawrence Grassi Middle School and the proposed residential development. • Provide a setback from the neighbouring residential multi-family development call Caffaro Fusion and Encore developments to the east. • The two most northern buildings within parcel 2 must be setback a minimum of 12m from the east property line to protect the viewshed towards mountain views to the north. • The remaining side yard setbacks shall be 6m. 	<p>The proposed DC district includes regulations regarding the minimum setback of buildings in accordance with Section 5.2.1. The proposed setback regulations included in the DC District are as follows:</p> <ul style="list-style-type: none"> • Front yard setback shall be 3.0m on 7th Avenue and 4th Street. • Rear yard setback shall be 6.0m; and • The minimum setback for the northernmost internal building (Area B) at the terminus of 5th Street shall be 12.0m on the east.
<p>5.2.2.</p>	<p>Building Massing</p> <ul style="list-style-type: none"> • Protect the livability and privacy of individual dwelling units and between buildings through an appropriate transition of building height and massing. • Place the tallest buildings internally to the site to protect viewsheds from the public realm and to allow for additional greenspace to be incorporated into the plan. 	<p>The proposed DC district includes regulations regarding the placement of buildings with varying heights in accordance with Section 5.2.2. The proposed building massing and height regulations included in the DC district are as follows:</p> <ul style="list-style-type: none"> • Including a maximum height regulation of 10m for buildings located along the perimeter of the site. • Including a maximum height regulation of 14.0m for internal buildings.
<p>5.2.3.</p>	<p>Building Heights</p> <ul style="list-style-type: none"> • Limit the maximum height of perimeter buildings to two-and-a-half (2 ½) stories in height. • Limit the maximum height of internal buildings to three-and-a-half (3 ½) stories in height. 	<p>The proposed DC district includes regulations regarding the height of buildings in accordance with Section 5.2.2. The proposed building height regulations included in the DC district are as follows:</p> <ul style="list-style-type: none"> • Including a maximum height regulation of 10m (2 ½) storeys for buildings located along the perimeter of the site. • Including a maximum height regulation of 14.0m (3 ½) storeys for internal buildings.



<p>5.3.</p>	<p>Housing Affordability Policies</p> <ul style="list-style-type: none"> • Incorporate a diversity of housing choices to assist in achieving housing affordability through the provision of townhouses, stacked townhouses and a variety in unit sizes. • Dedicate 20 units to be part of the Canmore Community Housing (CCH) program. • Dedicate 20 units of purpose-built employee housing, to help recruit and retain staff. 	<p>In accordance with Section 5.3 of the ARP, 20 affordable dwelling units will be dedicated as a portion of the housing stock to align with the Vital Home Rental Program from Canmore Community Housing. Additionally, a small 20-unit purpose-built employee housing development is proposed at the north-east corner of Parcel 2. The proposed employee housing meets the MDP policy 5.3.5; and supports the recruitment and retention of staff to support high quality educational experiences in the Bow Valley. Perpetually Affordable Housing has also been listed as a permitted use in the proposed DC district to accommodate the provision of affordable dwelling units.</p>
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3.3. LAND USE CONTEXT AND COMPATIBILITY

Land Use Bylaw 2018-22 identifies the entire subject site as PD – Public Use District and all existing uses are conforming. The purpose of the PD District is to provide for public, quasi-public, and community uses. Permitted uses include Open Space, Public Buildings, and Public Utilities. Discretionary uses include Athletic and Recreational Facilities, Campgrounds, Care Facilities, Cultural Establishments, Cemeteries, Day Care, Education Institutions, Hospitals, and Transportation Terminals.

Existing land uses adjacent to the site consist of R4 – Residential Medium Density District, R2 – Residential Family Two Unit District and R2A – Residential Family Low Density District. While most of the surrounding area is R4, contextually this neighbourhood continues to evolve and build out to the maximum allowed under the R4 district. A variety of housing forms currently exists, including historic one-storey, single-detached, duplex, triplex, four-plex dwellings, and multi-unit townhouse developments. See Figure 4 for Proposed Land Use Bylaw Amendment Map.



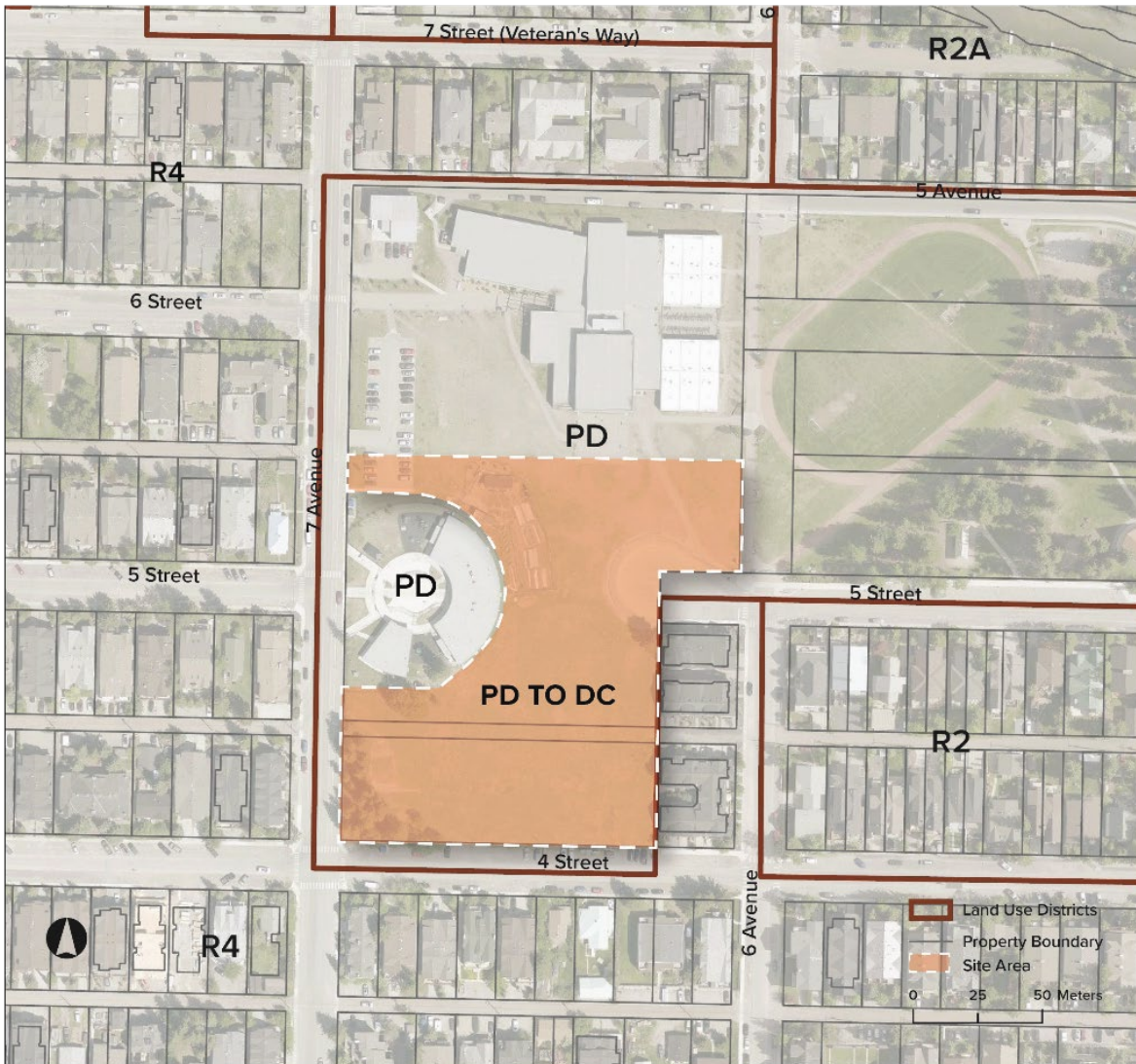


Figure 4: Proposed Land Use Bylaw Amendment Map



4. Direct Control Rationale

Pursuant to Section 1.7.0.1 of Land Use Bylaw 2018-22, rationale in support of the rezoning application has been included in the below section.

The application includes rezoning the land from Public District (PD) to Direct Control District (DC). A DC zoning is required in support of the application pursuant to section 6.1.1. of the CRPS Lawrence Grassi Middle School ARP, which indicates that an amendment to create a slightly modified Medium Density Residential District (R4) in the form of a DC zone is necessary to accommodate the planned development for the site.

The proposed DC district is in alignment with the CPRS Lawrence Grassi Middle School ARP, by creating a modified version of the Medium Density Residential District (R4). The proposed DC district is similar in nature to the existing R4 district; however, the proposed DC district includes several provisions that will ensure the development is sensitive and responsive to existing development within the established neighbourhood area. Provisions unique to this DC district include the following:

- Listing 'Perpetually Affordable Housing' as a permitted use.
- Moving Accessory Dwelling Unit, Attached and Accessory Dwelling Unit, Detached from the list of permitted uses in the R4 District to the list of discretionary uses.
- Requiring that the minimum setbacks be in accordance with the following:
 - Front yard setback shall be 3.0m on 7th Avenue and 4th Street.
 - Rear yard setback shall be 6.0m; and
 - The minimum setback for the northernmost internal building (Area B) at the terminus of 5th Street shall be 12.0m on the east.
- Including a maximum height regulation of 10m for buildings located along the perimeter of the site.
- Including a maximum height regulation of 14.0m for internal buildings.
- Indicating that the minimum density is 49 units per hectare for the site.
- Capping the maximum number dwelling units on the site at 120 dwelling units.
- Requiring that portion of closed laneway forming part of the site shall be consolidated with adjacent parcels.

The proposed DC district allows for a mixture of medium density residential building types, including Townhouses, Stacked Townhouses, and low-rise apartment buildings. The proposed regulations will allow for a transition with heights for buildings along the exterior perimeter of the site having a shorter height at 10.0m, to buildings on the interior of the site having a taller height at 14.0m. The transition in heights among buildings, as well as the variation in setbacks surrounding the site will allow for views to be retained and proper distances to be incorporated from existing buildings in the neighbourhood.



5. Sustainability Screening Report

The Town of Canmore requires a Sustainability Screening Report as part of the land use amendment and development process. The SSR containing the Offset Matrix and a narrative describing the project has been provided in Appendix C.

6. Overview of Conceptual Site Design

6.1. SERVICING

6.1.1. Water, Wastewater and Stormwater

The multi-unit residential development is proposed to be connected to the Town's existing servicing systems. A conceptual review of water, sanitary, stormwater, fire flows, roads and access etc., has been prepared. The purpose of this review is to identify options and alternatives that address the Town's requirements. Please refer to Site Servicing Concept in Appendix D.

6.1.2. Garbage and Recycling

Waste, recycling, and organics collection will comply with the requirements of the Town of Canmore's 2020 Engineering Design and Construction Guidelines. Bear proof bins will be provided in a location central to the site within a landscaped enclosure for residential use and pedestrian waste and recycling containers will be provided at the proposed open space and at the pathway connections to support the public realm. Locations will be coordinated with Town of Canmore input during design.

7. Traffic Review

A traffic review memo was prepared to fulfil the requirements of the ARP which states that the proposed development will not exceed the 100-person trip threshold during the peak hour. Please refer to Appendix E for more information.

8. Public Engagement

Throughout the Area Redevelopment Plan process a significant amount of public engagement has occurred including the following:

- On December 2, 2020, CRPS:
 - Launched its public website for the Colliery Parc residential development on its Lawrence Grassi Middle School site. The site was interactive and asked several specific questions.
 - Delivered 250 post cards to homes in the south Canmore area asking them for their input through the newly launched website.



- Sent an email to parents and staff informing them of the proposed residential development asking them for their thoughts.
- On December 3rd, 2020, the Rocky Mountain Outlook published an article on the proposed future for the CRPS site.
- On December 9th, 2020 (from 7-8 and 8-9pm) and 10th (from noon-2 and 3-4pm), CRPS held four virtual townhalls. Planners provided more detail on the proposed development. The presentation was followed by a question-and-answer session.
- On December 18th, 2020, the What We Heard Report included in the CRPS Lawrence Grassi Middle School ASP, as posted on the Town of Canmore website was published on the public website.

A website report indicated that there were over 853 sessions to the project webpage and 604 unique visits. In addition to the online feedback was received through the Facebook page and other social media platforms, the Townhalls and specific emails to CRPS.

Additionally, the ARP to accommodate the proposed rezoning and redevelopment of the site was the subject of a legislated public hearing on March 1, 2022, allowing for additional public feedback. Following the public hearing the ARP received second and third reading.

Public engagement surrounding the proposed redevelopment has been rigorous, and considerate of all potentially affected community members and agencies. Once granted first reading by Council, the public will have the opportunity to provide their feedback during the statutory public hearing, prior to second and third reading.

9. Closing

The proposed development supports Canmore's long-term sustainability, liveability, and economic goals by introducing a variety of housing types such as townhouses, stacked townhouses, and low-rise apartment buildings within the heart Canmore. It utilizes the existing infrastructure efficiently and conforms to the statutory planning policies which apply to the site.

Sincerely,
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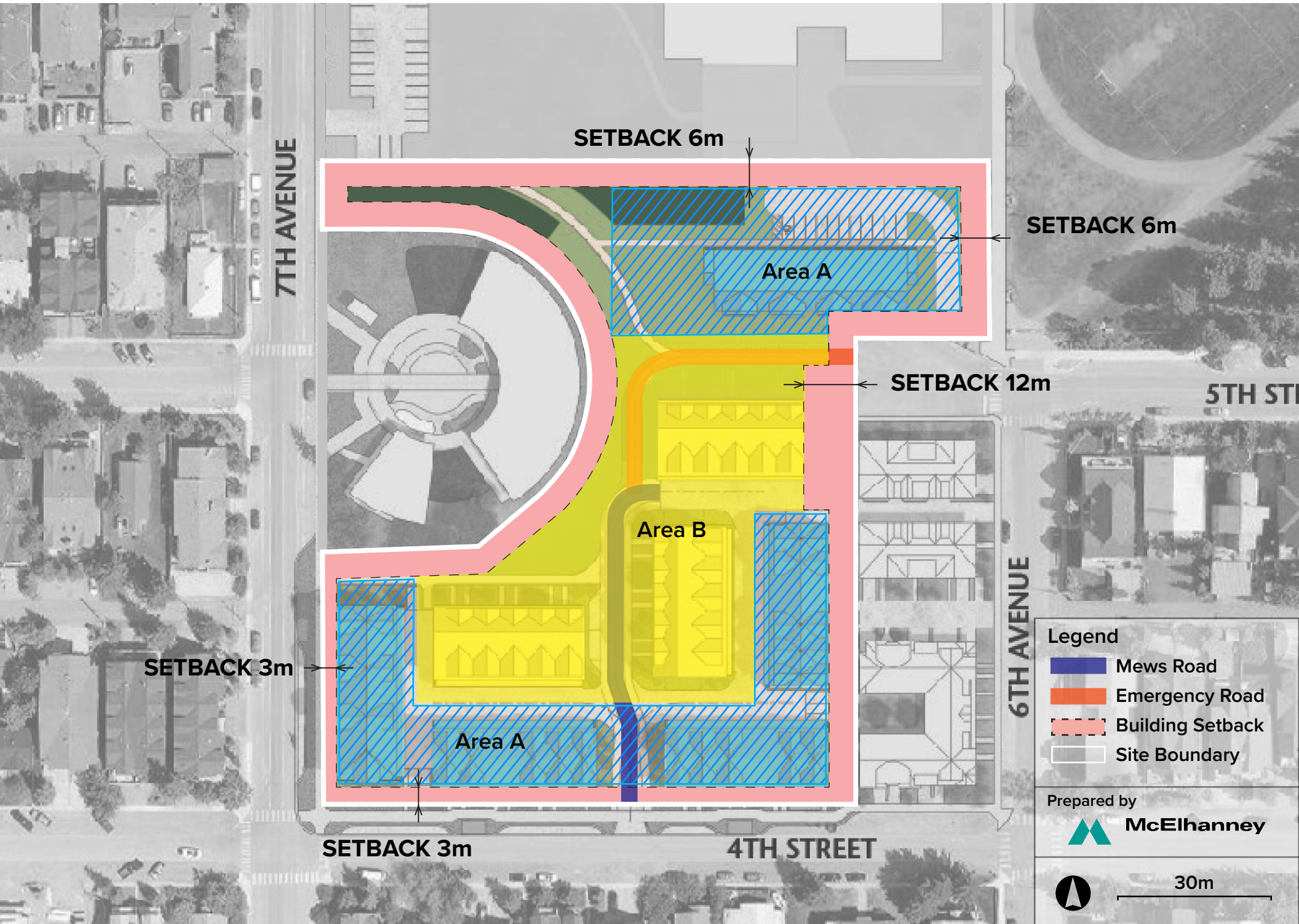


McElhanney



APPENDIX A

CONCEPTUAL SITE PLAN



SETBACK 6m

SETBACK 6m

Area A

SETBACK 12m

5TH STREET

Area B

6TH AVENUE

SETBACK 3m


Area A


SETBACK 3m

4TH STREET

Legend

- Mews Road
- Emergency Road
- Building Setback
- Site Boundary

Prepared by
 **McElhanney**

 30m

3.32 CRPS LAWRENCE GRASSI MIDDLE SCHOOL DIRECT CONTROL DISTRICT [Bylaw #]

3.32.1 Purpose

The purpose and intent of this District is to provide for medium density multi-unit residential housing complimentary uses that are compatible with the surrounding neighbourhood.

3.32.2 Permitted Uses

- Accessory Building
- Apartment Building
- Employee Housing
- Home Occupation – Class 1
- Open space
- Perpetually Affordable Housing
- Public Utility
- Town House
- Townhouse, Stacked

3.32.3 Discretionary Uses

- Accessory Dwelling Unit, Attached
- Accessory Dwelling Unit, Detached
- Administrative/Sales Office
- Care Facility
- Common Amenity Housing
- Cultural establishment
- Day Care
- Home Occupation – Class 2
- Public Building
- Signs

3.32.4 Regulations

3.32.4.1 The minimum front yard setback shall be 3.0 m on 7th Avenue and 4th Street

3.32.4.2 The minimum rear yard setback shall be 6.0 m

3.32.4.3 The minimum setback for the northernmost internal building (Area B) at the terminus of 5th Street shall be 12.0m on the east

3.32.4.4 The maximum building height for perimeter buildings (Area A) shall be 10 m (2 1/2 Storeys)

3.32.4.5 The maximum building height for internal buildings (Area B) shall be 14.0 m (3 1/2 Storeys)

3.32.4.6 The minimum of 25% of the site area shall be landscaped

3.32.4.7 The minimum density shall be 49 units per hectare

3.32.4.8 A maximum of 120 dwelling units shall be developed on the site

3.32.4.9 The portion of closed laneway (shown on Schedule A) shall be consolidated with the adjacent Parcels

3.32.5 Schedules

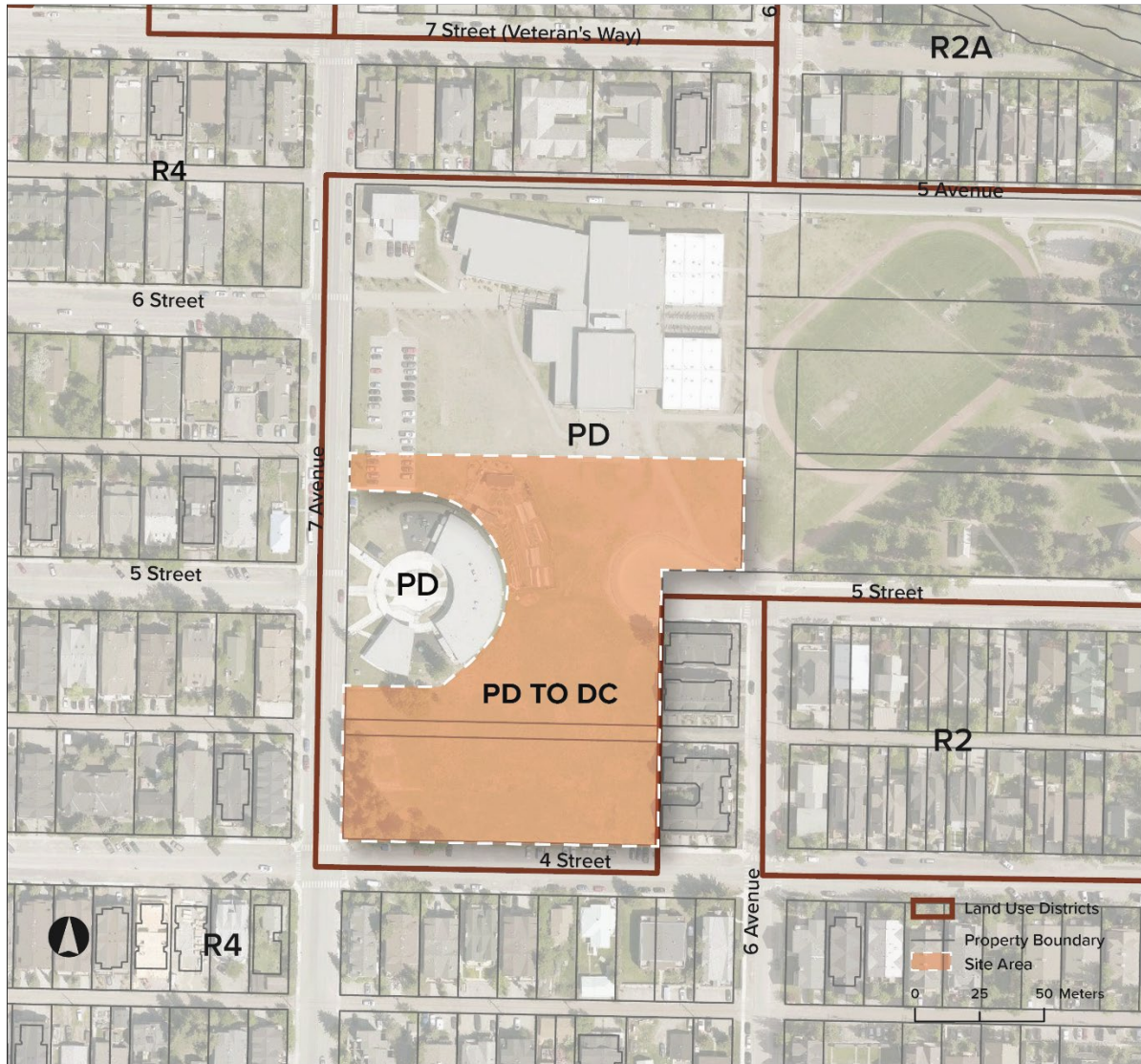
Schedule "A" shows the location of the DC District

Schedule "B" shows the conceptual site plan

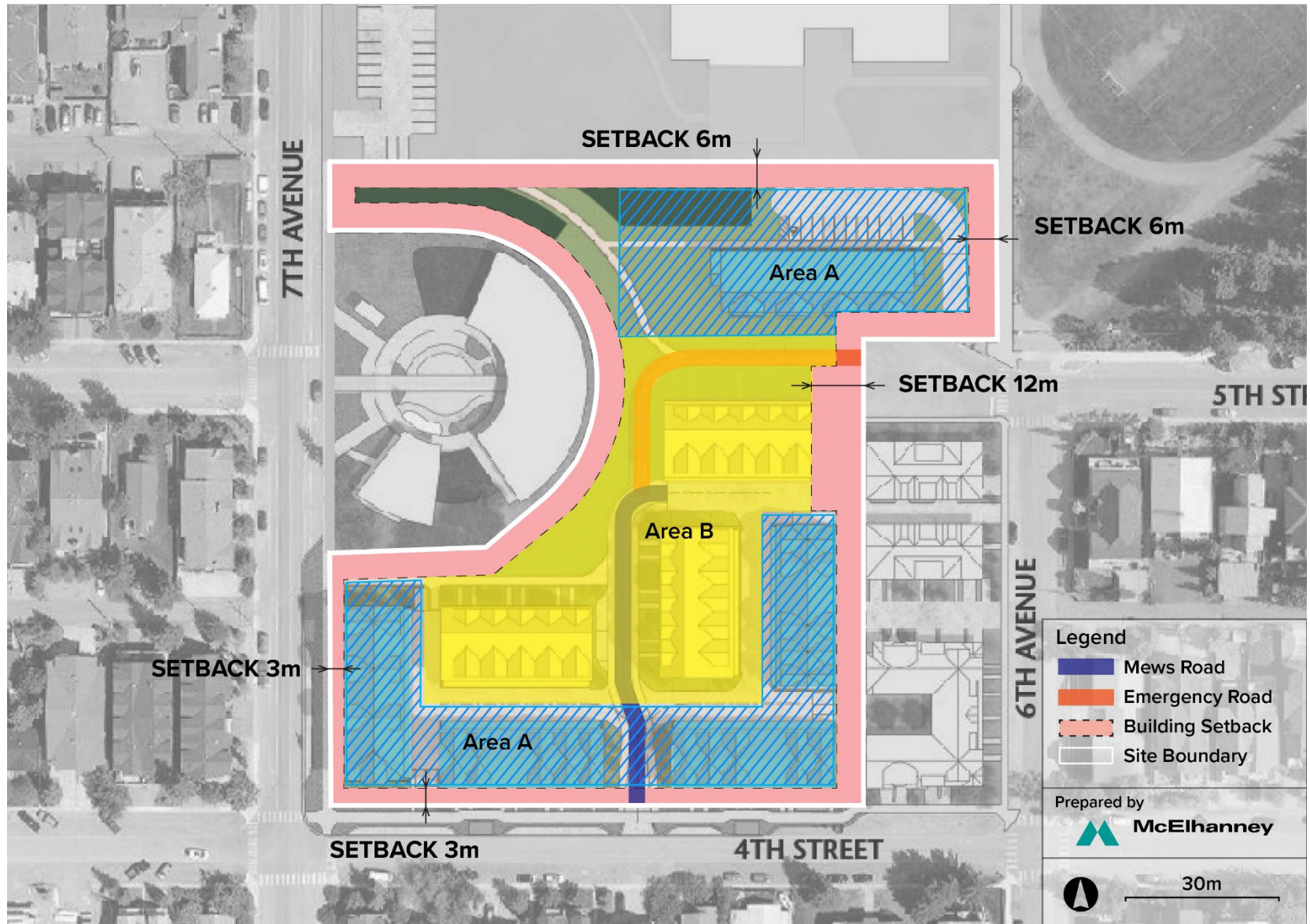
Schedule A: CRPS Lawrence Grassi Middle School Direct Control District

Legal Description: Plan 0715292, Block 60, Lot 21

Municipal Address: 618, 7 Avenue



Schedule B: Conceptual Site Plan





**CRPS Lawrence Grassi
Middle School
Redevelopment**

**Sustainability Screening
Report**

October 05, 2022

Submitted to: Town of Canmore
Prepared by McElhanney

Contact

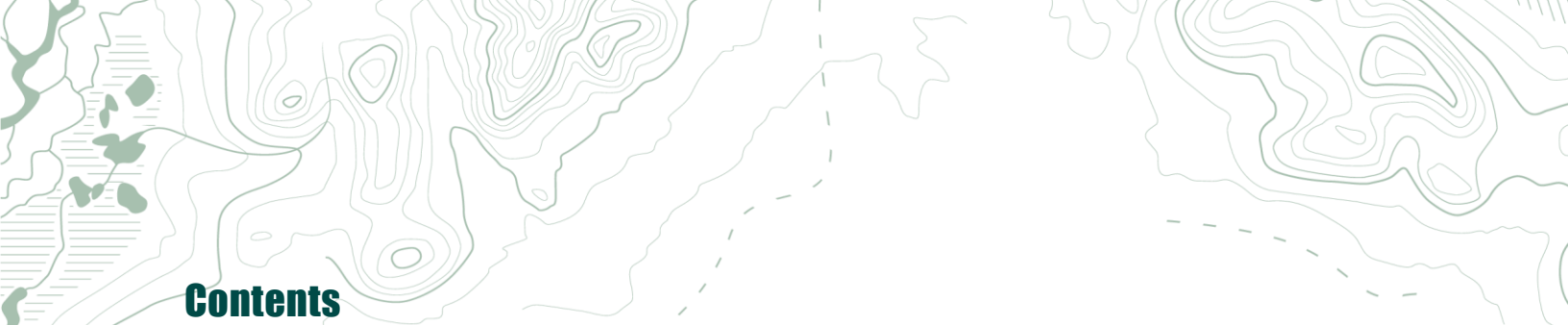
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Appendix

Appendix C-1: SSR Matrix



1. Overview

The Canadian Rockies Public Schools (CRPS) is being re-districted to accommodate the implementation of the Area Redevelopment Plan approved on March 1, 2022. The site is being redeveloped for medium density multi-unit residential land use. The existing site for redevelopment is currently undeveloped open space to the south and east of the Canmore Daycare Society's Roundhouse building.

The property is currently underutilized and provides an excellent opportunity for an infill development that will provide benefit to the overall community. The site is ideally located to encourage walking and cycling, being close to downtown, commercial services, public transit, and facilities. The proposed infill development will help to address the current demand for housing choice, supported within a mix of market and affordable housing types. The proposed development will be designed to efficiently utilize the available space, while respecting the existing scale and nature of the surrounding neighbourhood.

The SSR Outline below provides brief commentary on the proposed offsets identified within the SSR Matrix. We have identified and addressed these offsets at this stage to help in the preparation of a sustainability roadmap for this project. 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.

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 of the needs of the workforce 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 the development of up to 120 residential units, ranging from studios to 3 bedroom stacked Townhouses. The development will create a huge boost to attainable housing near Downtown Canmore. It is expected that the development will greatly support the local workforce of teachers and child carers, as well as the wider Canmore community.

In addition to providing a much-needed mix of housing options, the proposed development will also provide some opportunities for home-based businesses and intends to source at least 50% of the construction labour locally. Combined, these attributes go a long way to supporting the three strategic pillars of the Town of Canmore's Economic Development Strategy:

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

2.2 ENHANCING ENVIRONMENTAL STEWARDSHIP

Does the project provide reasonable access to basic community services from residences?

The proposed location of the development on 7th Avenue and 4th Street is 300m from the Canmore's Downtown core. The residents will have excellent walkable and bikeable access to shops, restaurants, cultural and civic amenities as well as local and regional public transit. The site is also adjacent to the existing Lawrence Grassi Middle School, Canmore Daycare Society Roundhouse, and the Centennial Park recreation, play and arts facilities.

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 in a location central to the site within a landscaped enclosure for residential use and pedestrian waste and recycling containers will be provided at the proposed open space and at pathway connections to support the public realm. 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 close proximity to Canmore's downtown core, thus it is anticipated that cycling will be a desirable mode of short distance travel to both consumers and residents. The number of bicycle parking stalls, location, and quality 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 proposed dwelling units will be < 100m².

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?

To our knowledge there are no environmentally sensitive lands within or adjacent to the site. We do not believe there will be any negative impact on or adjacent to environmentally sensitive lands, wildlife corridors or habitat patches.

Does the project re-use and existing brownfield site?

The project re-uses a portion of the overall site that is undeveloped and used as a green space. No remediation is proposed.

2.3 STRENGTHENING THE SOCIAL FABRIC

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

There are 20 units of Affordable Housing being provided along with up to 20 Employee Housing units. These will provide a range of market or below market options that are attainable to the local workforce. CRPS strives to provide a product which will support and provide for teachers, carers, first time homeowners and many other locals who are currently unable to own a home in Canmore.

What percentage of the site is set aside and is effective for accommodating meeting and social interaction?

As portion of the site will remain as a green/open space with the inclusion of a play structure, public furniture, and ample area for meeting and social interactions. Additionally, some of the units may be designed around communal green spaces such as courtyards and gathering spaces for residents to use as interact with neighbours within the site.

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

The site now consolidated in Plan 0715292, BK 60, Lot 21 was owned by the Town and sold to Mount Rundle School Division for 13,940.00 in 1980. The “Habenum Clause” is registered on this title (or portions of) which directs that the site is only to be used for School purposes. This in effect shows that the land was originally dedicated as Municipal Reserve (including School Reserve, and other) in 1980. MR is only able to be taken once, and therefore no MR is owing.

Does the project support the social fabric through cultural assistance? (School enrolment, Childcare facilities, cultural establishments, programming)

With the provision of up to 120 units in a family friendly environment, it is expected that the increased number of residents will result in an increase to local school and childcare numbers.

It is proposed that proceeds from the residential development will be used to support the Boards desire to nurture student’s growth and learning through the development of new programs and educational services and will to develop a fund which will sustain future operations of the school district.

Does the projects public consultation program exceed statutory requirements?

Public engagement was conducted on the 9th and 10th of December 2020 to get feedback on the proposed redevelopment as part of the ARP planning process. A total 47 participants attended the meeting virtually. CRPS launched its public website on the 2nd of December, delivered 250 post cards to homes in south Canmore area asking for feedback through the website. An article was published in the Rocky Mountain Outlook on the proposed redevelopment. The public hearing for the ARP was held on March 1, 2022 where the public had an opportunity to speak to the proposal. Further public engagement will occur as part of the Land Use Bylaw amendment to Direct Control District prior to the Bylaw being considered through the Town Council process.

3. Closing

The combined elements proposed for the redevelopment of the Lawrence Grassi Middle School site, including housing choice, 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 the CRPS Lawrence Grassi Middle School ARP.

Sincerely,

McElhanney Ltd.

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McElhanney



APPENDIX C-1

SSR MATRIX

Sustainability Screening Report Process

Impact - Offset Matrix

Summary Page

Overall Results	Impact		Offset	
		%		%
Economic Sustainability	-3.50	4.97	13.17	8.50
Environmental Stewardship	-22.24	31.60	53.09	34.26
Social Fabric	-44.63	63.43	88.69	57.24
Total Impact	-70.37		Total Offset	154.95
			Net Score	84.58

Economic Sustainability	
Income and Wages	0.00
Non-Residential Tax Assessment	-3.50

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

Environmental Stewardship	
Residential Water Consumption	-4.33
Commercial Water Consumption	0.00
Residential Solid Waste Generation	-3.10
Commercial Solid Waste Generation	0.00
All Building Energy use and GHG emissions	-11.57
Transportation	0.00
Infrastructure (sanitary-gravity)	0.00
Infrastructure (sanitary-pressure)	0.00
Environmentally Sensitive Lands	0.00
Land Consumption	-0.30
Efficient Residential Land Use	0.00
Efficient Commercial Land Use	0.00
Efficient Industrial Land Use	0.00
Efficient Mixed Use Residential Land Use	0.00
Efficient Mixed Use Commercial Land Use	0.00
Metres of trails / capita	-2.94
Metres of new roads to service development	0.00

Environmental Stewardship	
0.00	Residential / commercial mix of uses
2.09	Higher density than current levels
9.00	Access to community services from <u>residences</u>
0.00	Access to services from the <u>commercial</u> site
1.50	Water saving measures
0.00	Rain water harvesting system or infiltration
1.50	Construction waste diversion rate
3.00	Long-term, operating waste diversion
0.00	Parking stalls are un-assigned
1.50	Bike parking of adequate quality
4.50	Average size of the dwellings
18.00	LEED Certified
9.00	Built Green Certified
0.00	Other green building certification programs
0.00	Commercial energy consumption reduction
0.00	Residential energy consumption reduction
3.00	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)	-7.82
PAH Housing	-7.23
Seniors Housing	-5.78
Employee Housing	-4.34
Childcare spaces	-5.75
Library	-2.30
Food Bank Usage	-4.60
Social Assistance Payments	-4.52
Crimes Against Persons and Property	-2.30

Social Fabric	
46.75	Units of perpetually affordable housing
0.00	Cash contribution towards PAH
22.44	Bedrooms of employee housing
3.00	Bedrooms for employees earning < median income
0.00	Cash contribution towards employee housing
0.00	Units of seniors housing
6.00	Percentage of the employees housed
0.00	Employees rental assistance 10% below market levels
3.00	Percentage of site area for social interaction
0.00	Reuse an existing historic property or building
4.50	Exceed minimum municipal reserve requirements
0.00	Accessible recreation or cultural facilities or programs
0.00	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
0.00	Public art component
3.00	Public consultation program
0.00	Social leadership or innovation

Sustainability Screening Report Process

Impact - Offset Matrix

Project / Application Details from Applicant	<i>Input information in shaded cells</i>
For Residential Only Projects	
Proposed Residential Units	120
Gross Floor Area (sq. m.) of Residential Development	12000
Net Residential Density per ha. (excluding MR, ER and roads)	80
For Commercial Only Projects	
Gross Floor Area (sq. m.) of Commercial Development	0
For Industrial Only Projects	
Gross Floor Area (sq. m.) of Industrial Development	0
For Mixed Use Only Projects	
Proposed Residential Units	0
Gross Floor Area (sq. m.) of Residential Development	0
Gross Floor Area (sq. m.) of Commercial Development	0
Total Gross Floor Area (sq.m.) of Commercial Development	0
Floor Area Ratio of Commercial Development	0.00
Site Area (sq. m.)	15270
Site Area Previously Undeveloped (sq. m.)	15270
Total Gross Floor Area (sq.m.) of all development	12000
Average Sales Price Proposed for Residential Units	\$677,930
Estimated Assessment Value: commercial	
Estimated Assessment Value: residential	\$81,351,600
New public road length (m)	0
Length of designated public trail (m)	200
Number of jobs created over median income (\$33,500)	0
Number of jobs created below median income (\$33,500)	0

1 FTE = 40 hours / week or 0.5FTE = 20 hours / week

Project / Application Details to be calculated by Town

Distance from Downtown along road network (metres)	0
Distance from Waste Water Treatment Plant along sewer gravity (metres)	0
Distance from Waste Water Treatment Plant along sewer pressure (metres)	0
Amount of land within or adjacent to Environmental Sensitive Areas	0

Sustainability Screening Report Process

OFFSETS CHECKLIST	Proposed Offset		Importance Rating	Score
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Building Economic Sustainability
"Economic sustainability requires a diversity of income sources and the participation of a diverse, local workforce."
What is the long-term fiscal impact to the Town?
OBJECTIVE: To ensure the long term financial sustainability of the Town.

Was the InfraCycle assessment tool used? What was the result of the assessment / fiscal impact study? Enter "1" in appropriate box	1	None or Neutral	Scale of Development Multiplier		
		Weakly Positive	6	0.5	0
		Moderately Positive	6	1	0
		Strongly Positive	6	1.5	0

Does the project move the Town towards increasing the amount of commercial assessment? What is the change to the ratio of non-residential to residential assessment?	-1.7485			1	0.00
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Does the project create above median paying employment? What is the change to the ratio of jobs above median income?	0.0000	0		3	0.00
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Does the project contribute to economic diversification?
OBJECTIVE: To diversify employment opportunities outside of the existing principle sectors: Accommodation & Food, Construction, Personal Services, and Retail and Wholesale

How much of the new employment is outside of the 4 most significant current sectors? Enter "1" in appropriate box What is the sectoral breakdown of employment in the proposed project How much of the projects floor space is proposed for uses outside of the three main existing business sectors?	1	None	Scale of Development Multiplier		
		< 25%	6	0.5	0
		25% - 50%	6	1	0
		> 50%	6	1.5	0

How does the project contribute to the priorities contained in the Economic Development and Tourism Strategy?
OBJECTIVE: To support the objectives of the Economic Development & Tourism Strategy.

How much of the project floor space is for uses outlined as Strategic Priorities? Enter "1" in appropriate box Tourism & Events Small & Home Based Businesses Knowledge Based Businesses Health & Wellness	1	None	Scale of Development Multiplier		
		< 25%	6	0.5	3
		25% - 50%	6	1	0
		> 50%	6	1.5	0

What percentage of the construction labour value will be sourced to Canmore businesses? Enter percent (33% of assessed value) Construction Labour Value Resulting Local Effect	50	\$ 27,114,488	1 point per \$1,000,000		
			\$ 13,557,244	13.55724414	0.75
					10.17

What additional economic leadership or innovation is demonstrated by the project?
OBJECTIVE: To lead through innovation.
 What other process or program innovations does this project propose?

Describe and rate the other innovations:		Scoring Contingent on Value of Innovation	6		0
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Enhancing Environmental Stewardship
"Environmental Stewardship means that we must work towards our future without squandering either our cultural or our natural capital."
Does the project efficiently use developable land and resources?
OBJECTIVE: To effectively use land while minimizing the use of ecological and energy resources.

Does the project propose a residential / commercial mix of uses on site? Enter "1" in appropriate box	1	No mix of uses	Scale of Development Multiplier		
		Some mix of uses	6	0.25	0
		Commercial development: Is at least 25% of the GFA residential?	6	0.5	0
		Residential development: Is at least 25% of the GFA commercial?	6	0.5	0

Does the project move the Town towards more efficient land use by increasing density compared to existing densities?					
Does the development increase the residential density compared to current levels?	2.09			1	2.09
Does the development increase the commercial density compared to current levels?	0.00			1	0.00
Does the development increase the industrial density compared to current levels?	0.00			1	0.00
Does the residential portion of the mixed use development increase the residential density compared to current levels?	0.00			1	0.00
Does the commercial portion of the mixed use development increase the commercial density compared to current levels?	0.00			1	0.00

FOR RESIDENTIAL AND MIXED USE PROJECTS WITH A RESIDENTIAL COMPONENT ONLY:
 Does the project provide reasonable access to basic community services from residences?

Enter "1" in appropriate box How many services are in close proximity?		None	Scale of Development Multiplier		
		4-6 within 400 metres or 7-10 within 800 metres	6	0.5	0

Bank / Community or civic centre / Convenience store / Daycare centre / Laundry or dry cleaner / Library / Medical or dental office / Pharmacy / Post office / Place of worship /

	7-10 within 400 metres or 11-13 within 800 metres	6	1	0
1	11 or more within 400 metres or 14 or more within 800 metres	6	1.5	9

Restaurant/ Cafe / School / Supermarket / Other neighbourhood-serving retail / Other building with office space

FOR NON-RESIDENTIAL PROJECTS ONLY:

Does the project provide reasonable access to basic community services from the site?

Enter "1" if all the following criteria are satisfied:

		6	1	0
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Is located on a previously developed site

Is within 800 metres (½ mile) of a residential area or neighbourhood with an average density of 25 units per hectare (10 units per acre)

Is within 800 metres (½ mile) of at least 10 basic services (below)

Bank / Community or civic centre / Convenience store / Daycare centre / Laundry or dry cleaner / Library / Medical or dental office / Pharmacy / Post office / Place of worship / Restaurant/ Cafe / School / Supermarket / Other neighbourhood-serving retail / Other building with office space

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

	None	Scale of Development Multiplier		
Commercial Applications	Reduction in water use 20% from baseline	6	0.5	0
Enter "1" in appropriate box or				
Residential Applications	Use of High Efficiency Fixtures (LEED)	6	0.25	1.5
Residential Applications	Use of Very High Efficiency Fixtures (LEED)	6	0.5	0

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

	None	Scale of Development Multiplier		
Enter "1" in one box only	100% storm water (10 year event and above) infiltration on site (3 units and above only and where a pipe system exists)	6	0.25	0
	Pervious treatments (10% of manufactured surfaces)	6	0.5	0
	Storm water re-use - 50% or more of roof area	6	0.5	0
	Storm water re-use - 75% or more of roof area	6	1	0

Water used in "re-use systems" must be used in place of potable water. For 100% infiltration, there can be no connections to a piped storm water system (except for major events).

What construction waste diversion rate is achieved?

	Less than 50%	Scale of Development Multiplier		
Enter "1" in appropriate box	> 50%	6	0.25	1.5
	> 75%	6	0.75	0

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

	No diversion	Scale of Development Multiplier		
Enter "1" in appropriate box	1	6	0.5	3
	Diversion of waste flow (>3 streams)	6	1	0

Does the project propose on site recycling or waste processing?

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

OBJECTIVE: To encourage the use of alternate means of transportation in the community.

Does the project propose new public trail?

Length of designated public trail (m)	0.00000		1.5	0.00
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How many of the parking stalls are un-assigned, not reserved or first come first served?

1	None or less than 25%	Scale of Development Multiplier		
	25-50%	6	0.1	0
	> 50%	6	0.25	0
	100%	6	0.33	0

Does the project facilitate the use of bicycles for transportation? Bike parking proposed must be of adequate quality and be appropriately located. (For residential applications, this offset only applies to developments without garages)

	None	Scale of Development Multiplier		
Enter "1" in the appropriate box	1	6	0.25	1.5
Commercial applications only.	1 bike stall or more per 5 required vehicle stalls	6	0.25	0
Commercial applications only.	1 covered bike stall or more per 5 required vehicle stalls	6	0.5	0
Commercial applications only.	Covered bike parking (as above) and shower facilities for employees	6	0.75	0

Does the project minimize the use of energy and resources both in building construction and operation?

OBJECTIVE: To minimize the use of resources in the construction and operation of buildings.

What is the average size of the dwelling or accommodation units? (Square metres)

	Not Applicable	Scale of Development Multiplier		
Enter "1" in appropriate box	<100	6	1	0
Calculate using residential GFA divided by the number of units.	1	6	0.75	4.5
	100-150	6	0.75	4.5
	151-200	6	0.5	0
	201-250	6	0.1	0
	251 and above	6	0	0

What level of green building initiatives does the project include?

LEED

Is the development LEED or Built Green Certified? Enter "1" in appropriate box	None	Scale of Development Multiplier			
	Shadow	6	1	0	
	Certified	6	2	0	
	1 Silver	6	3	18	
	Gold	6	4	0	
	Platinum	6	5	0	

Enter "1" in appropriate box	Built Green				
	None	Scale of Development Multiplier			
	Bronze	6	0.5	0	
	1 Silver	6	1.5	9	
	Gold	6	3	0	
	Platinum	6	4	0	

Does the project propose to use any of the following green building certification programs? <i>Green Globes?</i> <i>BOMA?</i> <i>BREEAM?</i>	Built Green Certification Equivalent	Scale of Development Multiplier			
		6	0	0	
		6	0	0	
		6	0	0	

What level of energy consumption reduction does a commercial building achieve? Enter "1" in appropriate box <i>(compared to MNECB)</i>	Less than 15% improvement	Scale of Development Multiplier			
	>25% improvement	6	0.25	0	
	>33% improvement	6	0.75	0	
	>42% improvement	6	1.1	0	
	>50% improvement	6	1.5	0	

What level of energy consumption reduction does a residential building achieve? Enter "1" in appropriate box	EnerGuide of <80	Scale of Development Multiplier			
	EnerGuide score of 80 or more	6	1	0	
	EnerGuide score of 82 or more	6	1.5	0	
	EnerGuide score of 84 or more	6	2	0	

Does the project minimize its impact on the natural environment?
OBJECTIVE: To maintain the ecological integrity of the Bow Valley.

If there are environmentally sensitive lands within or adjacent to the site, what mitigations or protection are proposed? Enter "1" in appropriate box <i>Are mitigations possible / achievable?</i> <i>Limited building envelope?</i> <i>Dedication of lands in excess of minimal municipal reserve requirements</i> <i>Conservation offsets?</i> <i>Habitat improvements?</i> <i>Dedication of new conservation easements:</i> <i>Dedication of conservation easements on residual lands:</i>	No mitigations	Scale of Development Multiplier			
	1 Not located in ESA	6	0.5	3	
	Average mitigations	6	0.25	0	
	Good mitigations	6	0.5	0	
	High quality mitigations	6	1	0	

Does the project minimize its impact on any adjacent Wildlife Corridors or Habitat Patch?
OBJECTIVE: To maintain the ecological integrity of the Bow Valley.

Does the project decrease or minimize residential density adjacent to environmentally sensitive lands adjacent or proximate to the site? Enter "1" in appropriate box	Scale of Development Multiplier				
	Average lot area less than 630 m ² . (no mitigation)				
	Average lot area greater than 630 m ² .	6	0.0000	0.5	0.00
	Average lot area greater than 4,000 m ² .	6	0.0000	1	0.00
	Average lot area greater than 8,000 m ² .	6	0.0000	1.5	0.00
Average lot area greater than 16,000 m ² .	6	0.0000	2	0.00	

Does the project reuse an existing contaminated brownfield site? Enter "1" in appropriate box <i>Geophysical and geotechnical issues not included.</i>	No remediation proposed?	Scale of Development Multiplier			
	1 In-situ management of contaminants?	6	0.25	0	
	Removal and disposal of contaminants?	6	1	0	

What additional environmental leadership or innovation is demonstrated by the project?
OBJECTIVE: To lead through innovation.

What other process or program innovations does this project propose?	Scoring Contingent on Value of Innovation	6		0	
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Describe and rate the other innovations:

Strengthening the Social Fabric
"... embracing diversity and managing our community in ways that support diversity are the means to creating and maintaining a strong social fabric"

What access to basic levels of appropriate shelter does the project propose?

OBJECTIVE: Increasing the supply of truly affordable housing (PAH).

How many units of perpetually affordable housing are in the project?	20	Number of units required to maintain current PAH ratio	935.023%	5	46.751
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2.14

Does the project proposed a cash contribution towards PAH in lieu of providing affordable housing units? <i>Unit equivalency by cash contribution (where \$275,000 equals 1 unit)</i>	Number of units required to maintain current PAH ratio	0.000%	4	0.000
	2.14			

How many bedrooms of employee housing are in the project?	40	Number of bedrooms required to maintain current EH ratio	748.018%	3	22.441
		5.347			

Are 100% of the employee housing bedrooms being occupied by employees earning less than the community median income?	0.5	Enter '1' if Yes	Scale of Development Multiplier		
			6	1	3

Does the project proposed a cash contribution towards employee housing in lieu of providing employee housing bedrooms? <i>Unit equivalency by cash contribution (where \$115,000 equals 1 bedroom)</i>	Number of bedrooms required to maintain current EH ratio	0.000%	4	0.000
	5.347			

How many units of seniors housing (SH) are in the project?	Number of units required to maintain current SH ratio	0.000%	4	0.000
	1.243			

What availability of Employee Housing does the project propose?

OBJECTIVE: Increasing the supply of employee housing units to ensure that businesses have enough staff to meet community demands. What percentage of the employees will be provided housing? Enter "1" in appropriate box	1	None	Scale of Development Multiplier		
		1 to <25%	6	1	6
		25% to <50	6	2	0
		50% to <75%	6	3	0
		75% to 100%	6	4	0

What percentage of the employees will be provided rental assistance resulting in rents 10% below market levels? Enter "1" in appropriate box	1	None	Scale of Development Multiplier		
		<25%	6	0.5	0
		25% to <50	6	1	0
		50% to <75%	6	1.5	0
		75% to 100%	6	2	0

Does the project create growth that retains/enhances the Town's identity?

OBJECTIVE: Canmore retains its small town character of being an open, friendly, and easily accessible place that is a visually pleasing community. What percentage of the site area is set aside and is effective for accommodating meeting and social interaction? Enter "1" in appropriate box	1	None	Scale of Development Multiplier		
		< 5%	6	0.25	0
		5% to < 10%	6	0.5	3
		10% to < 15%	6	0.75	0
		15% and above	6	1	0

Does the proposal retain or reuse an existing historic property or building? <i>Has the project been designed with adjacent heritage buildings in mind?</i>	1	Not Applicable			
		No			
		Building envelope adjusted to respect adjacent historic building		0.25	0
		Reuse / adaptation with partial retention of exterior historic details		0.5	0
		Reuse / adaptation with full retention of exterior historic details		0.75	0

Does the project exceed minimum municipal reserve requirements (including cash in lieu)? (what percent is above or below requirements) Enter "1" in appropriate box	1	None or less than required level	Scale of Development Multiplier		
		< 5%	6	0.25	0
		5% to < 10%	6	0.5	0
		10% to < 15%	6	0.75	4.5
		15% and above	6	1	0

Does the project support the social fabric through cultural assistance?

OBJECTIVE: To support and assist existing community groups and programs. Does the project provide accessible (physically and cost) recreation or cultural facilities or programs? Enter "1" in appropriate box	1	No facilities	Scale of Development Multiplier		
		Restricted public access	6		0
		Good public access	6		0
		Superior public access	6		0
				Scoring Contingent on Value of Proposal	

Does the project make a contribution to recreation facilities ? <i>How big is the contribution relative to the proposed project budget? (1% of total construction budget?)</i>	1	None or Minimal	Scale of Development Multiplier		
		Equivalent to Voluntary Policy (per unit)	6	0.25	0
		Exceeds Voluntary Policy	6	0.5	0

Does the project support school enrollment? Provide evidence of support, please. Enter "1" in appropriate box	1	None or Minimal	Scale of Development Multiplier		
		Sustains current school enrollment	6		0
		Increases school enrollment	6		0

			Scoring Contingent on Value of Proposal	
What level of support for current childcare facilities does the project propose? Enter "1" in appropriate box		None or Minimal	Scale of Development Multiplier	
	1	Sustains the current spaces available	6	0
		Increases the number of spaces available	6	0
			Scoring Contingent on Value of Proposal	

What level of support for cultural establishments (library, museum, church) does the project propose? Enter "1" in appropriate box <i>How many people are served by the receiving organization?</i>		None or Minimal	Scale of Development Multiplier	
	1	Medium	6	0
		High	6	0
			Scoring Contingent on Value of Proposal	
<i>How big is the contribution relative to the proposed project budget?</i>				
<i>Significance of contribution to the recipient organization budget?</i>				
<i>Significance of contribution to the recipient project?</i>				
<i>Significance of contribution to the recipient organization?</i>				

What level of support for other non-profit community organizations does the project propose? Enter "1" in appropriate box <i>How many people are served by the receiving organization?</i>		None or Minimal	Scale of Development Multiplier	
	1	Medium	6	0
		High	6	0
			Scoring Contingent on Value of Proposal	
<i>How big is the contribution relative to the proposed project budget?</i>				
<i>Significance of contribution to the recipient organization budget?</i>				
<i>Significance of contribution to the recipient project?</i>				
<i>Significance of contribution to the recipient organization?</i>				

What unique supports for community programming does the project propose? Enter "1" in appropriate box <i>How many people are served by the receiving organization?</i>		None or Minimal	Scale of Development Multiplier	
	1	Medium	6	0
		High	6	0
			Scoring Contingent on Value of Proposal	
<i>How big is the contribution relative to the proposed project budget?</i>				
<i>Significance of contribution to the recipient organization budget?</i>				
<i>Significance of contribution to the recipient project?</i>				
<i>Significance of contribution to the recipient organization?</i>				

What level of support for special events does the project propose? Enter "1" in appropriate box <i>How many people are served by the receiving organization?</i>		None or Minimal	Scale of Development Multiplier	
	1	Medium	6	0
		High	6	0
			Scoring Contingent on Value of Proposal	
<i>How big is the contribution relative to the proposed project budget?</i>				
<i>Significance of contribution to the recipient special event budget?</i>				
<i>Significance of contribution to the recipient special event project?</i>				
<i>Significance of contribution to the recipient special event organization?</i>				

Does the project propose to include a public art component? Enter "1" in appropriate box		No public art provided	Scale of Development Multiplier	
	1	Public art provided	6	0.25
		Public art exceeds 1% of the project budget	6	0.5
			0	0

What civic engagement, community participation or leadership and innovation is demonstrated by the project?				
<i>OBJECTIVE: Residents have options to receive effective information and provide input which is incorporated into decision making.</i>				
Does the project's public consultation program exceed statutory requirements? Enter "1" in appropriate box		Meets statutory requirements	Scale of Development Multiplier	
	1	Notification	6	0.25
		Consultation with community/neighbours	6	0.5
			1	0
			6	0

What additional social leadership or innovation is demonstrated by the project?				
<i>OBJECTIVE: To lead through innovation.</i>				
What other process or program innovations does this project propose? Describe and rate the other innovations:		Scoring Contingent on Value of Innovation	6	0

Total Offsets

154.951

Total Resulting Score

84.585

APPENDIX D

SITE SERVICING CONCEPT



To Lori Van Rooijen - Project director	From Daniel Fowler P. Eng. – Project Engineer
Re Conceptual Servicing Report (REV 2)	Date August 19, 2021

CONCEPTUAL SERVICING REPORT – CANADIAN ROCKIES PUBLIC SCHOOLS (REV 1)

1.0 Introduction

McElhanney was retained by Canadian Rockies Public Schools (CRPS) to provide civil engineering consulting services in support of the Area Restructure Plan (ARP) for the proposed redevelopment of CRPS land between 6th and 7th Avenue, south of the existing Lawrence Grassy Middle School and north of 4th Street in Canmore, AB. The development is located two blocks south of Canmore's Main Street hub and is connected to Centennial Park to the east with a land plan description of 071 5292, Block 60 Lot 21 (in two parts). The CRPS and Canmore Community Daycare are existing facilities within the redevelopment boundary. A proposed residential development consisting of townhomes is proposed, providing family friendly residential space to help meet Canmore's growing needs. The following memo outlines various site servicing concepts for grading, stormwater management, sanitary sewer and potable water servicing with conformance to the Town of Canmore Engineering Design and Construction Guidelines (EDCG). Any of the infrastructure detailed in this report or other design information is conceptual in nature and must be confirmed at the subdivision servicing or development permit stage during detailed design.

2.0 Pre-Development Existing Conditions

A detailed summary of the existing utilities has been provided in Appendix A, Figure 1: "Existing Utilities Plan" showing the infrastructure on the public streets and within the development boundary. The utility information summarized in Figure 1 has been obtained from a legal survey completed on October 2, 2019 by McElhanney (See Appendix B) and background linework from the Town of Canmore. The following is a brief description of each of the public deep utilities in proximity to the development:

2.1 Existing Water and Sanitary Utilities

There is an existing 200mm sanitary sewer main along 4th Street and an existing 400mm sewer main on 5th Street (east of 6th Avenue to Lift Station #1) that would typically provide sanitary service connection(s) to the public infrastructure. Through discussions with the Town and as referenced in the 2016 Utility Master Plan (UMP), both mains are currently at capacity due to ground water infiltration and are at risk of surcharging during peak wet weather flows. The Town has indicated that no upgrades are planned to increase the sanitary servicing capacity for approximately 5-10 years and that alternative servicing strategies will need to be considered for the CRPS redevelopment in the interim. Both existing sanitary mains on 4th and 5th Streets flow to the east toward 5th Avenue (one block away) and into Lift Station #1. It has been confirmed that Lift Station #1 has the capacity to handle flows from the development. Alternative sanitary servicing options are explored in section 3.0 of this memo.

A 200mm water main exists along 7th Avenue and a 150mm water main exists on 4th and 5th Streets. The Town has indicated that improvements to Pumphouse #2 are under consideration in ~2022 as a capital project and,

when completed, would increase the water pressure and fire flow capacity in the general vicinity of the proposed development.

2.2 Groundwater

According to the Town of Canmore's Engineering Design & Construction Guidelines (EDCG), the 1:100 Year Design Groundwater Elevations map (Figure HLC 9.8) has an estimated 1:100-year high design groundwater level of 1308.8 on the north end of the site and 1308.60 on the south end of the site. The EDCG and Town Land Use Bylaw prohibit the building of habitable floor space below the maximum 1:100-year design groundwater elevation.

All sanitary and water service piping and water meters located in subsurface mechanical rooms shall be sealed against infiltration of any groundwater and shall be situated above the 1:100-year design groundwater level unless the mechanical rooms are designed and constructed to withstand the infiltration of groundwater.

As per section 9.4 of the EDCG "Underground Parking and Lowest Parking Slab Elevation" - parkade floor levels may be lower than the 1:100-year groundwater level where feasible but not lower than the 1:20 year groundwater level to avoid frequent nuisance flooding." Historically, the 1:20-year groundwater elevation has been estimated to be 300mm lower than the 1:100-year groundwater elevation.

Existing Grades and Storm Water

The existing site is relatively flat and generally slopes towards the center of the school grounds where several drywells capture the current storm water for ground infiltration. A detailed survey with elevations and contours has been provided from the October 2, 2019 by McElhanney survey and attached in Appendix B.

3.0 Proposed Servicing Concept

3.1 Deep Utilities - Sanitary

From discussions with the Town and as noted in the 2016 Utility Master Plan, the adjacent public sanitary sewer mains are at capacity and no capital projects are planned for gravity main improvements in the next 5-10 years. The Town's sanitary Lift Station #1, located one block east along 5th Avenue, is where the public gravity mains ultimately connect, and the Town has confirmed that the lift station has the additional wet well and pumping capacity needed to accommodate the development. To service the site, several offsite servicing alternatives are explored to connect to Lift Station #1.

There are four design options that are discussed in more detail below, complete with a sketch of each servicing layout found in Appendix A, Figures 2a, 2b, 2c & 2d. The sanitary servicing options will require more collaboration between all parties during detailed design to come up with the optimal solution between all parties. In all options, Building 7, bordering 7th Avenue, is proposed to be serviced off 4th Street for efficiency.

Option 1 (Figure 2a) - Onsite lift station and forcemain down the alley to Lift Station #1

An onsite lift station located east of the existing daycare has been proposed to collect all the onsite sanitary generated by the development and pump it directly to Lift Station #1 via a forcemain through the alleyway between 4th Street and 5th Street. When sewer improvements along 5th Street are completed in the future this design will allow the lift station to be de commissioned. The gravity connection to 5th Street should be installed and plugged in the interim so that no surface disturbance will be needed once upgrades are complete.

Option 2 (Figure 2b) – Offsite gravity main down the alley to Lift Station #1

A permanent gravity main leaving the development via 4th street, down 6th Avenue and to the east through the alleyway would connect to Lift Station #1. This would provide a permanent solution to conveying the development flows without the upfront and ongoing costs of installing a lift station. In addition, further discussions with the Town may provide an opportunity to alleviate some of the over-capacity flows from 4th or 5th Street by connecting a sanitary main down 6th Avenue to intercept the gravity main before heading into the lift station to the east.

Option 3 (Figure 2c) – Offsite gravity main twinning along 5th Street

All the onsite sewage would gravity drain to the north and then east via a new gravity main along 5th Street. The new main would parallel the existing public main and run along the north side of 5th Street until it connects to the existing 5th Avenue trunk main that ties into Lift Station #1. Depending on trunk main pipe capacities, it may need a new connection into Lift Station #1.

Option 4 (Figure 2d) – Off site gravity main twinning along 4th Street

All the onsite sewage would gravity drain to the South and then east via a new gravity main along 4th Street. The new main would parallel the existing public main and run along the north side of 4th Street until it connects to the existing 5th Avenue trunk main that ties into Lift Station #1. Depending on trunk main pipe capacities, it may need a new connection into Lift Station #1.

General Servicing Considerations:

Within the development each of the proposed townhouse buildings may be serviced individually if desired. However, to reduce the number of connections and reduce costs, a single service is recommended connecting from the sewer main in front of the units to a common mechanical room with all units connected to the common mechanical room through the interior building plumbing system. This condominium style servicing is recommended and should be considered during detailed design to reduce the number of service leads from the mains.

The following table is a summary of the anticipated sanitary flows generated from the overall proposed development based on the estimated population at each building.

Table 1: Summary of Sanitary Demand

Bldg #	People (P)	P 1000 (P)	Flow (l/day)	Ave flow (m3)	Ave Day (l/s)	Harmons (PF)	Peak Flow (l/s)	I&I area Acres	I&I area Ha	I&I flow (l/s)	Total (l/s)
1	36.6	0.037	13,176	13.18	0.15	4.34	0.66	1.27	0.51	0.34	1.00
2	36.6	0.037	13,176	13.18	0.15	4.34	0.66	1.27	0.51	0.34	1.00
3	36.6	0.037	13,176	13.18	0.15	4.34	0.66	1.27	0.51	0.34	1.00
4	36.6	0.037	13,176	13.18	0.15	4.34	0.66	1.27	0.51	0.34	1.00
5	36.6	0.037	13,176	13.18	0.15	4.34	0.66	1.27	0.51	0.34	1.00
6	36.6	0.037	13,176	13.18	0.15	4.34	0.66	1.27	0.51	0.34	1.00
7	36.6	0.037	13,176	13.18	0.15	4.34	0.66	1.27	0.51	0.34	1.00
8	36.6	0.037	13,176	13.18	0.15	4.34	0.66	1.27	0.51	0.34	1.00
Total	292.8	0.2928	105,408	105.41	1.22	4.34	5.30	10.16	4.11	2.71	8.01

Assumption Notes:

- Flows based on 360 lpcd as per the EDCG Table 5-1.
- Infiltration (I&I) was calculated using 57,024 L/Ha/day as per EDCG Section 5.2.1.
- Harmons peaking factor (PF) used: $1+14 / (4+P \frac{1}{2})$ (P = tributary population in 1000's) per the EDCG Section 5.2.1.
- Population based on estimated occupancy provided by MTa in the ARP.

3.2 Deep Utilities - Water

The existing public water main connections exist along 7th and 6th Avenues and along 4th Street as seen on Figure 3 in Appendix A. Looping is proposed through the site with a 200mm watermain to allow for internal building servicing and fire flow accommodation. To reduce the amount of buried infrastructure, Building 7 along 7th Avenue has been proposed to connect to the watermain directly to 4th Street. We have shown two hydrant locations within the site boundary to provide the required hydrant coverage of 60m for high density and commercial developments. Final hydrant locations can be adjusted during detailed design for optimal building coverage once the layout is confirmed, factoring in the locations of other offsite hydrants which also provide partial coverage of the site.

The following table is a summary of the anticipated average, peak day and peak hour water demand generated from the overall development based on population at each building.

Table 2: Summary of Water Demand

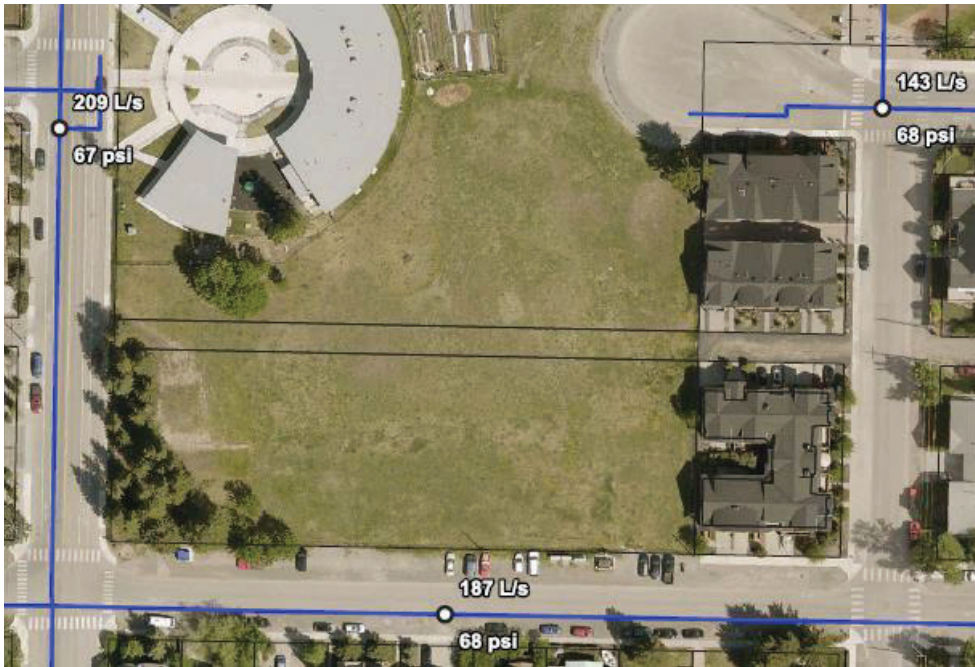
Bldg #	People (P)	P in 1000's (P)	Flow (l/day)	Ave flow (m3)	Ave. Day (l/s)	Peak Day (2x Ave Day)	Peak hour (4x Ave day)
1	36.6	0.037	9,150	9.15	0.11	0.21	0.42
2	36.6	0.037	9,150	9.15	0.11	0.21	0.42
3	36.6	0.037	9,150	9.15	0.11	0.21	0.42
4	36.6	0.037	9,150	9.15	0.11	0.21	0.42
5	36.6	0.037	9,150	9.15	0.11	0.21	0.42
6	36.6	0.037	9,150	9.15	0.11	0.21	0.42
7	36.6	0.037	9,150	9.15	0.11	0.21	0.42
8	36.6	0.037	9,150	9.15	0.11	0.21	0.42
Total	292.8	0.29	73,200	73.20	0.85	1.69	3.39

Assumption Notes:

- Flows based on 250 lpcd as per the EDCG Table 4-1 (for ultimate population).
- Peak Day flows are 2.0 x Average Daily Demand flows as per EDCG Table 4-1.
- Peak Hour flows are 4.0 x Peak Daily Demand flows as per EDCG Table 4-1.
- Population based on estimated occupancy provided by MTa in the ARP.

Fire Flows

McElhanney has obtained existing fire flow and pressure information from the Town of Canmore (provided by CIMA+) as shown below in Image 1. The image summarizes the available Fire Flow (FF) at Maximum Daily Demand (MDD) in liters per second (L/s) at the two watermain connection locations to the public system from our development. The pressures shown below (in psi) are static pressures under MDD, not residual pressures under the fire flow scenario at these three locations.

Image 1: Available Fire Flow and Pressure Max Daily Demand

The proposed development is considered high density. As per Town of Canmore EDCG Tables 4-1 and 4-2, the required fire flow shall not be less than 300L/s for high density areas with multiple, closely spaced or continuous buildings of 3 floors or more with a residual pressure not less than 140kPa (20psi).

Expanding on the existing water model data from Image 1, McElhanney has proposed looping the watermain through the development as shown in Figure 3, Appendix A to obtain the best available scenario for fire flows. Two hydrants are proposed within the development and were modeled for fire flows. Both Hydrants 1 and 2 from Figure 3 can achieve the required 300 L/s with residual pressures remaining above the required 140kPa.

The water model that was prepared by McElhanney is limited to the site-specific boundary conditions provided by CIMA+ at the time of the request. It is understood through discussions with the Town that Pumphouse #2 may be going through capital upgrades in ~2022 and this would change water pressure and fire flow capacity in the general vicinity of the development and impacts would need to be confirmed at detailed design. The current model shows that when withdrawing 300L/s at the onsite hydrants there is an increase in the water velocities in the 150mm diameter connection points on 4th and 5th Streets to approximately 7-8 m/s which exceeds municipal guidelines.

Recommendations:

- Additional modeling to be requested by CIMA+ to confirm any velocity concerns with the 200mm internal looping added to the Town's water network.
- If capital upgrades proceed to Pumphouse #2, the new water pressure boundary conditions will need to be updated and analyzed during detailed design to confirm fire flows are achieved and water velocities are within tolerance.

- If velocity is identified as a concern, there are multiple solutions including:
 - Installing a second 200mm water connection from 7th Avenue into the development north of the daycare; or
 - or upsizing the 150mm watermain along 4th Street to a 200mm watermain.

Additional fire protection may not be required pending Pumphouse #2 upgrades and updated CIMA+ modeling confirmation, however, the following can also be considered during detailed design.

In accordance with the “Fire Underwriters Survey Guide to Recommended Practice” (FUS), there are several ways to mitigate the fire flow by design:

- Obtain approval from the municipality for a deviation from the FUS fire flows. This discretionary option can be considered if the municipal water system simply cannot meet the design guidelines, regardless what onsite improvements are proposed;
- Install an automatic sprinkler system;
- Improve the building material combustible rating;
- Install a firewall that meets or exceeds the requirements of the current National Building Code of Canada, may be deemed to subdivide the building into more than one area or may, as a party wall, separate the building from an adjoining building;
- Provide onsite firewater storage tank and pumps sized to meet FUS requirement; and
- Improve emergency services and/or municipal infrastructure.

3.3 *Storm Water and Overland Drainage Concept*

The location of the proposed development within Canmore does not allow for conventional storm main connections. Instead, most of the storm water will need to be surface graded towards low lying (preferably landscaped) locations on site where the storm water can be treated and/or stored and ultimately allowed to infiltrate into the ground water via drywells or rain gardens. Figure 4 in Appendix A shows proposed locations of drywells and a rough grading plan for the internal roadways. Infiltration locations should be designed around the low points within the development. Final road grades, site grading and drywell infiltration locations will be finalized during detailed design.

Since the site falls within the Town of Canmore’s 500m OGS Infiltration zone boundary, storm water will require pre-treatment from all drivable surfaces such as an oil grit separator (OGS) and/or Low Impact Design (LID) stormwater management system to limit solids and hydrocarbons from entering the groundwater. The stormwater from the landscaping, common areas and roof leaders will be clean enough that it is not necessary to provide any treatment for this water before infiltrating into the ground.

The subject site is located on the overland flood fringe map (EDCG HLC 9.3) as defined by the Town of Canmore based on information from Alberta Environment and Parks. From this map the minimum ground floor elevation is shown as 1309.50m for the majority of the site. The northwest portion of the site also includes an area that has a minimum ground floor elevation of 1309.80m.

3.4 *Additional Stormwater Considerations*

Infiltration rates are site-specific and it is recommended that before detailed design a geotechnical report be completed to confirm design parameters such as infiltration rates to assist in the storm water drywell and rain garden designs. Road and pavement structures and building foundation designs will also rely on geotechnical reporting for design parameters and recommendations.

3.5 *Shallow Utilities*

Shallow utilities such as natural gas, communications, cable TV., streetlights and power service will require the respective utility providers to be contacted early in the detailed design to coordinate the servicing design, alignments and confirm capacity for each shallow utility. Typically, the shallow utilities will follow the road alignment or within an easement just off the road right-of-way. Currently the minimum separation requirements on typical road cross sections are being reviewed and updated by the Town so cross section details discussed in the next section may be subject to change during detailed design. Currently in South Canmore there is a mixture of buried and overhead shallow utilities. It is understood that the proposed development utilities will all be buried.

3.6 *Typical Street Cross Section and Utility Clearances*

A typical cross section of the proposed mews shared street has been provided in Figure 5, Appendix A. The cross section shows water and sanitary mains designed under the pavement surface. Horizontal and vertical spacing for the deep utilities has been summarized below:

- Hydrants and water/sewer services shall be separated from catch basins and manholes by a minimum of 2.5 meters.
- Water and sewer mains shall maintain a minimum separation of 2.5 meters unless otherwise approved.
- There shall be a minimum vertical separation as per Alberta Environment guidelines.

As shown in Figure 5, the shallow utilities are preferred to be contained in a shared easement located off the paved or hard surfaces. The easement would typically be approximately 3.5m wide and located behind the sidewalk and street lighting, preferably in a landscaped area. Gas, power, and communications providers will need to be coordinated with early in the detailed design to confirm final alignments. Fortis has new guidelines requiring a 3.0m separation from any deep utility however there may be room to bring the gas or other shallow utilities under the paved surface to reduce the easement width at the detailed design stage.

3.7 *Infrastructure Ownership Options*

Through discussions with CRPS it is understood that they would like to keep the internal roads and the stormwater utilities as “private”. In other similar developments within the Town of Canmore the road network, storm systems, and surface works have remained part of the private infrastructure. It is our recommendation in this situation to keep the potable water mains / hydrants and sanitary mains as public utilities (water & sanitary services would be private). Storm systems and surface works would also be private infrastructure. This can be accomplished by providing a utility easement that would allow the Town access to the water and sanitary infrastructure for maintenance, while not taking over the ownership and maintenance of the roadway, other private infrastructure, shallow utilities, or the land. The benefits of private ownership of the roads and public ownership via easements for water and sanitary are:

Benefits:

- Town and developer both benefit from the looping of the watermain with increased pressures and fire flows.
- The Town is better equipped to operate and maintain the water and sanitary system infrastructure compared to a private entity.

Challenges:

- The developer would still need to clear and maintain the private road network and allow the Town to access the sanitary and water mains, as and when needed, for utility maintenance.

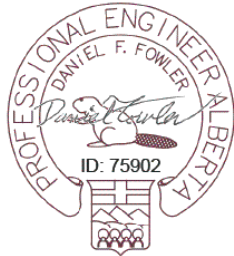
4.0 Limitations

McElhanney has completed this assessment with due diligence and the report can be relied upon to the extent of the available information and logically inferred conclusions therefrom. The absence of any indication of concerns beyond those already noted does not preclude the possibility of an occurrence that could not be determined by this type of study. The purpose of this memo is to highlight the existing municipal services surrounding the development boundary and propose several concept plans for site servicing.

This report has been prepared by McElhanney Ltd. at the request of Canadian Rockies Public Schools. The information and data contained herein represent McElhanney's best professional judgment in light of the knowledge and information available to McElhanney at the time of preparation. Except as required by law, this report and the information and data contained herein are to be treated as confidential and may be used and relied upon only by the client, its officers, and employees

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Prepared by:

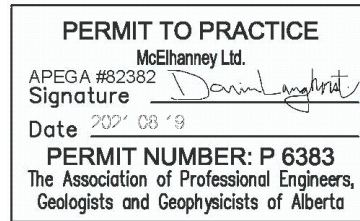


2021-08-19

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Reviewed by:

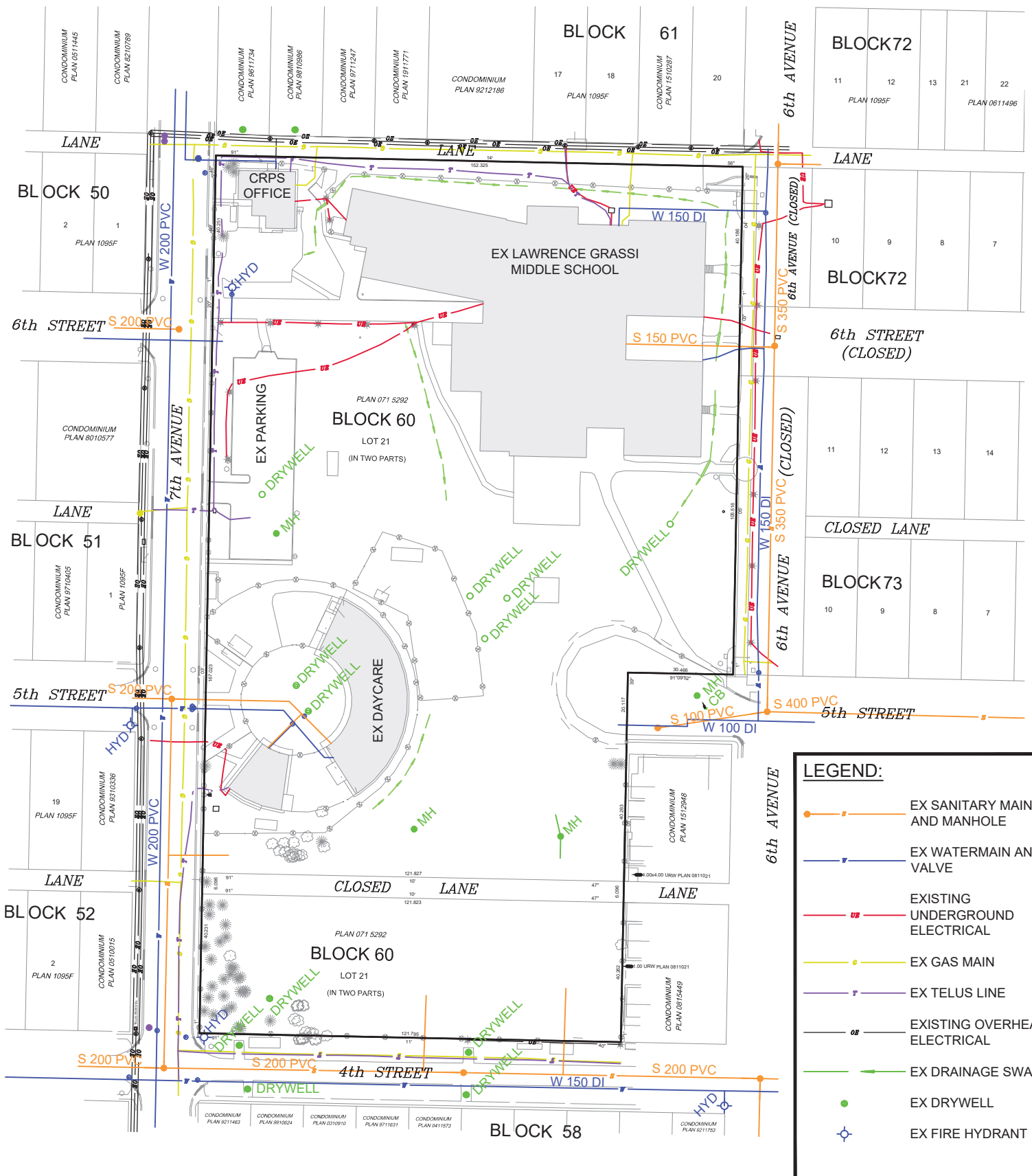


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APPENDIX A

(FIGURES 1, 2a, 2b, 2c, 2d, 3, 4 & 5)

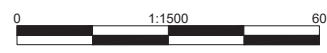


CRPS LAND REDEVELOPMENT

FIGURE 1



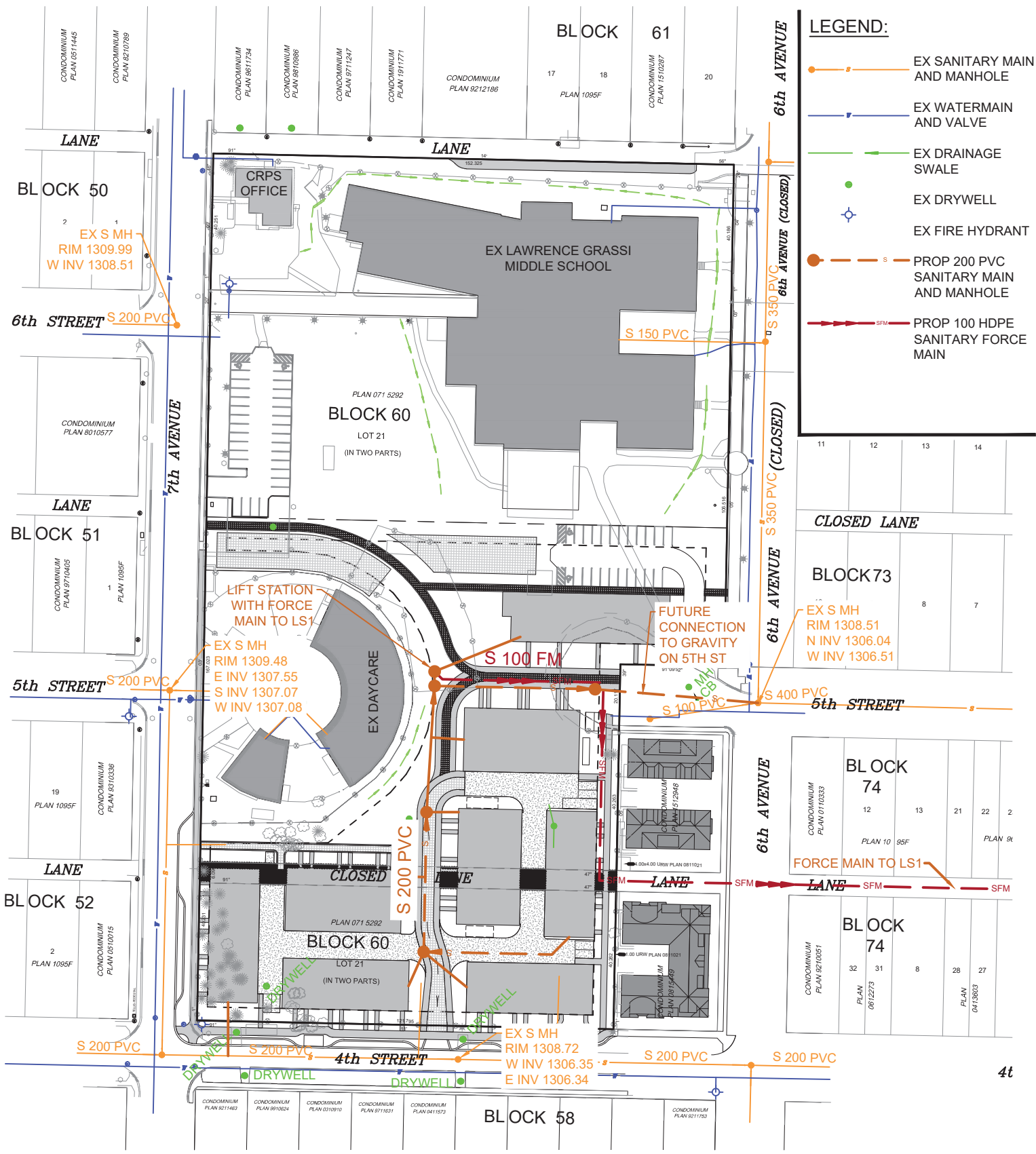
EXISTING UTILITIES PLAN



ORIGINAL DWG SIZE: ANSI A (8 1/2" x 11")

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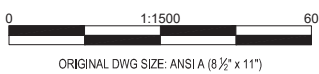
CRPS LAND REDEVELOPMENT

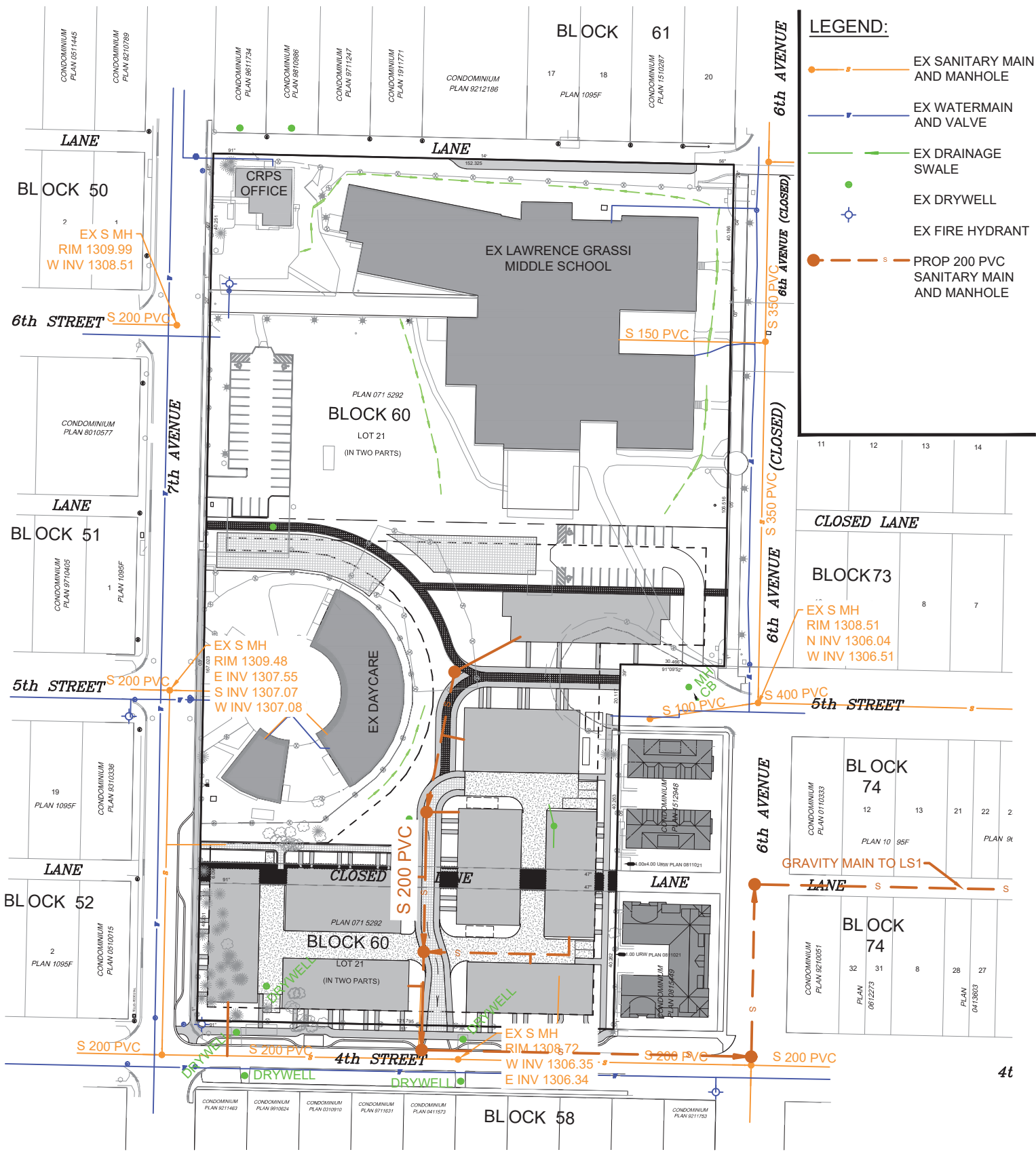
FIGURE 2a



PROPOSED SANITARY SERVICING PLAN OPTION 1

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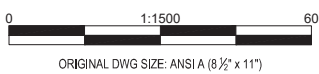
CRPS LAND REDEVELOPMENT

FIGURE 2b

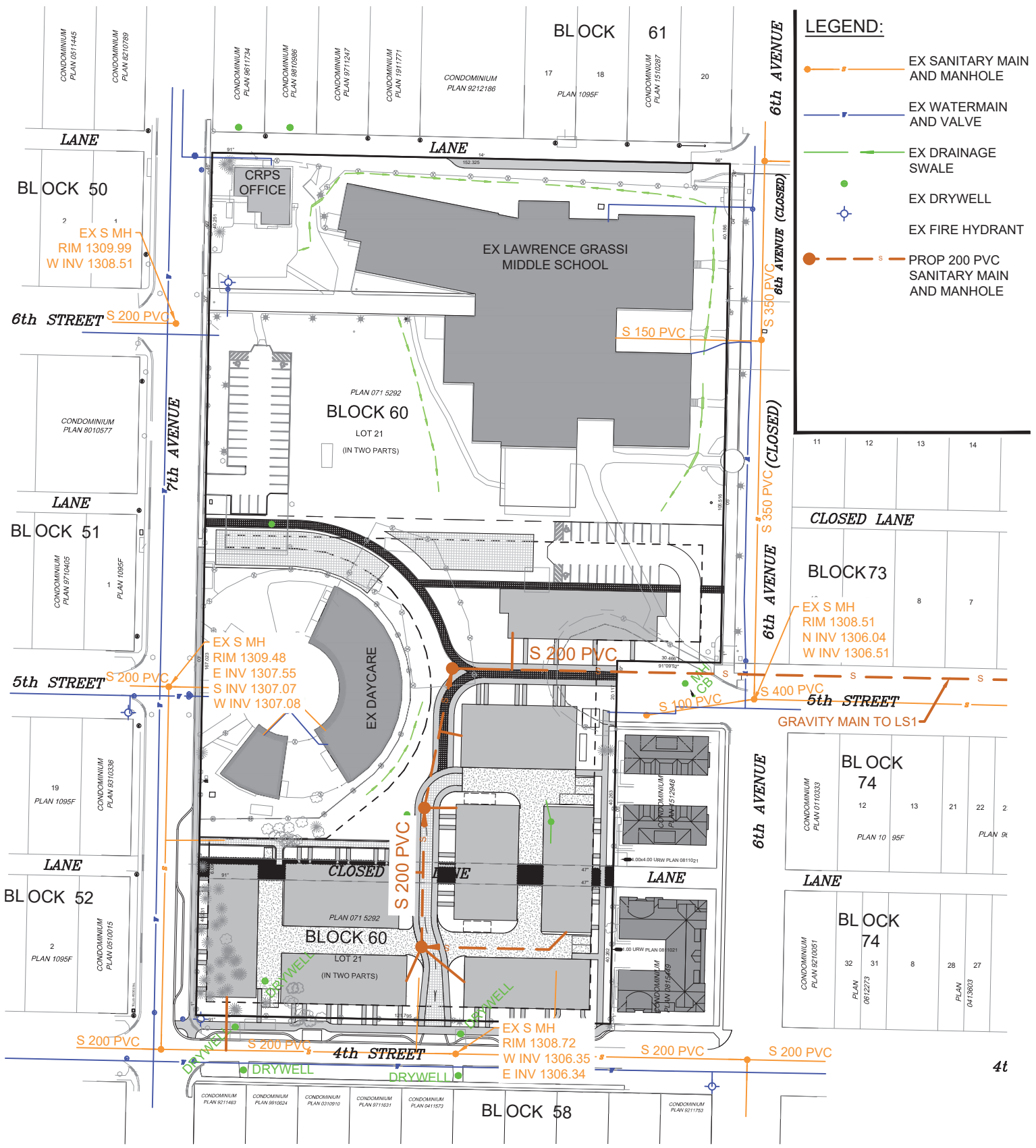


PROPOSED SANITARY SERVICING PLAN OPTION 2

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FILE: \\CORPITAL\COL02511\PROJECTS\2511 01374 00 CRPS LAND USE APPLICATION AND ARP AMENDMENT\10.0 DRAWINGS\10.7 SKETCHES\37404-FIG02C.DWG [DATE: August 12, 2021 10:33:29 AM] [ISC: UNRESTRICTED]



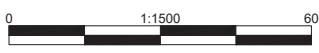
CRPS LAND REDEVELOPMENT

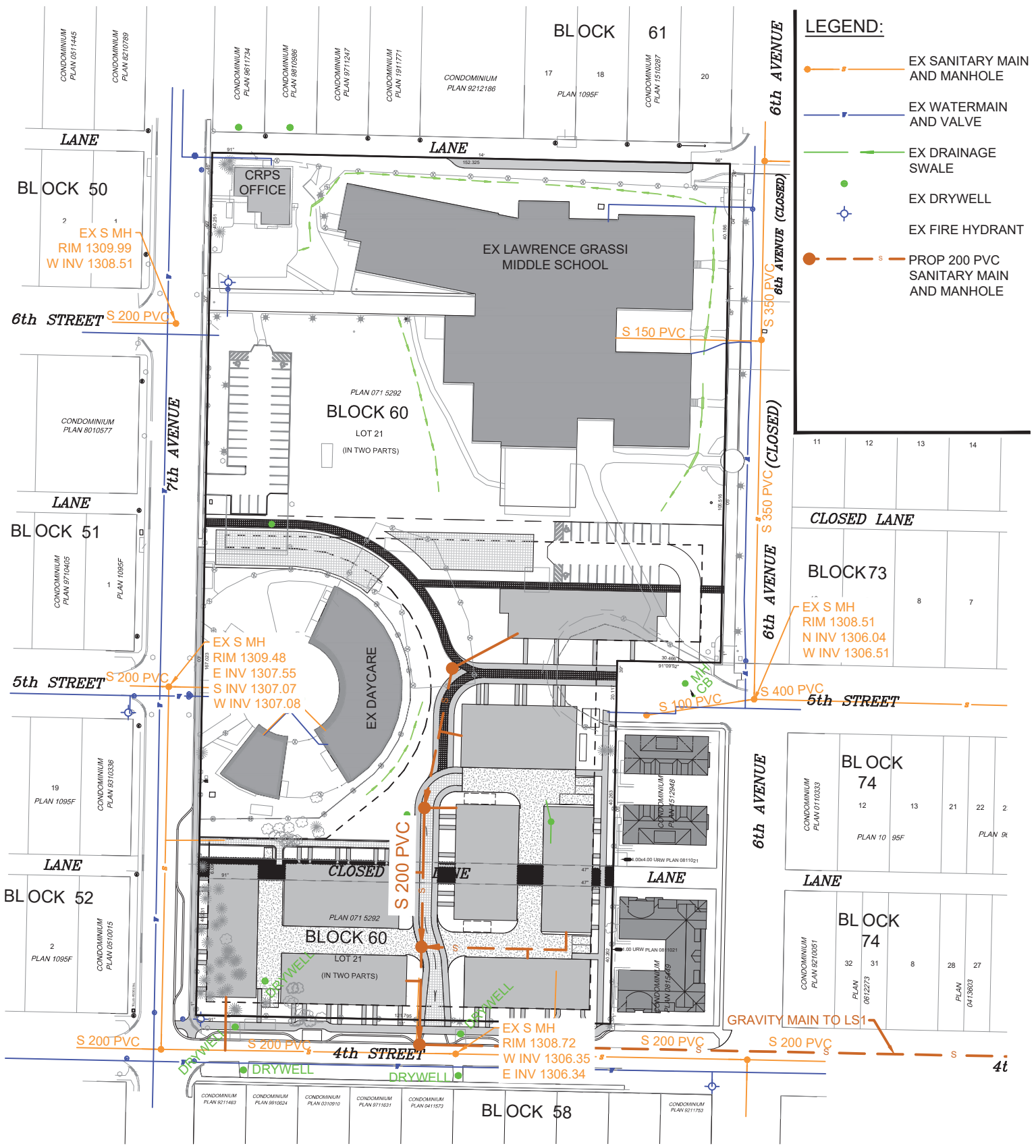
FIGURE 2c



PROPOSED SANITARY SERVICING PLAN OPTION 3

THIS DRAWING AND DESIGN IS THE PROPERTY OF MCELHANNAY AND SHALL NOT BE USED, REUSED OR REPRODUCED WITHOUT THE CONSENT OF MCELHANNAY. MCELHANNAY WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN. THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. MCELHANNAY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS WILL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT MCELHANNAY'S PRIOR WRITTEN CONSENT. INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. MCELHANNAY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.





CRPS LAND REDEVELOPMENT

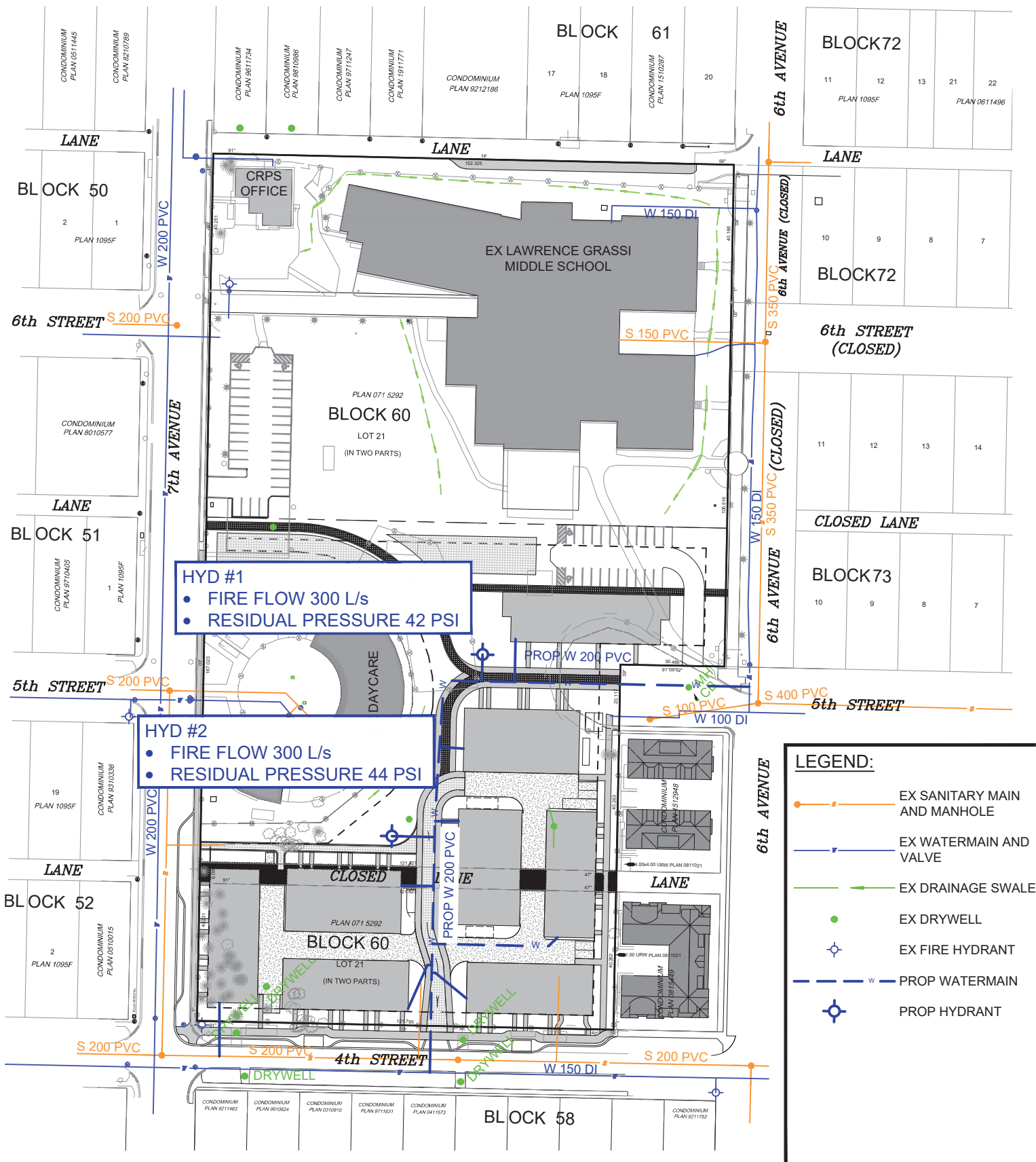
FIGURE 2d



**PROPOSED SANITARY SERVICING PLAN
OPTION 4**

THIS DRAWING AND DESIGN IS THE PROPERTY OF MCELHANNNEY AND SHALL NOT BE USED, REUSED OR REPRODUCED WITHOUT THE CONSENT OF MCELHANNNEY. MCELHANNNEY WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN. THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. MCELHANNNEY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS WILL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT MCELHANNNEY'S PRIOR WRITTEN CONSENT. INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. MCELHANNNEY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.





HYD #1

- FIRE FLOW 300 L/s
- RESIDUAL PRESSURE 42 PSI

HYD #2

- FIRE FLOW 300 L/s
- RESIDUAL PRESSURE 44 PSI

LEGEND:

- EX SANITARY MAIN AND MANHOLE
- |— EX WATERMAIN AND VALVE
- |— EX DRAINAGE SWALE
- EX DRYWELL
- ⊕ EX FIRE HYDRANT
- |— W PROP WATERMAIN
- ⊕ PROP HYDRANT

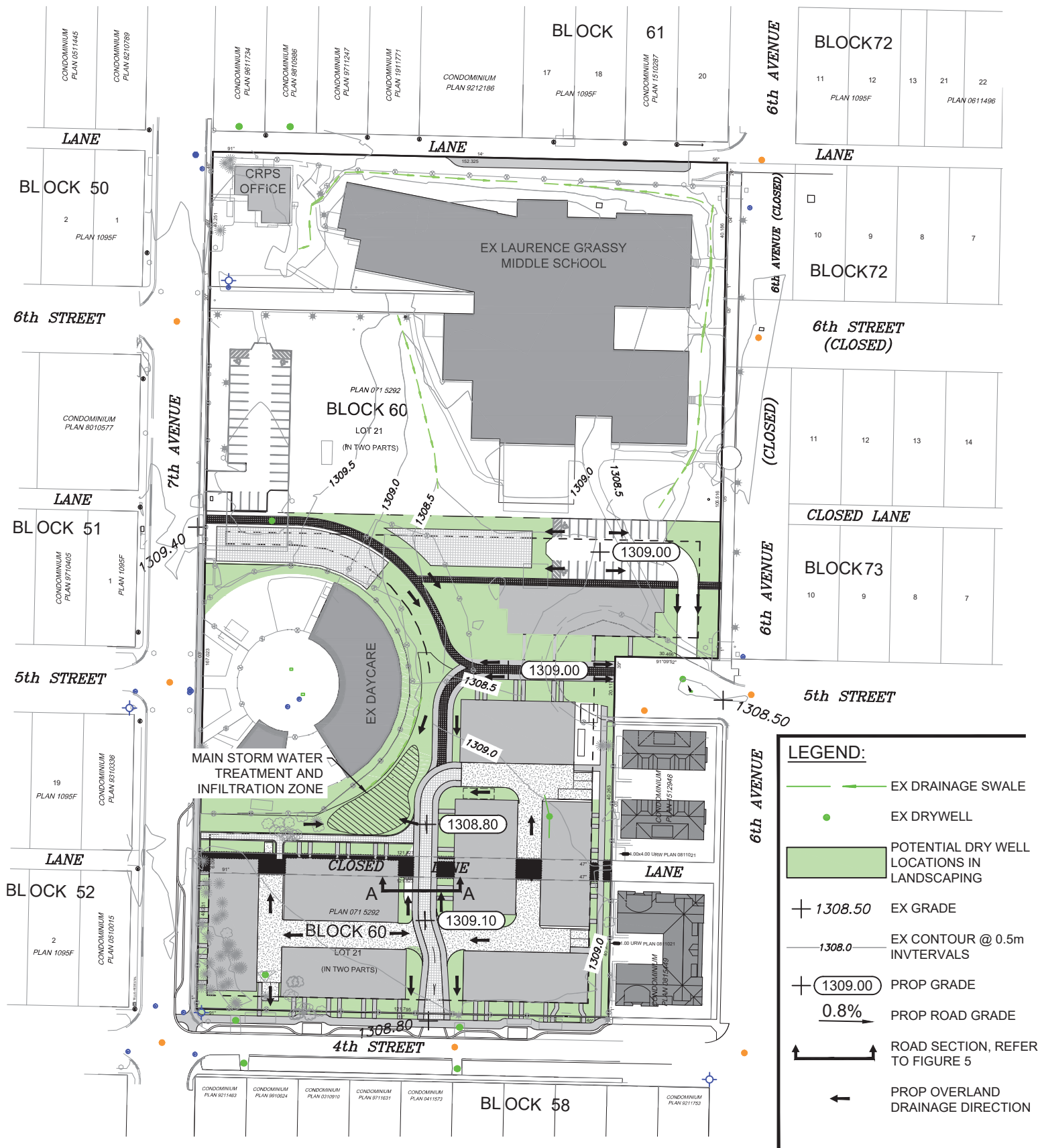
CRPS LAND REDEVELOPMENT

FIGURE 3

PROPOSED WATER SERVICING PLAN



THIS DRAWING AND DESIGN IS THE PROPERTY OF MCELHANNY AND SHALL NOT BE USED, REUSED OR REPRODUCED WITHOUT THE CONSENT OF MCELHANNY. MCELHANNY WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN. THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. MCELHANNY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS WILL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT MCELHANNY'S PRIOR WRITTEN CONSENT. INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. MCELHANNY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.



CRPS LAND REDEVELOPMENT

FIGURE 4

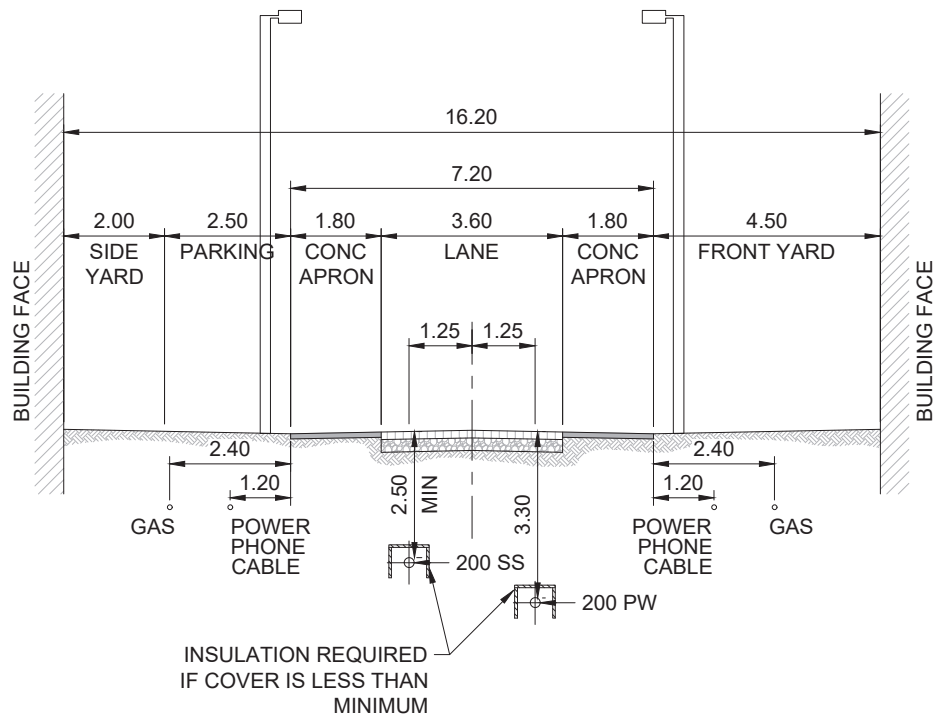


PROPOSED OVERLAND DRAINAGE AND STORM WATER CONCEPT

THIS DRAWING AND DESIGN IS THE PROPERTY OF MCELHANNY AND SHALL NOT BE USED, REUSED OR REPRODUCED WITHOUT THE CONSENT OF MCELHANNY. MCELHANNY WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN. THIS DRAWING AND DESIGN HAS BEEN PREPARED FOR THE CLIENT IDENTIFIED, TO MEET THE STANDARDS AND REQUIREMENTS OF THE APPLICABLE PUBLIC AGENCIES AT THE TIME OF PREPARATION. MCELHANNY, ITS EMPLOYEES, SUBCONSULTANTS AND AGENTS WILL NOT BE LIABLE FOR ANY LOSSES OR OTHER CONSEQUENCES RESULTING FROM THE USE OR RELIANCE UPON, OR ANY CHANGES MADE TO, THIS DRAWING, BY ANY THIRD PARTY, INCLUDING CONTRACTORS, SUPPLIERS, CONSULTANTS AND STAKEHOLDERS, OR THEIR EMPLOYEES OR AGENTS, WITHOUT MCELHANNY'S PRIOR WRITTEN CONSENT. INFORMATION ON EXISTING UNDERGROUND FACILITIES MAY NOT BE COMPLETE OR ACCURATE. MCELHANNY, ITS EMPLOYEES AND DIRECTORS ARE NOT RESPONSIBLE NOR LIABLE FOR THE LOCATION OF ANY UNDERGROUND CONDUITS, PIPES, CABLES OR OTHER FACILITIES WHETHER SHOWN OR OMITTED FROM THIS PLAN. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.



ORIGINAL DWG SIZE: ANSI A (8 1/2" x 11")



CROSS SECTION A

SCALE 1:150

APPENDIX B (SITE SURVEY)

CANMORE, ALBERTA
SITE PLAN
OF
LOT 21 BLOCK 60, PLAN 0715292
AND CLOSED LANE
(602, 606, 610, 618 7TH AVENUE)
PREPARED FOR:
CANADIAN ROCKIES PUBLIC SCHOOLS

SCALE = 1:400
 0 10 20 30 METERS



- NOTES:**
- SERVICES AND ELEVATIONS ARE IN METRES.
 - CONTOUR INTERVAL IS 0.5 M.
 - ELEVATIONS ARE ON PROVED DATUM "NAD-83-CR85-CR97-2014".
 - WITH THE LOCAL DRAINING FILE.
 - GAS, ELECTRICAL AND TELEPHONE UNDERGROUND LINES HAVE BEEN LOCATED AND SHOWN AS DOTTED LINES.
 - SANITARY SEWER, FIRE ALARMS AND PRIVATE ELEVATIONS HAVE BEEN LOCATED AND SHOWN AS DOTTED LINES.
 - SHOWN AND WATER LINE LOCATIONS THAT HAVE BEEN EXTRACTED FROM THE TOWN OF CANMORE SUDAS RECORDS ARE DOTTED TOGETHER.
 - LAND USE DISTRICT IS "U1".

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REGISTERED INTERESTS:

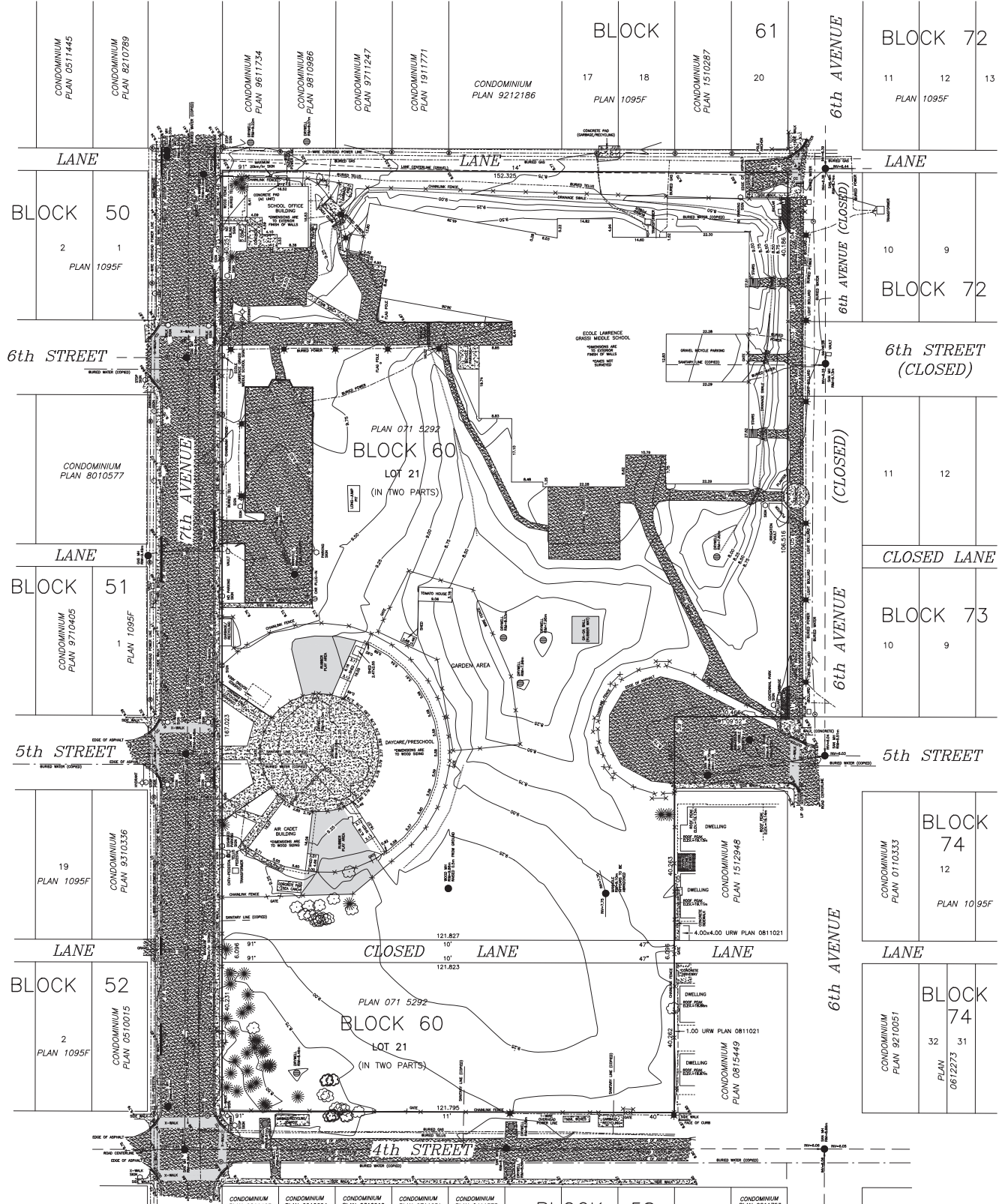
NOT TO BE AMENDED UNLESS THE SCHOOL PURPOSES ONLY!
 111 519 AND 520 ARE SHOWN RE: SWP (SEE INSTRUMENT, FILE 10740)

• CLOSED LANE
 (S17 200 201 SWP (BANKED))

NOTICE:

THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER ACCEPTS NO LIABILITY FOR THE INFORMATION PROVIDED HEREON UNLESS SUCH INFORMATION IS SUPPLIED BY THE CLIENT OR BY ANY OTHER PERSON OR ENTITY. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEES RECEIVED BY THE ENGINEER FROM THE CLIENT FOR THE PREPARATION OF THIS PLAN.

FILE: 19-225
 PROFESSIONAL ENGINEER



CONDOMINIUM PLAN 9211463 CONDOMINIUM PLAN 9910624 CONDOMINIUM PLAN 0310910 CONDOMINIUM PLAN 9711631 CONDOMINIUM PLAN 0411573 BLOCK 58 CONDOMINIUM PLAN 9211753

APPENDIX E

TRAFFIC MEMO

LETTER

To Lori Van Rooijen, Project Director Canadian Rockies Public School	From Chun Man, P.Eng. Calgary - Transportation
Re Lawrence Grassi Middle School ARP – Traffic Review	Date August 19, 2021

This letter is provided as an addendum to the January 26, 2021 Technical Memorandum in support of the Lawrence Grassi Middle School ARP.

The Town of Canmore stipulates that, “A Transportation Impact Assessment will be required, unless it can be demonstrated by a transportation engineer that fewer than 100 person trips per hour (considering all modes) will be generated by the proposed development during peak times.”

The previous memo (January 2021) assumed 90 residential units as part of the trip generation review. Part of this update is to revise the residential units to include 122 households. The table below illustrates the estimated increase in traffic.

Table 1: Estimated Peak Hour Development Trip Generation

Land Use	Intensity (units)	AM Peak Hour Trips			PM Peak Hour Trips		
		Total	In	Out	Total	In	Out
Multi Family (ITE 220)	90	41	10	32	50	32	19
Multi Family (ITE 220)	122	56	13	43	68	43	25
Difference¹	32	15	3	11	18	11	6

Based on the morning and afternoon total trip comparison, the increase to 122 residential units is estimated to add 15 additional trips in the AM and 18 additional trips in the PM. The trip generated from the ARP will not exceed the 100-person trip threshold during the peak hour.

Based on the trip generation update, no traffic impact assessment is required at this time.

¹ Rounding

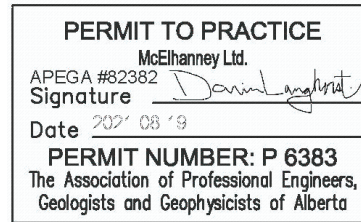
Prepared by:



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APPENDIX F

REGULATING USE IN ALBERTA

MEMORANDUM

To Town of Canmore Planning & Development	From McElhanney Ltd.
Re Land Use Re-Districting Application: 618 7 th Avenue, Canmore	Date June 13, 2022

RESTRICTING PROPERTY OWNERSHIP IN ALBERTA

McElhanney Staff conducted research regarding restricting land ownership of the subject lands to individuals who reside in Canmore. The following professional conclusion has been rendered based on research findings and current legislation.

All land in Alberta is held under a common law grant from the Crown (except for land held under Aboriginal Title, for example, on reserves). The common law recognizes that all Albertans, as subjects of the Crown, have broad rights to own, use, and enjoy property. Such rights are not unlimited. The common law also guards property owners against unauthorized government interference. (Kaplinski & Percy, n.d.)

In Alberta, the Municipal Government Act (MGA) is the legislative framework under which all municipalities and municipal entities across the Province of Alberta operate. The MGA contains three major themes, or areas of focus including governance, assessment, and taxation, and planning and development.

Division 5 of the MGA includes the provisions regarding Land Use in Alberta. Section 640 of the Municipal Government Act states that every municipality must pass a land use bylaw. Further, Section 640 of the MGA also states that a land use bylaw may prohibit or regulate and control the use and development of land and buildings in a municipality, including, without limitation by

- a) Imposing design standards,
- b) Determining population density,
- c) Regulating the development of buildings,
- d) Providing for the protection of agricultural land, and
- e) Providing for any other matter council considers necessary to regulate land use within the municipality (Government of Alberta, 2000).

Section 640 of the MGA allows a municipality through a land use bylaw to regulate the use of land and buildings, it does not allow for the municipality to regulate the user. Restricting land ownership on the subject site to those who reside within the municipality would go beyond the jurisdiction granted under a land use bylaw and regulate the user. Imposing a regulation on the property of this nature could potentially be considered government overstep and should be reconsidered.

Thank-you for taking the time to review our submittal. We hope you will consider this information when you are making your decision.

Sincerely,
McElhanney Ltd.

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Reviewed By:



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References:

Government of Alberta. (2000). *Municipal Government Act*. Province of Alberta. Retrieved from:
file:///C:/Users/JHofer/Desktop/MGA.pdf

Kaplinski, E. & Percy, D. (n.d.) *A Guide to Property Rights in Alberta*. Alberta Land Institute. Retrieved from: <https://www.albertalandinstitute.ca/public/download/documents/10432>