



TSMV WHAT WE HEARD REPORT

2020 Three Sisters Village and Smith Creek Area
Structure Plans

Prepared: November 2020



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Executive Summary

Four phases of communication and engagement and existing community tensions

The Area Structure Plans for Three Sisters Village and Smith Creek were informed by four stages of communication and engagement:

- Phase 1: Between 2015 and 2017 to inform Smith Creek ASP and included engagement that led to TSMV's Resort Centre ASP amendment (now called Three Sisters Village)
- Phase 2: Between September 2018 and June 2020 to better understand communication gaps and articulate the vision for development prior to completing Draft ASPs
- Phase 3: Input on Draft ASPs between July 2020 and October 2020 to identify the common themes and key directions in the ASP submission
- Phase 4: Communication following engagement on Draft ASPs with the intent to reinforce how input informed the plan as well as marketing efforts to leverage project support.

Throughout these stages of engagement, the Three Sisters Mountain Village (TSMV) team has held space for the tension that exists around common themes in the community, such as:

- Members of the community want a corridor that mitigates impact on wildlife, yet there are community members who want to recreate throughout the corridor
- Residents want more housing to improve factors that impact affordability, yet there are residents who do not want to see property values impacted through the addition of housing
- Engagement showed there is support for more sustainable transportation alternatives and a stronger connection between Three Sisters development and downtown, yet many do not want to see an increase in population growth to support sustainable transportation or reduced travel times by car
- Many who provided input wanted access to more convenient amenities (recreational or commercial), however, there are members of the community who do not want any more development in Canmore.

The role of the TSMV team has been to listen to input, reflect upon it, and determine how best to plan a development that could address broader issues in the community while supporting the Town's goals in the Municipal Development Plan (MDP) and Integrated Transportation Plan (ITP) and maintaining the economic viability of the project.

In Phase 4, to test the effectiveness of the first three phases of TSMV's communication approach, Shift Consulting Inc, (TSMV's Communications team) hired Advanis, an independent company, to conduct a random sample telephone survey of Canmore residents. This research confirmed a large majority of all ages, all income levels, and each tenure group is aware that TSMV's development plans are moving forward. This was a positive result, affirming the effectiveness of TSMV's efforts to raise awareness of its Draft ASPs.

Since outreach and engagement activities were initiated in 2015, it has been clear there is a significant segment of the Canmore population who do not support TSMV's development plans – or development in general. Many of these community members have been vocal in their opposition – making certain their voices are heard on key issues that matter to them. However, the 2020 survey showed that there is a

good baseline of support for TSMV's plans, and the data analysis validated there is a significant "middle" in Canmore (i.e. people who neither support nor oppose the developments). While many individuals provided more than one comment, question, or concern that could cover numerous topics, this survey showed that people's *overall support* for the project is aligned to their view that it will provide future growth and economic diversification, more affordable housing, lead to new infrastructure, a functional wildlife corridor and fencing plan, lead to tax/cost benefits and add more parking, and multi-use trail connections. Not surprisingly, those who *oppose* the development, do so predominantly because of wildlife corridor and fencing concerns, too much growth, undermining and infrastructure concerns. These final conclusions are consistent with what TSMV heard from the community during each stage of engagement and validate the tensions that exist across Canmore.

Notable shift in the types of feedback and its tone

TSMV aimed to provide many different opportunities and ways to provide feedback throughout the engagement phases. Much of our community engagement leading up to 2020 was face-to-face. This allowed TSMV staff to directly provide information and answer questions during outreach activities and often led to deep conversations where clarity could be increased quickly. Due to the COVID-19 health pandemic, engagement moved to virtual events and electronic options for communication and feedback in 2020. This led to an increased investment in time by TSMV to prepare and respond to input in virtual formats, and most importantly, the loss of human connection that often leads to mutual understanding around topics.

Through the analysis of the feedback, an interesting observation about the tone and nature of the comments was noted. In engagements where TSMV staff or technical experts were on-hand to personally hear feedback, answer questions, or address specific concerns (e.g., open houses, engagement pop-ups, presentations, etc.), feedback was generally more cordial and constructive. Feedback received digitally, via virtual formats had a tonal shift – input was more direct and less constructive. Where TSMV noted the most significant change was through its website feedback form (where often no context was provided, and no personal interactions took place). Feedback here tended to be less constructive, more aggressive, and unfortunately, in some cases, defamatory.

It is also important to note that in Phase 3 of the engagement process, upwards of half of all feedback was in the form of questions, with community members asking for more details about what the projects plans would be. This led TSMV to increase its communication efforts in Phase 4, as the team worked to respond to hundreds of queries, clear up misconceptions, address misinformation and do more to communicate what TSMV views as the benefits of the development in terms of responding to the future needs of the community.

What we heard and how input shaped the ASPs

Throughout the five-year engagement period, the four most common themes have focused on affordability, wildlife, mobility and economic diversification. In addition to the common themes, discussions on the tax implications of development, questions about undermining and mitigations for steep creeks, and calls for more recreational amenities have been common. However, in Phase 3, we noted an increased focus on the topics of undermining (more concerns raised), tax implications (more questions), and how the development can support climate action.

This What We Heard Report demonstrates how the ASPs reflect community input provided as the plans for these developments have evolved. In the pages that follow, you can read about the specific changes and approaches that have been developed to plan for new neighbourhoods that will meet the future needs of a growing community. Below, you will see a very high-level summary of TSMV's key planning outcomes – aligned to community member asks.

The community ask	The TSMV solution
Enhance affordability across the community (more rentals/few luxury homes)	TSMV has worked with the Town of Canmore to outline a housing spectrum within Three Sisters Village (TSV) and Smith Creek (SC). The spectrum accommodates a variety of ownership and rental options that is responsive to all income levels; and aims at reducing direct housing costs via increased density and efficient use of land. Following community input, policies were included to add an employee housing requirement to retail, which could bring affordable housing up to 20% of overall units.
Mitigate development impacts for wildlife	<p>Through Provincial corridor decisions, TSMV has set aside more than 60% of its private land holdings to improve connectivity for elk, deer, cougars, wolves and bears.</p> <p>Further mitigations to reduce human-wildlife interactions include: education and enforcement; the addition of off-leash dog parks within Smith Creek and Three Sisters Village and a net increase in trails outside the corridor; fencing; an Attractant Management Plan; and a Monitoring and Adaptive Management Plan to assess the ongoing effectiveness of mitigations.</p>
Enhancing sustainable mobility to reduce GHGs	Proposing higher density built forms such as townhomes and apartments supports a more sustainable transportation modal split to increase walking, biking and transit over single occupant vehicle uses. The ASPs incorporate a diverse mix of land uses with a comprehensive multi-modal transportation system with the overall effect that GHG emissions will be reduced in alignment with Canmore's <i>Climate Action Plan</i> .
Improving economic diversification	<p>In addition to adding new recreation amenities, spaces for art and cultural opportunities and new park spaces, TSMV proposes commercial and light industrial areas to increase Canmore's economic diversity and to accommodate services that address residents' daily needs.</p> <p>Highlights in Three Sisters Village include: up to 340,000 sq ft total retail and service commercial space; the addition of an</p>

Innovation District with up to 240,000 sq ft of space; a hotel and spa district with up to 25,000 sq ft

Smith Creek will include: a commercial area with up to 125,000 sq ft of retail and services and an industrial area with up to 74,000 sq ft for light manufacturing, warehousing and storage, research and development, laboratories, office, post-secondary education and indoor recreation.

Do not develop on undermined lands

There are no undermining impacts for Smith Creek.

Approximately 40% of the Village ASP lands are not affected by undermining. Conceptual plans are based upon heavily studied undermining maps, boreholes, surveys and field reconnaissance. Almost 500 boreholes have been drilled to date, some reaching depths of over 200 metres.

Approximately 55% of the Village has undermining conditions and potential impacts that are similar to communities such as Three Sisters Ridge and Stewart Creek, the Our Lady of the Snows School, and the Stewart Creek Clubhouse. Approximately 5% of the land has steeper mined sections similar to the lands immediately around the WorldMark Hotel, and TSMV is not proposing any buildings on these lands.

The ASPs also follow the newly updated, 2020 Provincial Undermining Regulations and the provincially approved 2020 Guidelines, both of which were updated with the Town of Canmore being a key part of the process.

Background: Policy changes and five years of communication and engagement

Regulatory guidance has created new clarity for planning

Many regulations, Acts, plans, guidelines, and other guiding documents have changed since the initiation of the development of the Smith Creek Area Structure Plan (ASP) in 2015, and the Resort Centre amendment (now known as Three Sisters Village). There have been a number of government decisions, changes to government policy and regulatory frameworks, and research studies that have provided clarity as TSMV has developed its 2020 Three Sisters Village and Smith Creek ASP submissions.

- *Municipal Government Act*
- *Municipal Development Plan*
- *Integrated Transportation Plan*
- *2019 Affordable Housing Assessment*
- *Utility Master Plan*
- *Canmore's Climate Action Plan*
- *Canmore's Economic Development Strategy*
- *2020 Smith Creek Wildlife Corridor Approval*
- *2020 Canmore Undermining Review Regulation*
- *2020 Canmore Undermining Guidelines.*

The two ASP submissions reflect all the new guidance from the above documents as shown below.

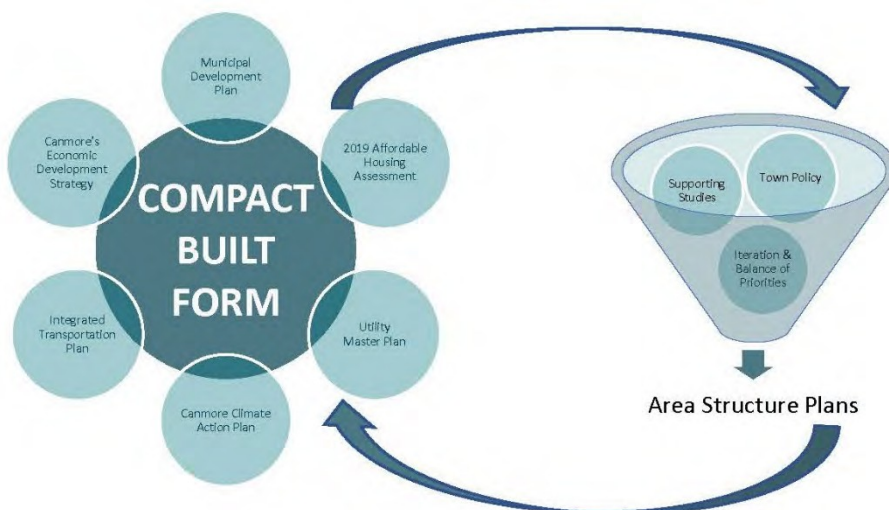


Figure 1: The diagram above illustrates some but not all Canmore policy that informs the ASPs. Those documents, combined with the supporting studies, are balanced through the process of iteration, and Town and community priorities. Outcomes from this process guide the formation of the Draft ASP.

Clarity that 1998 Settlement Agreement does not apply to TSMV ASPs

There have been questions in the community about whether the *1998 Settlement Agreement* applies to TSMV's ASPs. This *Agreement* was an independent civil contract that did not modify the 1992 Natural Resources Conservation Board (NRCB) ruling. As is well known, old TSMV companies run by East-West Partners on behalf of their owner, Morgan Stanley, went into receivership from approximately 2009 to 2013. What is not as well known is that Three Sisters Mountain Village Properties Ltd. (the current owner) did not buy the old companies, they only bought certain assets via a Court of Queen's Bench approved order issued on September 6, 2013.

Typical of any receivership, many old contracts, claims, charges, interests, restrictions, and encumbrances were removed from being applicable to the lands and current ownership in the decision made by the Court of Queen's Bench. This included the termination of the *1998 Settlement Agreement* and other development agreements with the Town at the time.

Three Sisters Village and Smith Creek ASPs, once adopted, will set the direction for future Conceptual Scheme, Land Use Redesignations, Subdivisions and Development Permits, to better align to Town of Canmore's current and future goals and objectives. This includes direction on density and unit ranges within the ASPs.

The *Municipal Development Plan, Integrated Transportation Plan, Utility Master Plan* (which plans for a population of 34,000 people), *Canmore Needs Assessment* as well as many other policies call for careful planning of future growth areas so that sustainability, climate change, alternative mobility options, affordability, and economic diversification can all be addressed.

Four phases of communication and engagement

The ASPs for Three Sisters Village and Smith Creek were informed by four stages of communication and engagement:

- Phase 1: Between 2015 and 2017 to inform Smith Creek ASP and included engagement that led to TSMV's Resort Centre ASP amendment (now called Three Sisters Village)
- Phase 2: Pre-Draft ASPs between September 2018 and June 2020 to better understand what the public thought of the vision for the development and how it could be improved. This led to the establishment of common themes and key directions that emerged in the draft ASPs
- Phase 3: Input on Draft ASPs between July 2020 and October 2020 to identify the common themes and key directions in the ASP submission
- Phase 4: Communication following engagement on Draft ASPs with the intent to reinforce how input informed the plan as well as marketing efforts to leverage project support.

For the development of the 2020 ASP submissions, communication and engagement with the community dates back to 2015 and the hosting of open house sessions and the establishment of the Community Advisory Group (CAG) to inform the 2017 Smith Creek ASP planning process and submission. Following 2017 feedback from Canmore Town Council that TSMV needed to better articulate its vision tied to community needs, and finalize its corridor connection, TSMV enhanced its approach to communication and engagement, and applied to the Province for a science supported final link for the wildlife corridor. Council also recommended submitting both ASPs, Smith Creek and Three Sisters Village, at the same time

so the Town could get a better overall picture of the two developments and how the wildlife corridor in the Smith Creek area would work.

In September 2018, with a better understanding of the communication and engagement Council was seeking, TSMV initiated a listening tour to identify the gaps that existed in the 2017 ASP submission process. After interviewing community members with significant planning experience, interests in environment (e.g., climate, undermining, wildlife, etc.) and affordability, TSMV also met one-on-one with Town Councillors. This led TSMV to build a more robust communication and engagement strategy that would see the team regularly engage with individuals and groups in the community who could share ideas on an ongoing basis and react to refinements to the proposed plans as the concepts and policies were being developed. The following goals and strategies were developed to create a structure for the additional three years of engagement work:

1. Share the vision for Canmore's Three Sisters area (a vision that resonates with TSMV, the community, Council/Town of Canmore Administration and other stakeholders), receive feedback and refine to reflect community input
2. Create greater understanding of the purpose of an ASP, and the process to develop it, as well as providing clarity on its guiding documents
3. Build trust and understanding by engaging in discussions to gather community insight
4. Be clear about how and when input can inform the development of the ASP
5. Be transparent about how community input was used—and if it wasn't, why.

Phase 1 Outreach: 2015 to 2017: timeline, approach & summary

Phase 1 involved public engagement for Smith Creek and Three Sisters Village areas that dates back to 2015, when TSMV launched its first open house to kick-off the initial engagement and raise awareness of the Smith Creek ASP process within the community.

PHASE 1	
Activities	Outcomes
<ul style="list-style-type: none"> • 2015 hosted Open House on Smith Creek • Established Smith Creek Community Advisory Group (CAG) • Established subgroups to CAG to focus on key topic areas, such as the Resort Centre • Met with environmental groups, recreation groups, service groups (5 sessions) • Hosted community conversations to discuss land use concept (11 sessions) • Ongoing meetings with Town of Canmore Administration to re-think concept, develop new Terms of Reference. 	<ul style="list-style-type: none"> • Themes that emerged through engagement included land use/wildlife/affordability/commercial (NOTE: these are similar themes identified in 2018 to 2020 engagement) • A refined/updated vision for Smith Creek and Three Sisters Village (leading to an amendment to the “Resort Centre” ASP) • Hubman residents sought certainty around uses behind their homes and expressed high interest for recreational use.

When talking about these developments, community member interests were largely categorized in the themes of:

- **WILDLIFE** (human wildlife conflict, protecting wildlife movement, and discussions about fencing)
- **AFFORDABILITY** (could new developments help with housing and affordability options in Canmore)
- **LAND USE** (need for walkable neighborhoods and connections to the rest of Canmore)
- **COMMERCIAL** (the need for more commercial opportunities).

It should be noted that the themes that emerged in 2015 have not changed significantly over the course of engagement; however, you will read later that undermining questions and climate change actions become more prevalent after the Draft ASPs were shared in September of 2020.

In 2017, TSMV brought forward the Resort Centre ASP amendment to council. A decision not to go to first reading was based on feedback from Council that TSMV needed to better communicate their vision for the entire project before amending and resubmitting the ASP. Following this outcome, TSMV began to work with Town of Canmore Administration to develop a new Terms of Reference (TOR) that would help TSMV better articulate the vision for its land. On October 2, 2017, a Terms of Reference was approved and would shape the development of the two revised Area Structure Plans for Smith Creek and the Village.

Phase 2 Outreach: 2018 to 2020: timeline, approach & summary

As TSMV entered this new ASP process, it worked to make the vision and principles clear for Three Sisters Village and Smith Creek lands. TSMV used insight from Phase 1 to develop and initiate its Phase 2 Community Engagement Plan and coordinated a series of outreach opportunities. The intent at this stage of engagement was to find new ways to connect with a broader cross section of community members by meeting them in locations they frequent and through activities they are traditionally involved with. The concept for this approach was to “go where Canmore community members are” to solicit broad input from many community members on an updated draft vision and principles. Highlights from TSMV’s communication and engagement activities are summarized below.

PHASE 2: inform the community on ASP process; create clarity on the approval process

Activities	Outcomes
<ul style="list-style-type: none">• Listening tour in 2018 to identify communication gaps that led to enhanced engagement strategy development• In 2018 developed new website with a greater focus on ASPs• Developed graphic materials to support and better explain what an ASP is and what guides its development• Launched TSMV e-newsletter and social media channels• Proactive outreach to community through nine tailored outreach activities (e.g., pop-up’s, presentations, etc.) to talk about the development process• Monthly meetings with Town Administration and workshop sessions focused on broader community issues• Initiated regular updates to Town Council on engagement process, and overview of how community input is informing planning.	<ul style="list-style-type: none">• Over 340 comments recorded and analyzed• Refinement of Vision for Three Sisters Village and Smith Creek• Confirmed the key themes we heard were important to the community (Affordability, Wildlife, land use, commercial)• Planning focus adjusted to address key themes in developing the Draft ASPs.

HIGHLIGHTS OF THE DATA FROM THIS PHASE OF ENGAGEMENT

Engagement Themes

Throughout the engagement process in 2018, TSMV collected 343 comments on TSMV’s Draft Vision and Principles from community members. From these conversations, four primary themes emerged. Feedback was focused on the following:

19% affordability (66 comments)

Primarily, residents had concerns about affordability. Some suggested ways to alleviate the issue, from offering a range of property types to initiatives like Perpetually Affordable Housing. Others wanted to see the needle move on affordability, to provide opportunities for all ages and incomes.

15% wildlife (51 comments)

The community wants to make sure that development mitigates potential impacts on wildlife; the Smith Creek Wildlife Corridor was the main concern. Residents wanted a functional corridor backed by independent science-based review that is provincially approved. Education regarding human use—off-leash dogs, unsanctioned recreational activities—was also important, as was further mitigation opportunities (buffer zones, signage, fencing suggested).

15% mobility (50 comments)

Residents supported the need for multi-modes of transportation including walking, cycling, and transit. They want an integrated system that connects to current pathways; making TSMV a mountain biking mecca was a key discussion point. A transit system was also a big priority for residents. They want alternative transportation connections to downtown and other neighbourhoods to help minimize vehicle congestion (specifically on Bridge Rd.) and parking problems downtown.

14% commercial (49 comments)

Residents were overwhelmingly in favour of having commercial space on TSMV lands. Almost half the comments related to this theme were in favour of grocery stores, restaurants, and coffee shops to complement the downtown core and support area residents. Opportunities specific to health and wellness businesses, as well as a potential educational institute, resonated with residents. There were some specific comments about not allowing chain stores and keeping businesses locally-owned and operated. Close to 10 per cent of comments on this topic stated they did not want to see commercial areas as part of development; competition with downtown businesses was cited as the main concern. There was a large percentage of comments that wanted more information on what commercial areas would look like.

Beyond these core themes, comments concentrated on:

- 6% - community spaces (21 comments)
- 6% - undermining (20 comments)
- 2% - aesthetics (6 comments)
- 2% - natural disaster mitigations (6 comments).

There was a long list and variety of general statements (21% of 72 comments), unrelated to the primary themes, such as general support or opposition on the project with questions on tax implications.

COMMUNITY ENGAGEMENT FEEDBACK

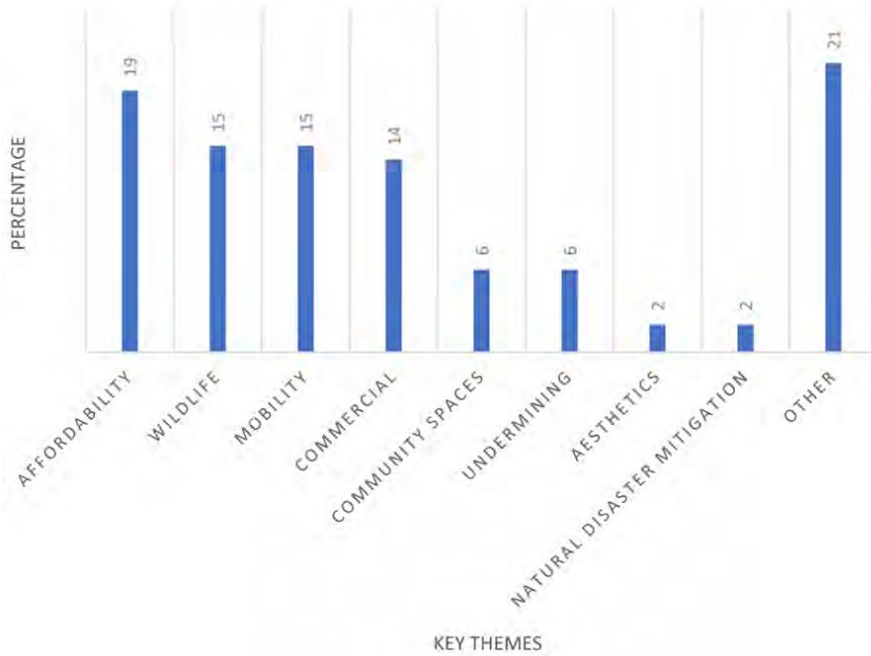


FIGURE 2: ASP Phase 2 overall feedback from the 2018 What We Heard Report on TSMV's Draft Vision and Principles (see Appendices for full details).

The key themes of affordability, wildlife, mobility, and commercial are topics that have consistently emerged in all TSMV engagements in the past five years. These themes have been identified as most important for residents, Town Administration, and Town Council. Throughout the process these themes have been instrumental in helping shape both the draft and final ASP submissions. It should be mentioned that early engagement from 2015 to 2017 in the form of one-on-ones, community group meetings, etc., shaped the same themes that still resonate today.

Phase 2 Outcomes: How previous engagement informed 2020 Draft ASPs

The principles, goals and policies in the 2020 Draft ASPs were crafted based on Town policy and regulation, as well as the feedback received during the engagement.

Overview

In this phase of engagement, discussions were focused on idea generation and this is reflected in the verbatim input received. The following table outlines topics raised during engagement and how these conversations shaped the policy direction in the Draft ASPs.

Engagement themes	Community input	Examples of the range of verbatim input/questions
Affordability and Housing mix	<ul style="list-style-type: none"> • Need for greater mix of properties for more income levels • Shortage of rental options for those that either do not want to or can't afford to buy • There is a gap for first time homeowners • Greater need for employee housing to attract and retain staff 	<p>"Work with the 'feel' of Canmore, but make Canmore more accessible."</p> <p>"Need more affordability. Build more to bring prices down."</p> <p>"Don't just build expensive mansions. We need a variety of spaces."</p> <p>"Diversity is what makes this interesting."</p> <p>"This represents a good opportunity to help with housing affordability."</p> <p>"More rental options for working people."</p> <p>"Would like to see more affordable housing. Canmore is extremely expensive."</p> <p>"Want to see neighbourhoods (heart & soul) not second homes."</p> <p>"Hotels and spas need to include staff housing."</p>

How TSMV is addressing this input through the DRAFT ASP policy direction

TSMV has worked with the Town to outline a housing spectrum within Three Sister Village (TSV) and Smith Creek (SC). The housing spectrum accommodates a variety of ownership and rental options that is responsive to all income levels. The housing spectrum aims at reducing direct housing costs via increased density and efficient use of land.

TSV:

- Market ownership in the form of more compact building forms, including apartment, townhomes, and stacked townhomes
- A portion of market ownership is dedicated to entry level housing at lower market cost by limiting size and aligning design standards to Canmore Community Housing
- 10% of multi-residential units will be affordable (townhomes, stacked townhomes and apartments)
- Market rental units will be constructed
- 10% of market rental units to be affordable rental housing
- Employee housing, for staff of hotels and visitor accommodation

Smith Creek (SC):

- Market ownership in the form of single and semi-detached housing and multi-residential units

- 10% of market ownership is dedicated to entry level housing at lower market cost, by limiting size and aligning design standards to Canmore Community Housing
- 10% of multi-residential market ownership units to be affordable ownership housing
- Rental accessory dwelling units in single and semi-detached units
- Community lands in exchange for road right-of-ways to provide affordable rental housing

TSMV has encouraged several rental options to accommodate more affordable housing choices to attract younger families and lower income households.

TSV:

- Purpose-built rental units accommodated
- 10% of market rental will be dedicated to affordable rental

SC:

- Accessory dwelling units for single and semi-detached housing forms
- Affordable rental housing potential through community lands in exchange for road right-of-ways.

TSMV proposes a spectrum of housing within Three Sister Village and Smith Creek to bridge gaps and provide additional options.

TSV:

- Market ownership in the form of multi-residential units, including apartment, townhomes, and stacked townhomes
- A portion of market ownership is dedicated to entry level housing at lower market cost by limiting size and aligning design standards to Canmore Community Housing
- 10% of market ownership units is considered as affordable ownership housing.

SC:

- Market ownership in the forms of single and semi-detached housing and multi-residential units
- 10% of market ownership is dedicated to entry level housing at lower market cost by limiting size and aligning design standards to Canmore Community Housing
- 10% of multi-residential market ownership units to be affordable ownership housing.

To support businesses and improve their employees' lifestyle, TSMV committed to provide employee housing for hotels/visitor accommodation staff in TSV.

Engagement themes	Community input	Examples of the range of verbatim input/questions
Wildlife	<ul style="list-style-type: none"> • Need for a viable corridor with connection through the Bow Valley • Need to reduce human-wildlife interactions/human use in the corridors/unsanctioned trail use • Links needed to habitat patches 	<p>“Making sure the wildlife corridor remains functional is the most important thing.”</p> <p>“Off leash dogs in the corridor is a problem. More information is needed.”</p> <p>“Wildlife corridor needs to be protected.”</p> <p>“Sell 200 lots then sell the rest back to Canmore/Province as a nature conservatory.”</p> <p>“Trails need to act as buffer.”</p>

“I support development as long as it’s done to protect wildlife and developed well for lots of people.”

“I can only support development that allows for wildlife connectivity in Smith Creek.”

“There are too many bears and elk in the town and on the roads.”

“Make sure corridor is up to provincial standards.”

“I have concerns with wildlife. Make sure the corridor is wide enough for animal movement.”

How TSMV is addressing this input through the DRAFT ASP policy direction

TSMV has utilized wildlife experts for many years. After careful consideration and making adjustments required by the Province of Alberta, a provincially approved wildlife corridor system is now finalized for the entire TSMV project, with the most recent portion being approved in 2020, utilizing provincial wildlife experts. An Environmental Impact Assessment (EIS) was prepared in order to:

- Describe existing conditions and identify important natural and ecological features
- Determine the nature and scale of any potential impacts generated by the Project
- Provide recommendations to avoid or otherwise mitigate these impacts
- Identify any residual impacts and their significance after implementation of the proposed mitigation.

Both ASPs focus on policies intended to mitigate the impact of development. The key wildlife mitigations are outlined below.

Education and enforcement campaign:

- Educational signs with maps of designated trails will be posted on gates that access the wildlife corridor
- Education programs will be developed through the Human-Wildlife Coexistence Technical Working Group.

Alternative recreation elements:

- Addition of new outdoor recreation opportunities (e.g., developing trails within the ASP footprint) and formalizing limited sanctioned trails through wildlife corridors
- New off-leash dog parks within the ASP footprint

Attractant management:

- Recommendations for landscaping that does not attract wildlife, including the removal of fruit trees
- Garbage, barbeque and birdfeeder management in accordance with the Town’s Bylaws.

Wildlife Fencing:

- Wildlife fencing to reduce negative human-wildlife interactions and delineate wildlife spaces from human spaces
- TSMV will initiate fencing construction before Project development, and develop from north to south
- Fencing will include gates to control access into the corridor.

Monitoring and Adaptive Management Plan:

- Continuous monitoring to address uncertainties and confirm performance of specific mitigations
- Identification metrics, targets and thresholds to permit evaluation of performance against expected outcomes.

Engagement themes	Community input	Examples of the range of verbatim input/questions
Mobility	<ul style="list-style-type: none"> • Parking/congestion issues leading to GHG emissions. • Increased populations adding to climate change • Need to mitigate traffic issues going into downtown and over the Bow River Bridge • More recreation amenities/trail systems • More connections via transit, biking and walking to other areas in Canmore • Transit system connection needed 	<p>“Transportation – How can you do that well with this size population?”</p> <p>“Development needs to accommodate walking and biking trails and other modes.”</p> <p>“Transportation connecting to downtown is important (specifically at the bridge).”</p> <p>“I am concerned about congestion—specifically at bridge.”</p> <p>“Need to reduce downtown congestion.”</p> <p>“More recreation behind Hubman's Landing.”</p> <p>“Indoor walking and jogging opportunities.”</p> <p>“Indoor recreation opportunities (non-athletic).”</p> <p>“Entertainment complex (more facilities than at Elevation Place).”</p> <p>“Field House – rec Centre.”</p> <p>“Family skating opportunities.”</p> <p>“Small footprint, more green spaces.”</p> <p>“Make sure there are peaceful, quiet areas to reflect.”</p> <p>“Create a transit system in an interesting way to move around. A gondola or something integrated.”</p> <p>“How will you work to not close mountain bike trails?”</p> <p>“Transportation is so important. Need to consider congestion to and from TSMV.”</p>

How TSMV is addressing this input through the DRAFT ASP policy direction

To achieve the overall TSMV goals and principles, it is essential to integrate the land use concepts and transportation networks. Proposing higher density built forms, such as townhomes and apartments, supports a more sustainable transportation modal split to increase walking, biking and transit over single occupant vehicle uses. Improving modal splits increases public health, reduces GHG emissions and reduces vehicle congestion. The ASPs incorporate a diverse mix of land uses with a comprehensive multi-modal transportation system through the following principles:

- A community that accommodates the daily needs of the people who will live, work and visit there
- Mix of land uses that shortens the distance between many of the uses and amenities
- Supporting the thoughtfully clustered uses will provide direct, safe and inviting networks to use for all types of travellers
- An additional network of pathways and trails will provide recreational opportunities as well as enhanced connection between neighbourhoods.

To meet the Town’s multi-modal target in 2030, both ASPs have considered transit routes in collaboration with the Town throughout the community to improve access to transit.

The Town of Canmore will work with TSMV to determine the Monitoring Program associated within the development to support the Town’s multi-modal transportation targets. Any required on-site and off-site improvements will be determined at the later stages of planning through mobility assessments done by TSMV. Where a mobility assessment indicates that the development is not performing as intended, the need for infrastructure improvements or other mitigations within the Plan area will be addressed. Some aspects of existing congestion, for example downtown on busy long weekends, may require infrastructure improvements outside of TSMV’s scope, but would be undertaken by the Town using tools like off-site levies for funding.

The compact form of the development allows TSMV to dedicate more land to open space areas. In TSV approximately 40%, and in Smith Creek approximately 15% of the land is devoted to open space and parks. TSMV will be a place for high-quality public and private recreation options that are accessible to residents and visitors. The TSV ASP proposes outdoor and indoor recreational amenities. A Resort Recreation Amenity Area is proposed to specifically enhance the recreational amenities in TSV and address the expected increase in visitors as well as reduce unsanctioned use of the wildlife corridors. In addition, no new residential building development is proposed behind Hubman landing, in response to what we heard from residents during engagement. Instead, this area will be used for steep creek mitigation to protect existing communities, and for recreational space, trail access, trail head parking or other Town facilities. An indoor recreation area looks at providing a facility that gives opportunities for recreation for a year-round destination. Providing land for a potential future field house could alleviate pressure on Elevation Place when appropriate.

Engagement themes	Community input	Examples of the range of verbatim input/questions
Economy and Commercial	<ul style="list-style-type: none"> • Clarity needed on tax rates/implications • Add new commercial space/New business opportunities needed • Access to amenities for residents • Concerns the Village could compete with downtown business 	<p>“What impact will this have on our taxes?”</p> <p>“Make sure long-term maintenance dollars are realistic (covered).”</p> <p>“Canmore is growing. If it’s done well it’s good.”</p> <p>“Increase opportunities for dining, groceries.”</p> <p>“Try to complement downtown businesses (satellite businesses).”</p> <p>“Make sure there are enough services so you don’t need to go downtown.”</p> <p>“Activities for young adults to get them out of the home (game café).”</p> <p>“Build the Village first. It’s on disturbed land that will never be developed as golf course.”</p> <p>“I’m excited to see it developed. I’d like to see it developed as the rest of Canmore.”</p> <p>“Build something useful, not just a golf course or some other waste of space.”</p>

“Don’t compete with downtown. Small businesses and coffee shops are OK.”
 “No chain stores.”

How TSMV is addressing this input through the DRAFT ASP policy direction

Favourable impact of construction including up to 2,300 jobs, and \$165 million in GDP.

TSMV proposes commercial and industrial areas to increase Canmore’s economic diversity and to accommodate services for addressing residents’ daily needs. Some details are outlined below.

TSV:

Mixed-use village centre with up to 340,000 sq ft total retail and service commercial space:

- Innovation District up to 240,000 sq ft of space for creative manufacturing, light industrial, retail, arts spaces, office, and institutional spaces
- Up to 25,000 sq ft hotel and spa district.

SC:

- Commercial area with up to 125,000 sq ft of retail and services
- Industrial area with up to 74,000 sq ft for light manufacturing, warehousing and storage, research and development, laboratories, office, post-secondary education, and indoor recreation

TSMV is offering wide range of services and amenities for residents and visitors with both ASPs, and is also moving forward on a new commercial area by the TransCanada Highway below the Stewart Creek communities (the Gateway at Three Sisters) that will include a new grocery store, gas station, restaurants, retail spaces, and more. Due to the location and character of the Village Centre, services will be complementary to the existing offerings in the Town Centre.

In addition, the ASPs outline new amenities such as:

- Space for year-round events, markets, and festivals
- Arts and cultural area
- Resort recreational amenity area
- Off-leash dog parks
- Recreational trails
- Municipal parks and land for a potential future field house
- Indoor recreation space
- Space for a K to 12 school site in the Smith Creek ASP
- Childcare centres
- Proposed new commercial space that will support anticipated population and tourism growth.

Engagement themes	Community input	Examples of the range of verbatim input/questions
Character	Maintain Canmore’s character	“TSMV needs to feel like it’s part of Canmore.” “Traditional aesthetic (look and feel) of housing, less sharp angles.” “Mountain community style of architecture should be considered. Consider the flavour of Canmore = contiguous vs. suburbs.” “Sense of community not sense of place.”

How TSMV is addressing this input through the DRAFT ASP policy direction

ASPs are intended to create a balance between new growth and protecting the mountains, streams, and wildlife that enrich the lives of residents and sustain the economy. Environmental and architectural policies are in place to maintain the mountain character of community and protect natural features.

Phase 3 Outreach: 2020: timeline, approach & summary

TSMV released Draft ASPs for Three Sisters Village and Smith Creek to the community on September 1, 2020 for the purpose of engaging with residents to seek their reaction and input on the proposed plans.

The Draft ASPs highlighted the high-level framework and policy directions that will shape the development of these final ASPs. They addressed the specific elements brought forward in previous community engagement, such as affordable housing, wildlife, land use and new commercial opportunities. In addition to the common themes, in Phase 3 we noted an increased focus on the topics of undermining (more concerns raised), tax implications (more questions), and how the development can support climate action.

Highlights from TSMV's communication and engagement activities in Phase 3 are summarized below.

PHASE 3: seek input on policy direction outlined in the Draft ASPs

Activities	Outcomes
<ul style="list-style-type: none">• Communication support for Provincial Corridor decision (and confirmed TSMV would make no further changes or additions to corridors)• Communication support to raise awareness of new provincial undermining regulations and guidelines• Briefings with Councillors• Publication of Draft ASP's and supporting reports available to the public on TSMV.ca• All new information materials and highlight report of key reports• Podcast series to help inform the public on some of the technical issues• Hosted six community group discussions to share Draft ASPs, highlight how they were shaped by community input and hear feedback (90 attended)• Hosted two open houses, for all Canmore residents to share drafts, answer questions and hear feedback (143 attended, advertised across community)• One on one meetings with community members with a great interest in the project• Post event surveys• Information sessions with Canmore Administration	<p>Further refinements to the 2020 submission of ASPs:</p> <ul style="list-style-type: none">• Addressing more affordable housing by adding a requirement for employee accommodation to retail uses; overall affordable housing spectrum increased to 20% between both ASPs• Focus on mitigations to human wildlife conflict• Policy to monitor and adjust wildlife fence design if necessary• Refinements to commercial areas that increase economic diversity• Better defined trail systems and pathways for easy mobility• MOU with Canmore & Area Mountain Biking Association (CAMBA) to support trails and education of trail use within corridors• Commitment to build purpose-built rentals• Bonusing toolkit to improve sustainability• Community design development based on town guiding policies• Provincial Area Mining Impact Overview reports for both ASPs

- Update emails to Town Council.
 - Clarified actual undermining impacts in both ASPs to provide accurate information to the community on potential impacts
 - Enhanced and improved bonusing system for better alignment to “new buildings” aspects of Canmore’s *Climate Action Plan*
 - Clarified and improved mobility plans and policies to better align with Canmore’s *Climate Action Plan*
 - Improved narrative to determine how both ASPs incorporate community design, transit, biking, and walking connections to reduce GHG emissions, reduce congestion, align to ITP targets, and align to Canmore’s *Climate Action Plan*’s transportation aspects.
-

Much of our community engagement leading up to 2020 was face-to-face. This allowed TSMV staff to directly provide information and answer questions during outreach activities. Due to the COVID-19 health pandemic, engagement moved to virtual events in 2020. TSMV aimed to reply to all comments and answer questions received at virtual events, through email, and through the online feedback form; however, the team has not been able to have the personal and deep conversations that can increase clarity quickly. TSMV lost access to what it calls “human shortcuts”. This has led to an increased investment in time and resources by TSMV to prepare and respond to input in virtual formats.

DATA SUMMARY FROM PHASE 3 ENGAGEMENT:

After reviewing all data from TSMV’s 10 community engagements opportunities (two open houses, six community group sessions, post event surveys, and the website feedback form), TSMV hired Advanis, a privately-owned Canadian market and social research firm with 30-years of innovative research experience, to independently analyze the data. Advanis categorized 680 individual comments/questions from 467 individuals.

As with previous engagement, similar themes were identified. Of the 680 individual comments and questions the breakdown is as follows:

- 26% (177 comments/questions) - wildlife, the wildlife corridor or related
- 12% (79 comments/questions) - Public cost and tax implications of development
- 10% (65 comments/questions) - Mobility (trails, public transit, parking, or related)
- 10% (69 comments/questions) - Density and population growth
- 8% (54 comments/questions) - Climate change and the environment
- 8% (55 comments/questions) - Undermining
- 6% (43 comments/questions) - Affordability (housing)
- 6% (44 comments/questions) - Economic diversification (Commercial services and related)
- 3% (20 comments/questions) - Safety and steep creeks
- 11% (74 questions/comments) - All other/general.

Wildlife:

Across all engagement, the most common theme for what we heard surrounded wildlife movement, human-wildlife interactions and the proposed wildlife fence and adaptive management. While about 60 per cent of the comments and questions concerning wildlife were categorized as negative, most comments were based on the perception that the approved corridor would not be effective, and raised concerns about adaptive management and how it will be administered into the future.

Public cost and tax implications of development:

Common comments and questions raised concerns about the tax implication of additional development and if there would be additional costs to the town and taxpayers for infrastructure and capital cost.

Mobility (trails, public transit, parking, or related):

Comments and questions related to the need to maintain or increase recreational trails in the developments and throughout Canmore. Commuter pathways for biking and walking are considered important and should link to existing pathways. A desire to not see an increase in vehicle traffic or parking issues especially over the Bow River Bridge and in the downtown area.

Density and population growth:

Comments on density largely focused on the need for smaller less expensive housing options while comments and questions around population growth were largely addressing concerns about the small town feel of Canmore and whether Canmore infrastructure could handle the additional population growth.

Climate change and the environment:

Linked to population growth, comments reflected residents' desire to see Canmore meet climate change targets set by the Town. Questions and comments mainly focused on whether increased population and building would increase overall GHG emissions in Canmore and how TSMV plans to consider Canmore's *Climate Action Plan*.

Undermining:

The theme of undermining emerged later in the outreach once TSMV engaged the broader community. Concerns and comments predominantly focused on safety and liability, should issues arise in the future. Comments often cited dated information and reports on undermining as a reference.

Affordability (housing):

Additional housing options, including more rental, Perpetually Affordable Housing, and Canmore Community Housing inventory is largely considered as needed and a positive addition to Canmore. Comments included a need for a commitment from TSMV to make sure housing options remain a priority as land gets developed. Other comments included needing to limit vacation homes and/or increase their tax rates, build more density and fewer single-family homes.

Economic diversification (Commercial services and related):

Generally, the addition of commercial services was favourably considered and as noted in the follow up report, the number-one reason residents support the developments. Concerns raised were mainly about wanting assurances that the proposed commercial areas would actually be built and questions about where commercial services would be located and if they would compete with downtown businesses.

Safety and steep creeks:

Concerns and questions about flooding and mitigation, as well as building forms in Smith Creek were raised. These represented the smallest number of questions or comments.

Feedback vs questions

Advanis further analyzed this data into two subgroups: those that provided feedback versus those that had further questions they wanted answered. The key point here is that while some people had a comment or opinion they wanted to share, many had further questions and were looking for more information about the development and/or ASPs.

- 414 feedback (61%)
- 266 questions (39%)

This stage of research confirmed, according to Advanis, there is a significant “middle” in Canmore, meaning those that either do not have a strong opinion about the developments or that have questions about what is planned. TSMV had an opportunity to increase its communication efforts following the open houses to continue providing information, and to address questions that would help this population better understand aspects of the development they are most interested in or curious about. A follow-up random telephone survey was also done after the engagement session to gauge overall success of the communication and engagement plan. Further information on that survey follows in this report on page 33.

Notable shift in the types of feedback and its tone

TSMV aimed to provide many different opportunities and ways to provide feedback. Through the analysis of the feedback an interesting observation about the tone and nature of the comments was noted. In engagements where TSMV staff or technical experts were on-hand to personally hear feedback, answer questions, or address specific concerns (e.g., open houses), feedback was generally more cordial and constructive. Feedback received through the website feedback form (where often no context was provided and no personal interactions took place), tended to be less constructive, more aggressive, and unfortunately, in some cases, defamatory.

It is also important to note that in Phase 3 of the engagement process upwards of half of all feedback was in the form of questions, with community members asking for more details about what the projects plans would be. This leads to an important aspect of our outreach efforts, as TSMV has endeavored to provide information, clear up misconceptions, and answer questions on what is planned for Three Sisters Village and Smith Creek.

Phase 3 Outcomes from 2020 Engagement: How it informed the ASPs

The following table highlights the input from the engagement sessions on the draft ASPs and how that input has shaped the 2020 ASP submissions to Town Council.

Engagement themes	Community input	Examples of the range of verbatim input/questions
Undermining	There are concerns about building on undermined lands and future risks and liabilities based on outdated information circulating in the community.	<p>“We attended Gerry Stephenson’s last mine tour before his death. He was very concerned about the risk of undermining in the TSMV golf course.”</p> <p>“How are you going to stabilize the TSMV area from the undermining issues?”</p> <p>“What entity is responsible should the undermining lead to a catastrophic collapse during or after the development is finished?”</p> <p>“How long is the developers warranty period?”</p>

How TSMV is addressing this input through the 2020 ASP submission

- There are no undermining impacts for buildings within Smith Creek ASP, the former mines in that area are located south and outside the ASP area
- TSMV recognizes the community’s concerns on undermining. Conceptual plans in the Village ASP are based upon heavily studied undermining maps, boreholes, surveys and field reconnaissance
- Almost 500 boreholes have been drilled within the Village ASP area to date, some reaching depths of over 200 metres
- The ASPs follow the newly updated, 2020 Provincial Undermining Regulations and the provincially approved 2020 Guidelines
- All undermining reports since 1997 have been subjected to formal independent third-party review by experienced professional engineers as required by the Province of Alberta
- Approximately 40% of the Resort Village ASP lands are not affected by undermining; approximately 55% of the area has undermining conditions and potential impacts that are similar to communities such as Three Sisters Ridge and Stewart Creek, the Our Lady of the Snows School, and the Stewart Creek Clubhouse; and approximately 5% of the land has steeper mined sections similar to the lands immediately around the WorldMark Hotel, and TSMV is not proposing any buildings on these lands
- An additional community Open House focused on this topic will discuss the undermining aspects of the Resort Village ASP and the engineering undertaken to address public safety (to take place in Dec. 2020).

Engagement themes	Community input	Examples of the range of verbatim input/questions
Sustainability, Transportation and Mobility	<ul style="list-style-type: none"> • Bike and walking paths linking to other areas in Canmore are needed and desired to reduce traffic (and GHGs) and improve accessibility • New developments should not contribute to climate change. 	<p>“How will you encourage visitors to use local transit or to walk and bike in Canmore?”</p> <p>“I would love to see some more integrated recreation path systems connecting to the town separate from the roads from the proposed eastern development for biking, walking, and roller-skiing.”</p> <p>“There are a lot of single-track trails in the area that are highly used, such as Lowline and Guy LaFleur, will there be any effort to preserve these? Will there be alternates sanctioned, or will they be replaced with pathways that form part of the development?”</p> <p>“Concerned about the infrastructure’s ability to support a doubling in population.”</p> <p>“Will the "green standard buildings" change the look of the existing architecture in Canmore?”</p> <p>“ASPs [should] provide more detail on building energy efficiency, to ensure consistency with the Town's <i>Climate Action Plan</i> and its declaration of a climate emergency.”</p> <p>“Like the 600,000 sq ft of pedestrian-oriented retail and commercial as well as the 188,000 sq ft of indoor recreation space...This all provides a critical mass that will provide for a vibrant and successful village development.”</p> <p>“We need to take the pressure off the downtown core and spread the ever-growing volume of tourists further around the area. This can only be a good thing for the town and its residents.”</p>

How TSMV is addressing this input through the 2020 ASP submissions

- TSMV will build multi-use trails that link/extend into currently planned or existing pathways within TSMV to existing Canmore commuter trails. TSMV will work with the Town to undertake off- site improvements to key linkages outside of TSMV lands
- TSMV has developed relationships with trail user groups to support the maintenance of existing trails and to develop new trails should the development impact current routes -- with a goal of a net increase in recreational amenities available outside the wildlife corridors for human use

- TSMV is planning communities to reduce GHG emissions, with compact design that keeps amenities within walking/biking distance (see Compact Form details table below)
- There are bonussing toolkits and incentives for builders to use increased sustainable building practices
- TSMV is working to increase awareness of the link between compact design, better transportation opportunities, and the reduction of GHG emissions.

Engagement themes	Community input	Examples of the range of verbatim input/questions
Affordable Housing / Staff housing / Seniors Housing	<ul style="list-style-type: none"> • Housing needs to be affordable • Staff housing needed for business to attract and maintain staff • Need for seniors housing. 	<p>“Affordable housing continues to be an issue for the town. Is the housing deemed affordable?”</p> <p>“It’s interesting to hear about the proposed development with no single-family homes in the ASP. This development seems very European which I agree with.”</p> <p>“History in this town, would say, unless its PAH designated, it’s not affordable and nowhere near an entry level.”</p> <p>“There are many aspects of the Draft ASP that align well with the values of Canmorites, including the need for more Perpetually Affordable Housing.”</p> <p>“I think that the amount of PAH or entry-level housing needs to be very clearly presented so people understand the benefits of the development to the community.”</p> <p>“TSMV claims it will build businesses such as restaurants and shops in the ‘Mountain Village’ but these will not be sustainable if the majority of housing built is for second homes.”</p> <p>“As a local employer (and as a long-term resident) I know we need more affordable housing which these areas provide.”</p> <p>“How do you assure the community that the proposed PAH units will be built?”</p>

How TSMV is addressing this input through the 2020 ASP submission

- As part of a suite of updated affordable options, the ASPs will require one bed (Employee Housing (EH)) for staff housing for every 5,000 sq ft of retail development. This would lead to up to 20% of residential units as affordable housing (this total was approximately 12% in Phase 3, pre-engagement)
- The current requirement is for visitor accommodation EH is approximately 55-100 beds. TSMV is providing these beds as well as committing to build an additional 200 beds in the Gateway at Three Sisters, plus the additional up to 210 beds based on one bed for every 5,000 sq ft of commercial in TSV and Smith Creek. A total

of approximately 385-510 beds, assuming four beds per unit. Requiring employee accommodation for retail is new, and a first for Canmore

- The ASP will accommodate lands for seniors housing
- TSMV will provide a minimum of 200 units (min 25/phase) of Purpose Built Rental. This commitment ties to the Town’s 2019 Needs Assessment
- ASPs include 10% of multi-residential units of PAH, both ownership and rental, plus community lands for road right of ways in Smith Creek
- Bonus incentives will result in more affordable ownership units
- The result at maximum density is potential for approximately 1,050 attainable units (affordable ownership and rental, employee housing four beds per unit, and accessory dwelling units). This represents approximately 20% of all residential units (this does not include tourist homes as they are taxed as nonresidential).

Engagement themes	Community input	Examples of the range of verbatim input/questions
Wildlife Corridor	A safe and effective wildlife corridor to reduce human-wildlife conflict and provide enough space for wildlife is important.	<p>“I am concerned that the accommodations for wildlife are not following the latest research.”</p> <p>“The corridor proposed by TSMV is not effective. The wildlife corridor science is clear that corridor is too narrow, too steep, and has very narrow pinch points.”</p> <p>“A lot of work has been done regarding the environmental sustainability of this development, specifically the wildlife corridors.”</p> <p>“Doubling of the population of the town of Canmore will increase incidence of human-wildlife conflicts.”</p> <p>“I was impressed with the thought put into the wildlife corridor and the need to exclude humans from that area, as well as with the addition of a new, better underpass with the relocation of Stewart Creek. “</p> <p>“Canmore needs to demonstrate respect to the wildlife.”</p> <p>“It is balanced [plan] and reflects the needs of the town, the environment, and the wildlife.”</p> <p>“Just to clarify: the wildlife fences around both centres are to keep people out of the wildlife corridors as much as keeping wildlife out of the townsite?”</p> <p>“Is it reasonable to think that the large projected population increase in the new</p>

development will be able to be controlled by a fence with education?”

“Why is it that the Alberta Environment and Parks approved the Smith Creek Wildlife Corridor after they had rejected an almost identical proposal back in 2018? What specific change occurred that caused them to reconsider?”

How TSMV is addressing this input through the 2020 ASP submission

- Wildlife corridors are set and approved by the Province through their wildlife experts. Part of the mitigation in the ASPs includes public education about proper use of wildlife areas
- The corridors that have been approved by the Province utilizing the latest science on animal movement and studies of the area
- TSMV plans have been developed based on Provincial approval of the corridor. The Province determined through their wildlife experts that the corridor lands designated provide enough space and provide a functional corridor
- The mitigations that are being applied are recommended by Golder and Associates, and supported by a third party review done by wildlife experts. Measures include ongoing monitoring of the success of the mitigations
- Continued education on fencing and other mitigations benefits to wildlife movement is improved in the updated ASP resulting from Phase 3.

Engagement themes	Community input	Examples of the range of verbatim input/questions
Tax Implications	Who will pay for infrastructure needed to support an increasing population; and who will pay for maintenance?	<p>“With many more residents to come, who will pay for the upgrade to allow for the thousands of new residents transiting into Smith Creek and how will this happen with the road allowances already built out?”</p> <p>“There are many aspects of the Draft ASPs that align well with the values of Canmorites, including the need for more Perpetually Affordable Housing; continuing to build out infrastructure to support active transportation (cycling and walking) and to support increased use of public transit; broadening the business tax base in Canmore; and adding more public recreation spaces - both indoors and outdoors.”</p> <p>“I was also really pleased to see that with significant tourist housing/hotels, Three Sisters Village has enough amenities to be a destination in and of itself.”</p>

“On careful reading of the Draft ASPs, I am particularly concerned about sheer scale - the broader concern relating to the potential for more than 14,000 new residents of Canmore living within the lands subject to the Draft ASP relates to infrastructure - expanded transit service; utility services (particularly water, which is under threat from shrinking glaciers); basic services such as a neighbourhood grocery store, fire hall, and similar; on-going maintenance and repairs of the recreational amenities, trails and wildlife fencing, etc. Who is running the numbers to ensure that the cost of the additional service burden on town of Canmore services will be more than covered by the increased property and business tax rolls?”

How TSMV is addressing these this through the 2020 ASP submissions

Just like all other developments in Canmore, TSMV will be providing the infrastructure needed to support the development and will continue to contribute to off-site levies should infrastructure needs outside TSMV lands exist. The utility infrastructure of the Town of Canmore, such as water and sewer, has long been planned and built for the anticipated increase in population. Maintenance is generally undertaken by the Town on what becomes Town owned infrastructure, and the Municipal Fiscal Impact Assessment report shows that the tax revenue generated by the development more than covers these expenses and is a net benefit to the Town. Development will allow the Town to diversify the tax split with more non-residential properties. Canmore is expected to maintain tax rates well below average for Alberta towns.

Engagement themes	Community input	Examples of the range of verbatim input/questions
Unit counts / density	New development will increase the population beyond what Canmore can handle.	<p>“Is there supporting research to show how the increase in Canmore population is sustainable?”</p> <p>“How does adding this much density fit in with the town's philosophy on sustainability or environmental responsibility?”</p> <p>“In this day and age of climate change and, living within a town that has declared a climate emergency, how do you justify sprawl on this scale?”</p> <p>“As a resident of a new home on Stewart Creek Close, I look forward to additional amenities in three sisters as contemplated in the village ASP.”</p>

“How does the developer plan to address the increased need for crucial infrastructure?”

“Canmore's commercial infrastructure and road capacity is already over-capacity.”

How TSMV is addressing this input through the 2020 ASP submissions

- Canmore’s build out plan is to a population of over 30,000. These developments will help Canmore grow sustainably over the next 20-30 years
- TSMVs plan for multi-modal communities and higher density addresses affordable housing, and the *Climate Action Plan* by creating better opportunities for people to walk, bike or take public transit for daily needs
- Improved incentives are included for builders to exceed current building practices for additional sustainability
- Improvements to the bonus toolkit based on feedback
- The builders in TSMV have long been an early adopter of BuildGreen building strategies.

Summary of key elements in 2020 ASP submissions:

Compact built form:

The one common element that drives many of the Draft and 2020 ASP submission objectives is a compact built form. When people live close to places where they work, play and shop—the more likely they will choose to walk, bike, or take transit, reducing GHG emissions. Density also allows for the support of commercial areas and provides for a spectrum of housing choices for a larger portion of the population. As more people live within the area, through better placement of density, we are using the land that is being developed for homes sustainably.

The mandates within the Town of Canmore’s guiding documents requires development to have a more compact urban form—using the land much more efficiently and sustainably. For example, the Housing Assessment calls for more middle housing building forms to address affordability in the town.

The Town of Canmore’s *Climate Action Plan* and associated goals influenced the overall community design and intended mitigations within ASP policy and supporting studies to help TSMV to be a partner in plotting a sustainable path forward for new development in Canmore. Incorporating a variety of building forms and spectrum of housing types that accommodates diverse household compositions and income levels supports this plan.

Transportation emissions are the second largest action item in in the *Climate Action Plan*, can only be reduced by moving to more compact development with increased mobility options Creating a compact, walk-able and bike-able neighbourhood with a mix of land uses, is the approach used in the ASPs to reduce transportation associated emissions, investments in related infrastructure and per capita GHG emissions

The *Climate Action Plan* also informed the approach to the Bonussing Toolkit that will provide clear incentives for further improving Canmore’s building practices above the current (and evolving) National and Provincial building codes and mandates. The intent of the updated land use concepts and policy approaches in both ASPs was to better align to Canmore’s goal of leading in the area of green building

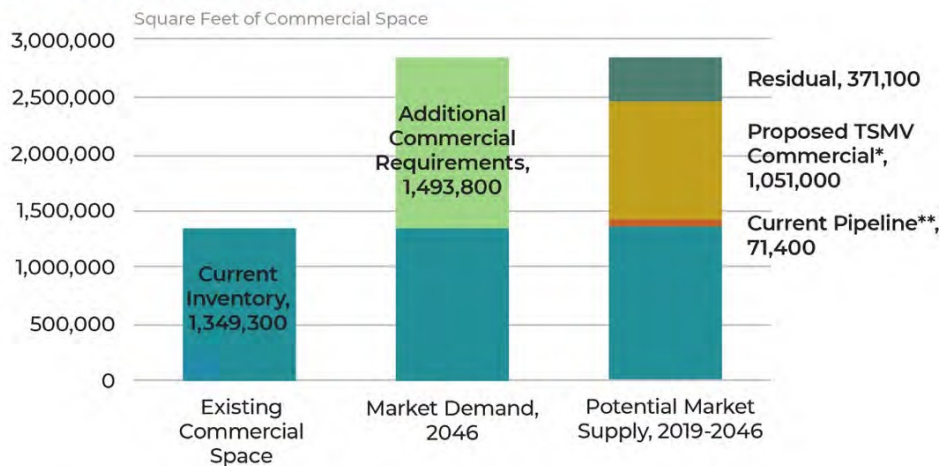
and climate change mitigation and adaptation for future builds as much as possible within the Town’s regulatory purview.

Canmore’s Economic Development Strategy:

TSMV proposed developments, Three Sisters Village and Smith Creek, present an opportunity for Canmore to grow sustainably and address future needs for commercial services and a more diversified tax base.

TSMV hired Altus Group to complete a Commercial Market Needs Assessment for Three Sisters Mountain Village. The purpose of the assessment was to better understand whether there would be a future market demand for the proposed development and its impact. This study affirmed that Three Sisters Mountain Village can support its own critical mass of retail and commercial services, complementing the services available in downtown Canmore.

Commercial Revitalization
Market Supply and Demand, Commercial Space,
Town of Canmore, 2019-2046



Note: Figures rounded to the nearest 100 square feet

Source: Altus Group

** Assumes full built-out of TSMV by 2046*

*** Currently under construction or approved*

According to supporting studies completed by Nichols Applied Management, this project represents an opportunity for the Town to grow in a fiscally sustainable manner and create positive economic benefits. Key drivers include: commercial and light industrial land, which allows for the growth of local companies; housing and commercial building; increased population making Canmore more appealing to new services and retailers; a diversified tax base; and developers responsible for on-site infrastructure and paying costs to upgrade the capacity of Town services through off-site levies.

Annual Economic Impacts of Construction

Impact Category	Gross Domestic Product (\$ millions)	Labour Income (\$ millions)	Jobs
Direct	90	55	720
Indirect	45	30	1,255
Induced	30	10	325
Total	165	95	2,300

Phase 4: Communication following engagement on Draft ASPs: Reinforce how input has informed the plan and marketing efforts to leverage project support

At this final stage of communication and engagement, TSMV identified three goals:

1. Seek out those who still have questions about the proposed developments and provide easy to understand answers
2. Communicate the benefits of both ASPs in terms of addressing issues important to the community (e.g., completed wildlife corridor, affordable housing, undermining, sustainable planning, enhanced transportation networks, etc.)
3. Solicit support for the project prior to first reading.

PHASE 4: Reinforce how input has informed the plan

Activities

- Data analysis of all community input completed by third party to understand any remaining communication gaps
- Developed robust FAQ document to respond to outstanding community questions
- Ads on how input shaped ASP submission
- Ads on key topics receiving the most questions
- Posting of all supporting reports as they are approved
- Additional information sessions on steep creeks/undermining
- Presentation to approximately 120 BOWDA members (Nov. 12, 2020)
- Development and sharing of What We Heard Report.

Outcomes

- Themes of Undermining and Climate Change became more prevalent (led TSMV to host another information session on Undermining & provide more information about how sustainability policies can support additional climate action)
- Additional refinements in the 2020 ASP submissions for: Employee housing, density bonussing, mobility/transportation and links to *Climate Action Plan* Goals.

Our approach was to:

1. Prepare FAQs based on the most commonly asked questions and use this content to identify the most relevant content for the community to share through print publications
2. Survey community to determine effectiveness of communications to date (e.g., awareness of project; as well as the level of support or opposition) and use data to refine communication materials
3. Continue to create and share information materials that provide accessible facts and information related to the ASPs and the supporting technical studies that informed them and make it clear how community input during the “Draft ASP stage” informed the 2020 ASP submissions
4. Use virtual platforms to:
 - o Keep Town of Canmore planning & communication teams in the loop on this final stage of information sharing
 - o Engage Councillors in one-on-one discussions to understand the remaining questions they have
 - o Continue to meet one-on-one with community leaders
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Community Awareness Survey Results

Following the engagement period, TSMV wanted to understand the effectiveness of its communications approach to date. To inform the communication strategy for Phase 4, Shift Consulting, TSMV’s Communications team, hired a professional third-party organization, Advanis, to conduct important and independent research.

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The survey supported previous analysis that there is a significant “middle” in Canmore (i.e. people who neither support nor oppose the developments). While many individuals provided more than one comment, question, or concern that could cover numerous topics, people’s *overall support* for the project is aligned to their view it will provide future growth and economic diversification, more affordable housing, lead to new infrastructure, a functional wildlife corridor and fencing plan, lead to tax/cost benefits and add more parking and multi-use trail connections. However, those who *oppose* the development, do so predominantly because of wildlife corridor and fencing concerns, too much growth, undermining and infrastructure concerns. These conclusions further support what we heard from the community during our most recent engagement. As TSMV continues its public outreach it will focus on:

- More education around the science, mitigations and positives outcomes of the provincially approved corridors
- Economic development and diversification aligning with Canmore's goals for sustainable growth
- Education of new engineering and planning regulations that mitigate risks for developing on undermined lands
- Improved communication on how the 2020 ASP submissions align with and support Canmore's *Climate Action Plan*.

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TSMV's Communications Strategy Summary

For the development of the 2020 ASP submission, communication and engagement dates back to hosting open houses in 2015 and the establishment of Smith Creek Community Advisory Group and subgroups that would inform the 2017 ASP planning process and submission. Following 2017 feedback from Canmore Town Council that TSMV needed to better articulate its vision tied to community needs and finalize its corridor connection, Three Sisters Mountain Village enhanced its approach to communication and engagement. Council also recommended submitting both ASPs, for Smith Creek and Three Sisters Village, at the same time so the Town could get a better overall picture of the two developments and how the wildlife corridor connections would work. TSMV put their Smith Creek submission on hold.

In 2018, with a better understanding of the communication and engagement Council was seeking, TSMV initiated a listening tour to better understand the gaps that existed in the 2017 ASP submission process. After interviewing community influencers with planning experience as well as other interests (e.g., climate and the environment, undermining, wildlife, etc.) and affordability, we also met one on one with Town Councillors. This led TSMV to build a more robust communication and engagement strategy that would see the team regularly engage with individuals and groups in the community who could share ideas as well as ongoing input and finally, react to refinements to the proposed plans as the concepts and policies were being developed. The following goals and strategies were developed to create a structure for the additional three years of engagement work.

Goals

1. Share the vision for Canmore's Three Sisters area (a vision that resonates with TSMV, the community, Council/Town of Canmore Administration and other stakeholders), receive feedback and refine to reflect community input
2. Create greater understanding of the purpose of an ASP and the process to develop it
3. Build trust and understanding by engaging in discussions to gather community insight
4. Be clear about how and when input can inform the development of the ASP
5. Be transparent about how community input was used – and if it wasn't, why.

Strategy

1. Listen and encourage more input on what the community wants this development area to encompass
2. Increase transparency around the ASP process by making information accessible in a range of formats, and providing plain language access to studies and background material that would increase understanding of what is being proposed
3. Find more ways to meet with a broad cross section of the community and hear diverse viewpoints
4. Share updates on what input was provided and how it informed the ASP.

Principles for engagements:

- Equal airtime and equal opportunity for anyone to provide input
- Help bring forward viewpoints from anyone wanting to provide feedback
- Translate ASP content into information community can understand and create greater clarity on what is planned and why (how the supporting studies shaped the ASPs)
- Make it clear how input led to any refinements to 2020 ASP submissions.

Phase 1 Outreach: 2015 to 2017: timeline, approach & summary

KEY COMMUNICATION MILESTONES AT-A-GLANCE

PHASE 1	
Activities	Outcomes
<ul style="list-style-type: none"> • 2015 hosted Open House on Smith Creek • Established Smith Creek Community Advisory Group (CAG) • Established subgroups to CAG to focus on key topic areas, such as the Resort Centre • Met with environmental groups, recreation groups, service groups (5 sessions) • Hosted community conversations to discuss land use concept (11 sessions) • Ongoing meetings with Town of Canmore Administration to re-think concept, develop new Terms of Reference. 	<ul style="list-style-type: none"> • Themes that emerged through engagement included land use/wildlife/affordability/commercial (NOTE: these are similar themes identified in 2018 to 2020 engagement) • A refined/updated vision for Smith Creek and Three Sisters Village (leading to an amendment to the “Resort Centre” ASP) • Hubman residents sought certainty around uses behind their homes and expressed high interest for recreational use.

Phase 1 involved public engagement for Smith Creek and Three Sisters Village areas that dates back to 2015, when TSMV launched its first open house to kick-off the initial engagement and raise awareness of the ASP process within the community. In June of that year, a Smith Creek Community Advisory Group (CAG) was formed. CAG represented a cross-section of the community and monthly meetings were led by an experienced facilitator.

In the early stages of engagement, opportunities for broader public participation in the ASP process included open houses, workshops, social media outreach, and PlaceSpeak, an online engagement tool. Council also received periodic updates. These public meetings were another opportunity for the community to stay involved and informed about the process.

The next stages of outreach in late summer and fall of 2015 focused on developing a draft Conceptual Plan and vision for the Smith Creek development. Six CAG and subgroup meetings, site tours, three workshops, and two open house sessions were held. Based on input and feedback, TSMV began to develop a draft Conceptual Plan. The draft vision for the development was also closely aligned with the future objectives set by the Town of Canmore.

Through to June 2016, TSMV refined the draft Conceptual Plan for the Smith Creek ASP. Further refinement included technical reviews of steep creeks, grading, transportation, and the mix of land uses related to the needs of the Town. The review included early work on recreational opportunities and wildlife mitigation strategies based on learnings from the most recent research.

It was at this stage when public interest themes started to become clear. When talking about these developments, community member interests were largely categorized in the themes of:

- **WILDLIFE** (human wildlife conflict, protecting wildlife movement, and discussions about fencing)

- **AFFORDABILITY** (could new developments help with housing and affordability options in Canmore)
- **LAND USE** (need for walkable neighborhoods and connections to the rest of Canmore)
- **COMMERCIAL** (the need for more commercial opportunities).

It should be noted that the themes that emerged in 2015 have not changed significantly over the course of engagement; however, you will read later that undermining questions and climate change actions become more prevalent after the Draft ASPs were shared in September of 2020.

Outcomes of the 2015 through 2016 engagement, and development of the Conceptual Plan, included a refined vision for Smith Creek and led to a concept for Three Sisters Village. This supported the vision for Canmore's larger goals and how they connected with surrounding developments. This led to TSMV's decision to apply for an amendment to the Three Sisters Village (then referred to as the Resort Centre). When the submission was refused, TSMV began work on both ASPs with a plan to be submitted at the same time as per Council's request. This approach was meant to provide Canmore with a deeper understanding of the full picture of the developments and the interconnectedness of the two areas.

Next steps included a collaborative process focused on seeking feedback on TSMV's plans for the two areas and refining the draft Conceptual Plan and policy that was developed earlier. CAG continued to meet regularly, and further engagement activities were held with Parks Canada and Alberta Parks, wildlife interest groups, recreational user groups, and Hubman Landing residents.

At the end of this engagement, the Conceptual Plan, the proposed mix of uses for Smith Creek, the proposed trail systems, and recreational amenities were better defined. Wildlife corridors and human-wildlife interactions were flagged as an issue people were interested in and wanted to know more about. These discussions informed the development of the Environmental Impact Statement (EIS) that would be required for the ASP application and importantly, informed the Provincial approval of the wildlife corridor in 2020 —the last requirement of the NRCB decision regarding wildlife corridors.

In addition to the EIS, many other supporting studies were refined at this stage, including a Transportation Impact Assessment, Preliminary Steep Creek Hazard Report, Stormwater Management Plan, and Municipal Fiscal Impact Assessment.

In 2017, TSMV brought forward the Resort Centre ASP amendment to council. A decision not to go to first reading was based on feedback from Council that TSMV needed to better communicate their vision for the entire project of TSMV before amending and resubmitting the ASP. Following this outcome, TSMV began to work with Town of Canmore Administration to develop a new Terms of Reference (TOR) that would help TSMV better articulate the vision for its land. On October 2, 2017, a Terms of Reference was approved and would shape the development of the two revised Area Structure Plans for Smith Creek and the Village.

Phase 2 Outreach: 2018 to 2020: timeline, approach & summary

PHASE 2: inform the community on ASP process; create clarity on the approval process

Activities	Outcomes
<ul style="list-style-type: none">• Listening tour in 2018 to identify communication gaps that led to enhanced engagement strategy development• In 2018 developed new website with a greater focus on ASPs• Developed graphic materials to support and better explain what an ASP is and what guides its development• Launched TSMV e-newsletter and social media channels• Proactive outreach to community through nine tailored outreach activities (e.g., pop-up's, presentations, etc.) to talk about the development process• Monthly meetings with Town Administration and workshop sessions focused on broader community issues• Initiated regular updates to Town Council on engagement process, and overview of how community input is informing planning.	<ul style="list-style-type: none">• Over 340 comments recorded and analyzed• Refinement of Vision for Three Sisters Village and Smith Creek• Confirmed the key themes we heard were important to the community (Affordability, Wildlife, land use, commercial)• Planning focus adjusted to address key themes in developing the Draft ASPs.

As TSMV entered this new ASP process, it worked to make the vision and principles clear for Three Sisters' Village and Smith Creek lands. TSMV used insight from Phase 1 to develop and initiate its Phase 2 Community Engagement Plan and coordinated a series of outreach opportunities. The intent at this stage of engagement was find new ways to connect with a cross section of community members by meeting them in locations they frequent and through activities they are traditionally involved with. The concept for this approach was to “go where Canmore community members are” to solicit broad input from many community members on an updated draft vision and principles. Highlights from TSMV’s communication and engagement activities are summarized above and below.

Engagement pop-ups

In 2018, TSMV set up an information booth in various public locations, where it was able to have longer conversations with a broad cross-section of the community. Community engagement “pop-up” booths were hosted at events and locations that spanned community interests.

TSMV used social media, its website, and paid advertising in the Rocky Mountain Outlook two weeks in advance to promote these engagements. It also heavily relied on being in busy places at busy times to intercept and engage with as many people as possible.

Attending and presenting at community-based public meetings

To provide in-depth planning updates and hear feedback from community groups, the TSMV team also attended or hosted sessions through Canmore Rotary, BOWDA and with the Canmore Seniors Association.

Regular communication with Town of Canmore Administration

To engage members of Town Administration to share expertise to create a common understanding of the vision and principles, as well as key planning elements to inform early ASP planning, and hear regular feedback along the way, TSMV's team:

- Participated in regular weekly, bi-weekly, and monthly meetings
- Hosted several workshop sessions to develop solutions focused on broader community issues.



FIGURE 1: Town of Canmore Administration and TSMV work together to create own concept maps.



FIGURE 2: Participants discuss the spatial relationship between different land uses within their concept.

Enhanced communication to Canmore Town Council

To keep Canmore Council in the loop on engagement activities and how input was shaping ASP planning, the TSMV team attended the following meetings:

- **November 13, 2018:** Key themes from public engagement conversations—affordability, mobility, viable wildlife corridors, and more—were shared with Canmore Town Council. In addition to a draft What We Heard Report, elected officials were provided with an update on coinciding Land Use Concept conversations held between TSMV planners and Town Administration.
- **January 22, 2019:** TSMV provided Canmore Council’s Committee of the Whole with a summary of the What We Heard Report and how this feedback will be considered in the ASPs. Planners shared how they are thinking about key community issues, using affordability as an example. TSMV also provided an update on the ongoing planning process, including Land Use Concept conversations with Town Administration and continued discussions with technical stakeholders.
- **June 16, 2020:** Following the establishment of the Smith Creek Wildlife Corridor and updated undermining regulations, TSMV presented highlights and conceptual maps of each area with descriptions of key attributes.
- **In April/May 2020:** TSMV met with most Council members to provide an update on the Draft ASP timing, next steps, and to get a better sense of expectations on engagement.

Development of an easier to navigate website (TSMV.ca)

In 2018, TSMV redeveloped its website, putting more focus on providing the community with access to key planning considerations and information about future development timelines in preparation for the ASP submission. The intent was to create a site that was easier to navigate, so community members could find what they were looking for faster and provide feedback simply. Since then, TSMV.ca has been updated regularly with information pertaining to the ASP development process and community outreach activities.

The launch of a regular TSMV electronic newsletter and social media channels

To keep community members who wanted more up-to-date information, TSMV launched an electronic newsletter to put ASP process work in focus and better describe TSMV’s ongoing efforts. TSMV also increased activity on its Facebook page to promote key information and learning opportunities.

Phase 3 Outreach: 2020 timeline, approach & summary

In Phase 3 of engagement, TSMV established three goals:

1. Equal airtime and equal opportunity for anyone to provide input
2. Help bring forward viewpoints/support from the whole community
3. Translate ASP content into information the community can understand and create greater clarity on what people CAN input on (e.g., no more changes to wildlife corridor)
 - a. Make it clear how input led to any refinements to the 2020 ASP submissions.

Our approach was to:

1. Create and share new information materials to provide accessible facts and information related to the Draft ASPs and the supporting technical studies
2. Make it easy for residents to provide feedback on the Draft ASPs
3. Use virtual platforms to share more detail on the Draft ASPs and how they have been shaped by public input to date. Specifically:
 - o Keep Town of Canmore planning & communication teams in the loop on ASP communication and engagement plan
 - o Engage Councillors in one-on-one discussions to understand the questions they have and attend Council meetings as a delegation to share the ASP engagement plan
 - o Meet one-on-one with influencers
 - o Meet with engaged community groups to share Draft ASP highlights
 - o Host town-wide open houses to raise awareness of Draft ASP content and seek input; include topic-related breakout discussions to allow for informed input and dialogue with subject matter experts
4. Leverage all traditional tactics to reach broader community (e.g., social media, web, media relations, advertising etc.), and innovate to reach audiences not traditionally connected with (e.g., podcast series).

PHASE 3: seek input on policy direction outlined in the draft ASPs

Activities	Outcomes
<ul style="list-style-type: none"> • Communication support for Provincial Corridor decision (and confirmed TSMV would make no further changes or additions to the corridor) • Communication support to raise awareness of new provincial undermining regulations • Briefings with Councillors • Publication of Draft ASP's and supporting reports available to the public on TSMV.ca • All new information materials and highlight report of key reports • Podcast series to help inform the public on some of the technical issues • Hosted six community group discussions to share draft ASPs, highlight how they were shaped by community input and hear feedback (90 attended) • Hosted two open houses, for all Canmore residents to share drafts, answer questions and hear feedback (143 attended, advertised across community) • One on one meetings with community members with a great interest in the project • Post event surveys • Information sessions with Canmore Administration • Email updates Town Council. 	<p>Refinements to the 2020 ASP submissions:</p> <ul style="list-style-type: none"> • Addressing more affordable housing by adding a requirement for employee accommodation to retail uses overall affordable housing spectrum increases to 20% between both ASPs • Focus on mitigations to human wildlife conflict • Policy to monitor and adjust wildlife fence design if necessary • Refinements to commercial areas that increase economic diversity • Better defined trail systems and pathways for easy mobility • MOU with Canmore & Area Mountain Biking Association (CAMBA) to support trails and education of trail use within corridors • Commitment to build purpose-built rentals • Bonusing toolkit to improve sustainability • Community design development based on town guiding policies • Provincial Area Mining Impact Overview reports for both ASPs • Clarified actual undermining impacts in both ASPs to provide accurate information to the community on potential impacts • Enhanced and improved bonusing system for better alignment to “new buildings” aspects of Canmore’s <i>Climate Action Plan</i> • Clarified and improved mobility plans and policies to better align with Canmore’s <i>Climate Action Plan</i> • Improved narrative to determine how both ASPs incorporate community design, transit, biking, and walking connections to reduce GHG emissions, reduce congestion, align to ITP targets, and align to Canmore’s <i>Climate Action Plan’s</i> transportation aspects.

Town of Canmore/Council updates

As referenced earlier in this report, TSMV met regularly with Town Administration and Council to keep them up to date on progress and get feedback along the way. For example, following the Provincial announcement of the approved Smith Creek Wildlife Corridor and updated undermining regulations, TSMV gave a presentation at the virtual Committee of the Whole meeting on Tuesday, June 16, 2020.

TSMV shared highlights and conceptual maps of each area, plus descriptions of the key attributes of the Draft ASPs and a high-level summary of how they were informed by public input.

Development of updated information materials

To give people the opportunity to learn more about the Draft ASPs, and the supporting studies that helped inform them, TSMV posted the Draft ASPs, all available and supporting reports accepted by the Town, and designed easy to understand report summaries to help inform the community on the Draft ASPs and what shaped them.

Making information accessible

To give the community opportunities to ask questions and provide feedback on their own time and outside the formal outreach sessions, TSMV added a feedback form on TSMV.ca (180 entries received). Each entry was responded to; TSMV either answered questions submitted or provided additional information on comments or concerns. Inputs from the form were categorized and are included in the analysis of data results in this report. FAQs were also created, posted online, and disseminated through communication channels.

Social media to extend reach

To increase reach to Canmore residents who are active on social media, TSMV used Facebook to help promote outreach and direct people to the TSMV website for more information. Posts covered subjects such as the approved wildlife corridor, the public release of the Draft ASP's, promotion of the TSMV Podcast Series, online open houses opportunities, and important website updates (e.g., the addition of the Community FAQ section). For promotion of the open house events, geo-targeted paid promotions were used to boost posts to reach more residents.

Development of a podcast series

Because of the scale of this project, TSMV wanted to find unique and non-traditional ways to reach a cross-section of Canmore residents. Introducing a podcast series offered an additional means of communication to inform interested residents on some of the more complex issues related to ASP development. To our knowledge, this series is first-in-kind by any developer. The podcast series, *Building Communities*, featured subject matters experts that contributed to the supporting reports used to help inform the Draft ASPs. There are currently three episodes of the *Building Communities* podcasts available on the TSMV.ca website and SoundCloud:

- [EPISODE 1](#): Understanding the Land Use Planning Framework in Alberta and Canmore
- [EPISODE 2](#): Sustainability and the Environment: A Common Future
- [EPISODE 3](#): Connectivity and Mobility

Virtual forums to discuss Draft ASP content

Prior to the release of the Draft ASPs in July and August 2020, TSMV held six 90-minute online discussions with community groups.

These sessions were an important part of the planning process as TSMV was able to provide an overview of the policy direction to be included in the Draft ASPs and hear very specific input. Feedback and questions helped modify content in the Draft ASPs to make information more clear and to prepare for the broader community Town Hall sessions.

For the community group engagement, TSMV invited community groups and like-minded individuals together in targeted sessions where issues important to those groups could be discussed in greater detail, giving TSMV deeper insights to help shape the final ASPs. Although this approach was important to get the detail needed to refine the ASPs, the data was pooled for the purpose of analysis to properly represent the broader views of the community.

Session overviews:

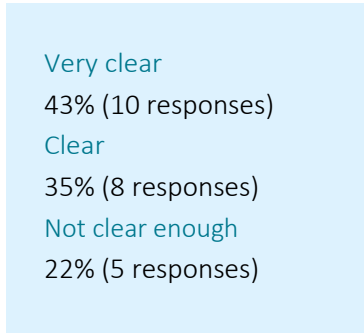
DRAFT ASP Community Outreach

Small group webinar participation summary and Q&A

July 23, 2020, Trail Users and NGO's	July 27, 2020, 9 a.m. – Canmore Seniors	July 28, 2020, Business Interest Groups	July 28, 2020, Arts & Culture Interest Groups	July 30, 2020, Canmore Young Adults Network (CYAN)	August 27, 2020, members of the Smith Creek Canmore Advisory Group (CAG)
20 attendees 30 questions raised and answered	22 attendees 14 questions raised and answered	35 attendees 19 questions raised and answered	6 attendees 16 questions raised and answered	7 attendees 22 questions raised and answered	4 attendees All questions were verbally asked and answered, so no polling data is available below

Post Event Follow-Up Survey Question

Q: The intent of these small group outreach sessions was to hear your questions and input related to the two Area Structure Plans. Lots of good questions were shared by participants and we want to make sure we answered the questions clearly. How would you rate the answers provided?



Virtual Open Houses

In early October 2020, TSMV hosted two three-hour virtual sessions attended by a total of 143 community members. These open houses were accessible to all Canmore residents who were interested in learning more and sharing their input on the Draft ASPs. These sessions involved presentations by TSMVs planning team and third-party experts responsible for the supporting studies and reports that informed the Draft ASPs. Open house sessions covered an overview of the two Draft ASPs and included in-depth sessions on affordable housing and economic diversification, wildlife and environment, and land use and mobility. The sessions were recorded, and one is posted on the TSMV website for others that could not attend either open house.

To ensure the most valuable input, participants were asked to read the Draft ASPs or areas of specific interest before attending.

These sessions were an important part of the planning process and were promoted in the following ways:

- **TSMV NEWSLETTER** – distribution to 1,200 people
- **WEBSITE** – updated information posted regularly
- **SOCIAL MEDIA** – promoted Facebook posts – over 9,200 people reached and 650 post engagements
- **ROCKY MOUNTAIN OUTLOOK** – quarter page ads ran for two weeks prior to the Open Houses
- **MOUNTAIN FM** – 65 ad spots (15 seconds each) ran in the week leading up to the Open Houses.

Phase 4: Communication following engagement on Draft ASPs: Reinforce how input has informed the plan and marketing efforts to leverage project support

At this final stage of communication and engagement, TSMV identified three goals:

1. Seek out those who still have questions about the proposed developments and provide easy to understand answers
2. Communicate the benefits of both ASPs in terms of addressing issues important to the community (e.g., completed wildlife corridor, affordable housing, undermining, sustainable planning, enhanced transportation networks, etc.)
3. Solicit support for the project prior to first reading.

PHASE 4: Reinforce how input has informed the plan

Activities	Outcomes
<ul style="list-style-type: none"> • Data analysis of all community input completed by third party to understand any remaining communication gaps • Developed robust FAQ document to respond to outstanding community questions • Ads on how input shaped ASP submission • Ads on key topics receiving the most questions • Posting of all supporting reports as they are approved • Presentation to approximately 120 BOWDA members (Nov. 12, 2020) • Additional information sessions on steep creeks/undermining • Development and sharing of What We Heard Report. 	<ul style="list-style-type: none"> • Themes of Undermining and Climate Change became more prevalent (led TSMV to host another information session on Undermining & provide more information about how sustainability policies can support additional climate action) • Additional refinements in the 2020 ASP submissions for: Employee Housing, Density bonussing, mobility/transportation and links to <i>Climate Action Plan</i> Goals.

Our approach was to:

1. Prepare FAQs based on the most commonly asked questions and use this content to identify the most relevant content from the community to share through print publications
2. Survey community to determine effectiveness of communications to date (e.g., awareness of project; as well as the level of support or opposition) and use data to refine communication materials
3. Continue to create and share information materials that provide accessible facts and information related to the ASPs and the supporting technical studies that informed them and make it clear how community input during the “Draft ASP stage” informed the 2020 ASP submissions
4. Use virtual platforms to:
 - a. Keep Town of Canmore planning & communication teams in the loop on this final stage of information sharing
 - b. Engage Councillors in one-on-one discussions to understand the remaining questions they have
 - c. Continue to meet one-on-one with community leaders
 - d. Continue to meet with representatives of engaged community groups to share ASP highlights
 - e. Host town-wide open houses to further discuss undermining and steep creek approach (since studies were not available during the final public engagement period)
5. Increase the frequency of traditional tactics to reach broader community (e.g., social media, web, media relations, advertising etc.), and innovate to reach audiences we have not traditionally been able to connect with (e.g., podcast series).

Community Awareness Survey Results

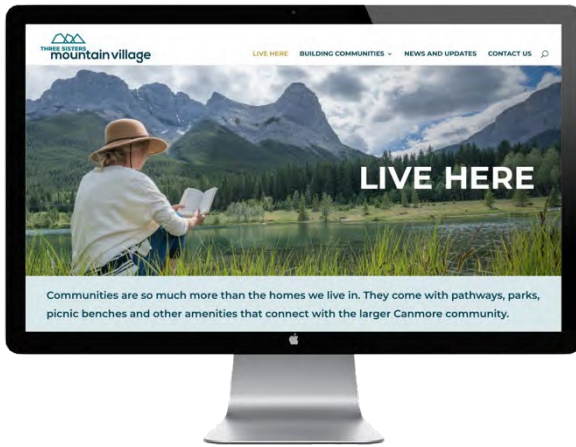
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- More education around the science, mitigations and positives outcomes of the provincially approved corridors
- Economic development and diversification aligning with Canmore’s goals for sustainable growth
- Education of new engineering and planning regulations that mitigate risks for developing on undermined lands
- Improved communication on how the 2020ASP submissions align to and support Canmore’s *Climate Action Plan*.

Promoting outreach and communication



TSMV Website, tsmv.ca

In 2019, TSMV redeveloped its website, putting more focus on providing the community with access to key planning considerations and information about future development timelines in preparation for the ASP submission. The intent was to create a site that was easy to navigate, so community members could find what they were looking for faster, easily learn more about how TSMV is community building, and provide feedback simply. In this phase, TSMV.ca was updated regularly with information pertaining to the ASP development process and community outreach activities with a dedication of the home page to the ASP process.

Open House promotion on tsmv.ca

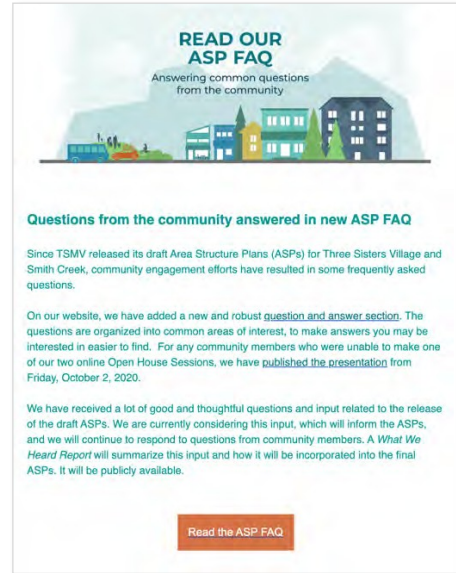
In the weeks leading up to the community Open Houses, TSMV.ca featured a banner across all its webpages for maximum profile and so community members could click, and easily find information a where to register.



The launch of a regular TSMV electronic newsletter and social media channels

To keep community members who wanted more information up to date, we launched an electronic newsletter to put ASP process work in focus and better describe TSMV’s community building efforts. We also launched TSMV’s social media channels, which allowed us to promote key information and learning opportunities.

An e-Newsletter, with a distribution of 1,200 people, was used to regularly update subscribers with the latest news, information and outreach updates from TSMV. Regular updates were sent whenever new information about the ASP process was available.



Advertisements

In preparation for the two community Open Houses, TSMV ran a quarter page ad in the Rocky Mountain Outlook for two weeks leading up to the events.

To support advertising for the Open Houses, TSMV purchased ad spots on local radio, Mountain FM. The 15 second ad ran 65 times in the week prior to the events.



THREE SISTERS MOUNTAIN VILLAGE WANTS TO HEAR FROM YOU

We are looking forward to hearing your feedback on our draft Area Structure Plans (ASPs) for Three Sisters Village and Smith Creek.

We are hosting virtual sessions open to all Canmore residents who would like to learn more and share their input.

October 1, 2020 | 6 p.m. to 9 p.m.
October 2, 2020 | 10 a.m. to 1 p.m.

AGENDA	Oct. 1	Oct. 2
General ASP overview and feedback	6 p.m.	10 a.m.
Affordable housing & economic diversification	7 p.m.	11 a.m.
Environment & wildlife	7:45 p.m.	11:45 a.m.
Land use & mobility	8:30 p.m.	12:30 p.m.

This is a three-hour session. We recommend participants join for the first hour and stay or come back for the topics that interest you.

Please register at tsmv.ca to receive your link to this virtual session or email us at info@tsmv.ca for a telephone dial in number.

For more information:
tsmv.ca | info@tsmv.ca

THREE SISTERS mountain village

Social Media

TSMV used Facebook to help outreach during the engagement process. Posts promoting the Open Houses were boosted and reached 9,200 people with 650 post engagements.



COMMUNITY INFORMATION CAMPAIGNS

Throughout the engagement process TSMV has been hearing questions from people wanting to know more about the project. It was also identified that there was misinformation being circulated in the community about the project, what is being proposed and mitigations for safe development. Many people with questions or concerns were referencing outdated information or misinformation circulated on social media. In an effort to continuously provide information about the projects in ways that community members can easily access, and in language that is understandable, TSMV has launched an ongoing information, education and awareness campaign.

Podcast series

As a tactic to help Canmore residents better understand the complicated ASP process, TSMV launched a podcast series to interview topic area experts. Three episodes have been released on Land Use Planning, Sustainability and the Environment, and Connectivity and Mobility.



Rocky Mountain Outlook Ads

Generally, at two-week intervals, TSMV has placed two-page ads (centre spread) in the Rocky Mountain Outlook newspaper. Each ad focuses on a different aspect of the ASP's and centres around the main themes that have come up in community engagement. The ads are visual, written in plain language, and are designed with TSMV graphics. Ads have included: economic benefits of the projects; human-wildlife

conflict mitigations, corridors, and adaptive management; and overall, all highlights of what is being proposed for both ASP areas.

THE HIGHLIGHTS OF COMMUNITY BUILDING IN THREE SISTERS MOUNTAIN VILLAGE

Three Sisters Mountain Village (TSMV) will soon submit two Area Structure Plans to the Town of Canmore. This project is driven by a strong vision of environmental stewardship and conservation strategies that allow humans to live next to wildlife in more peacefully shared landscapes.

A more sustainable future will require more compact urban living, a variety of housing types, alternatives to automobile use, and innovative and efficient ways to reduce energy use and waste. TSMV sees many benefits to this development, which will grow with Canmore over the next 20 to 30 years.

Three Sisters Village
A major economic engine for Canmore, the Village will be a destination for residents and guests. It will be a place of coming and going—home to long-term residents and short-term visitors who want access to resort-like amenities as well as a lively, pedestrian-friendly village that hosts festivals and cultural activities. In this community anchored by hotels and surrounded by the amenities of a mixed-use village, you'll also find residential homes, indoor and outdoor recreation opportunities, restaurants, retail, health and wellness services, and an innovation hub that epitomizes Canmore's entrepreneurial spirit.

THREE SISTERS VILLAGE
There are a range of unique open spaces and activity hubs in the Village. This type of open-space development will land itself on an extensive off-creek trail, walking and trail network, with connections to a range of activities expected to a variety of user groups.

Smith Creek
This neighbourhood will become an established community in Three Sisters Mountain Village. It will incorporate design features intended to promote inclusiveness and connection. Imagine trails, parks, and pavilions that draw this close-knit community together year-round. Smith Creek will serve Canmore by providing housing options for a range of income levels and a small commercial centre with all the conveniences and essential services needed for daily living. It will strengthen Canmore's position as a highly-desirable place to live, work, play, and raise a family.

SMITH CREEK
Yellow areas illustrate to be placed in alignment with open-space development principles. Red areas are for future economic diversification and to provide Canmore with much-needed industrial land and commercial amenities.

Highlights

- 1 Parks and recreation opportunities:** The ASPs provide municipal parks (dog parks and trails), land for indoor and outdoor recreation areas (e.g., running track, climbing walls, etc.) geared toward residents and guests. **Up to 40% of Three Sisters Village and about 10% of Smith Creek is devoted to open space and parks.**
- 2 Smith Creek has a school site** that can accommodate a future kindergarten to Grade 12 school with playing fields.
- 3 A well-planned wildlife corridor** which includes fencing, community education, adaptive management, and the creation of new recreational activities (such as mountain biking) outside the corridor. This will help reduce conflict between humans and wildlife and maintain a functioning corridor for animals. Monitoring and adaptation will occur to ensure mitigation strategies are effective.

Annual Economic Impacts of Construction

	Construction	Operational	Total
Jobs	50	50	100
Revenue	48	38	86
Income	30	10	40
Tax	10	50	60

ECONOMIC DIVERSITY AND DEVELOPMENT:
TSMV's development is planned to meet Canmore's future market supply and demand based on re-evaluating a Commercial Market Needs Assessment done by Abou Group and informed by Town of Canmore policy direction. The project will improve Canmore's municipal fiscal sustainability by shifting non-residential values from 18% to 28% of Canmore's total assessment. The project is expected to allow the Town to decrease tax rates and move toward the Municipal Development Plan goal of a more sustainable assessment split. It will create areas for economic development and diversification for Canmore's business community to operate within and serve the broader community.

THREE SISTERS VILLAGE
The total population is estimated at 5,000 to 10,000 (this represents a maximum occupancy for all potential hotels and visitor accommodations).

SMITH CREEK
The total population is estimated at 2,200 to 4,500.

UP TO 22,000 SQUARE FEET of office and light manufacturing

LANDS FOR UP TO 10,000 SQUARE FEET of major retailer and entertainment

UP TO 300,000 SQUARE FEET of retail, restaurant, spa, and health amenities

FROM 3,000 TO 4,000 HOTEL, MOTEL, AND RESIDENTIAL AND TOURIST HOMES

YEAR-ROUND EVENTS markets and festivals

CLIMATE CHANGE & RESILIENCE: This is a master-planned mountain community focusing on smart growth principles to create compact, walkable and bikeable neighbourhoods with a mixture of land uses intended to reduce transportation-associated emissions. Building practices will mitigate environmental impacts and ensure a balance between our mountainous landscape and accessibility for all. Sustainable building hazard mitigation will help communities more resilient to the effects of climate change.

Sustainable energy and building incentives will encourage the construction of a community more resilient to climate change. The ASPs use density bonuses as a tool to support climate change.

MOBILITY AND TRANSPORTATION: Extensive walking/biking commuter trail network will link areas within TSMV and the rest of Canmore. A street network will be designed to encourage walking, biking and transit use, reducing congestion and greenhouse gas emissions. Public transit routes will be integrated into both Smith Creek and Three Sisters Village that easily gets people where they need to go without needing to drive.

Employee housing is required for all visitor accommodation. TSMV is proposing to build 240 beds to address current and future demand.

10% of multi-residential units will be Permanently Affordable Housing (PAH), none of which is provided in other ASPs.

Purpose Built Rentals will help address the affordability spectrum for those that cannot afford or are not interested in purchasing a home. This includes an estimated 300 to 800 units and secondary suites.

Learn more or listen and watch TSMV's Oct. 2, 2020 open house, visit: tsmv.ca

Report Summary Sheet

The ASPs have been informed by a number of technical reports. Along with community input, the reports provide important information and are key in shaping the direction of the projects. The Town accepted technical reports are posted on the TSMV website as a reference. To help community members get a better understanding of what is in the reports, TSMV has designed summary sheets so community members can easily understand what the highlights are without having to read all of the technical aspects of the reports. Summary sheets have been posted for reports such as: Three Sisters Village Environmental Impact Statement; Transportation Impact Assessment; Socio-Economic, Municipal Fiscal Impact and Commercial Market Needs Assessments; Three Sisters Village Steep Creek Hazard Assessment Update; and Transportation Impact Assessment.

THE HIGHLIGHTS OF COMMUNITY BUILDING IN THREE SISTERS MOUNTAIN VILLAGE



Three Sisters Mountain Village (TSMV) will soon submit two Area Structure Plans to the Town of Canmore. This project is driven by a strong vision of environmental stewardship and conservation strategies that allow humans to live next to wildlife in more peacefully shared landscapes. A more sustainable future will require more compact urban living, a variety of housing types, alternatives to automobile use, and innovative and efficient ways to reduce energy use and waste. TSMV sees many benefits to this development, which will grow with Canmore over the next 20 to 30 years.

Three Sisters Village

A major economic engine for Canmore, the Village will be a destination for residents and guests. It will be a place of coming and goings—home to long-term residents and short-term visitors who want access to resort-like amenities as well as a lively, pedestrian-friendly village that hosts festivals and cultural activities. In this community anchored by hotels and surrounded by the amenities of a mixed-use village, you'll also find residential homes, indoor and outdoor recreation opportunities, restaurants, retail, health and wellness services, and an innovation hub that epitomizes Canmore's entrepreneurial spirit.

THREE SISTERS VILLAGE



There are a range of unique open spaces and activity hubs in the Village. This type of compact development will lend itself to an extensive off-street cycling, walking and transit network, with connections to a range of activities targeted to a variety of user groups.

Smith Creek

This neighbourhood will become an established community in Three Sisters Mountain Village. It will incorporate design features intended to promote inclusiveness and connection. Imagine links, parks, and pavilions that draw this close-knit community together year-round. Smith Creek will serve Canmore by providing housing options for a range of income levels and a small commercial centre with all the conveniences and essential services needed for daily living. It will strengthen Canmore's position as a highly-desirable place to live, work, play, and raise a family.

SMITH CREEK



Yellow areas: Buildings to be placed in alignment with slope-adaptive development principles. Red: An area for future economic diversification and to provide Canmore with much needed industrial land and commercial amenities.

Highlights

- 1 **Parks and recreation opportunities:** the ASPs provide municipal parks (e.g., dog parks and trails, etc.), land for indoor and outdoor recreation areas (e.g., running track, climbing walls, etc.) geared toward residents and guests. **Up to 40% of Three Sisters Village and about 15% of Smith Creek, is devoted to open space and parks.**
- 2 **Smith Creek has a school site** that can accommodate a future kindergarten to Grade 12 school with playing fields.
- 3 **A well-planned wildlife corridor** which includes fencing, community education, adaptive management, and the creation of new recreational activities (such as mountain biking) outside the corridor. This will help reduce conflict between humans and wildlife and maintain a functioning corridor for animals. Monitoring and adaptation will occur to ensure mitigation strategies are effective.

Annual Economic Impacts of Construction

Impact Category	Gross Domestic Product (\$ millions)	Labour Income (\$ millions)	Jobs
Direct	90	55	720
Indirect	45	30	1,265
Induced	30	10	325
Total	165	95	2,300

Mountain Village community, a variety of housing types, increases in livability. Rental units will be provided in a variety of price spectrum to afford or purchase an estimated secondary

Employee housing is required for all visitor accommodation. TSMV is proposing to build 240 beds to address current and future demand.

CLIMATE CHANGE & RESILIENCE:

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Sustainable energy and building incentives will encourage the construction of a community more resilient to climate change. The ASPs use density bonusing as a tool to support climate change.

MOBILITY AND TRANSPORTATION:

Extensive walking/biking commuter trail network will link areas within TSMV and the rest of Canmore. A street network will be designed to encourage walking, biking and transit use, reducing congestion and greenhouse gas emissions. Public transit routes will be integrated into both Smith Creek and Three Sisters Village that easily gets people where they need to go without needing to drive.

POPULATION AND DEVELOPMENT:

It is planned to use market supply on modelling market Needs by Altus Group of Canmore

THREE SISTERS VILLAGE
The total population is estimated at 5,800 to 10,000 (this represents a maximum occupancy for all potential hotels and visitor accommodation).

SMITH CREEK
The total population is estimated at 2,200 to 4,500.

UP TO 220,000 SQUARE FEET of office and light manufacturing

UP TO 74,000 SQUARE FEET of light industrial and business space

UP TO 125,000 SQUARE FEET of central retail and commercial area for local services

LANDS FOR UP TO 198,000 SQUARE FEET of indoor recreation and entertainment

FROM 800 TO 1,700 HOMES
70% of the dwelling units will likely be low density in the form of single detached, semi-detached and townhomes, and the other 30% would include medium density housing in the form of townhomes, stacked townhomes, and apartments

UP TO 360,000 SQUARE FEET of retail, restaurant, spa, and health amenities

FROM 3,000 TO 5,000 HOTEL ROOMS, AND RESIDENTIAL AND TOURIST HOMES

YEAR-ROUND EVENTS, markets and festivals

Note: all numbers are approximate and were updated October 16, 2020

To learn more or listen and watch TSMV's Oct. 2, 2020 open house, visit: tsmv.ca

For more information:
tsmv.ca | info@tsmv.ca





ASP Phase 2: WHAT WE'VE HEARD REPORT

October 2018



Canmore Mountain Market: Thursday, October 4, 2018.

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Bow Valley Chamber of Commerce, Business Excellence Awards: Thursday, October 18, 2018.

SEEKING COMMUNITY FEEDBACK

Following TSMV's 2017 Resort Centre ASP amendment submission, we heard from the community that TSMV needs to better articulate the [vision for its developable land](#), which represents 80 per cent of the remaining developable land in Canmore. As we enter this new Area Structure Plan (ASP) process, we have worked to make the vision clear for [Three Sisters' Village](#) and [Smith Creek](#) lands.

Once the Terms of Reference (TOR) was approved by Council on Oct. 2, TSMV initiated its community engagement plan and has attended a range of community events to seek broad input on the Draft Vision and Principles. This report is a summary of what we've heard and is the final report from ASP Phase 2 Community Engagement .



Canmore Safeway: Saturday, October 13, 2018.

WHAT WE HEARD

The future of TSMV represents a tremendous opportunity for the Town of Canmore, its residents and businesses. Throughout our public consultation process to date, we collected 343 comments on TSMV's Draft Vision and Principles from community members.

From these conversations, four primary themes emerged. Feedback was focused on the following:

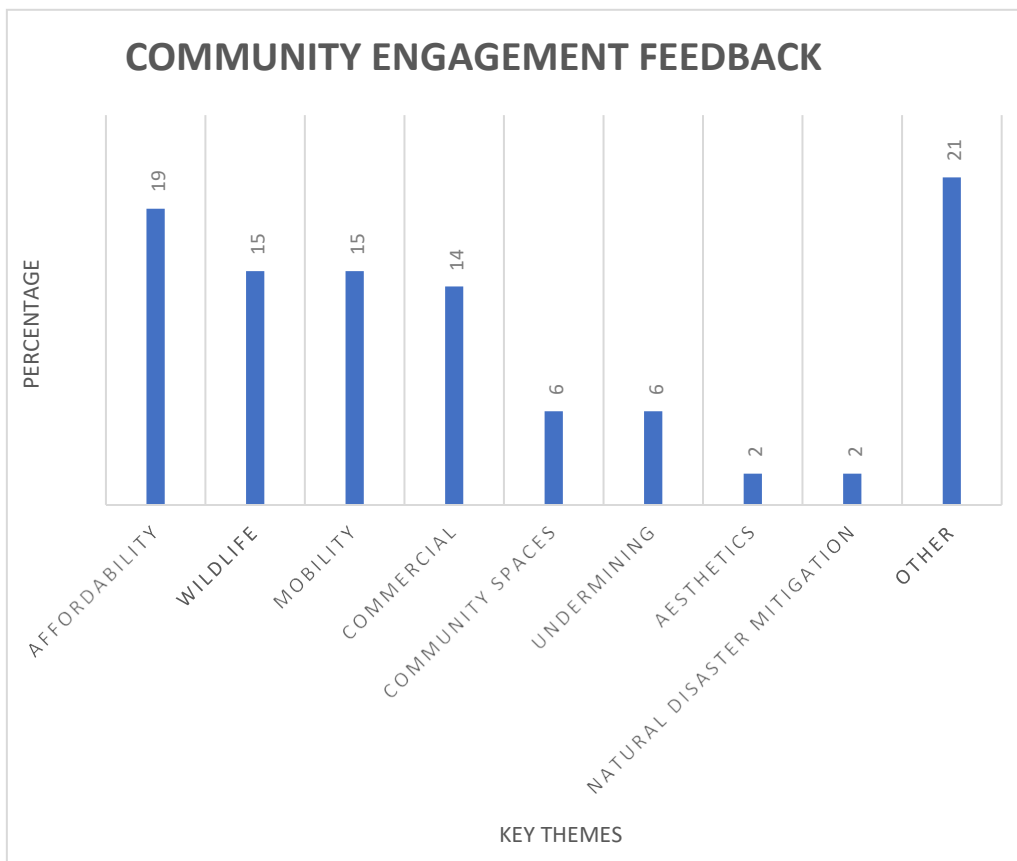
- 19% affordability (66 comments)
- 15% wildlife (51 comments)
- 15% mobility (50 comments)
- 14% commercial (49 comments).

Beyond these core themes, comments concentrated on:

- 6% community spaces (21 comments)
- 6% undermining (20 comments)
- 2% aesthetics (6 comments)
- 2% natural disaster mitigations (6 comments).

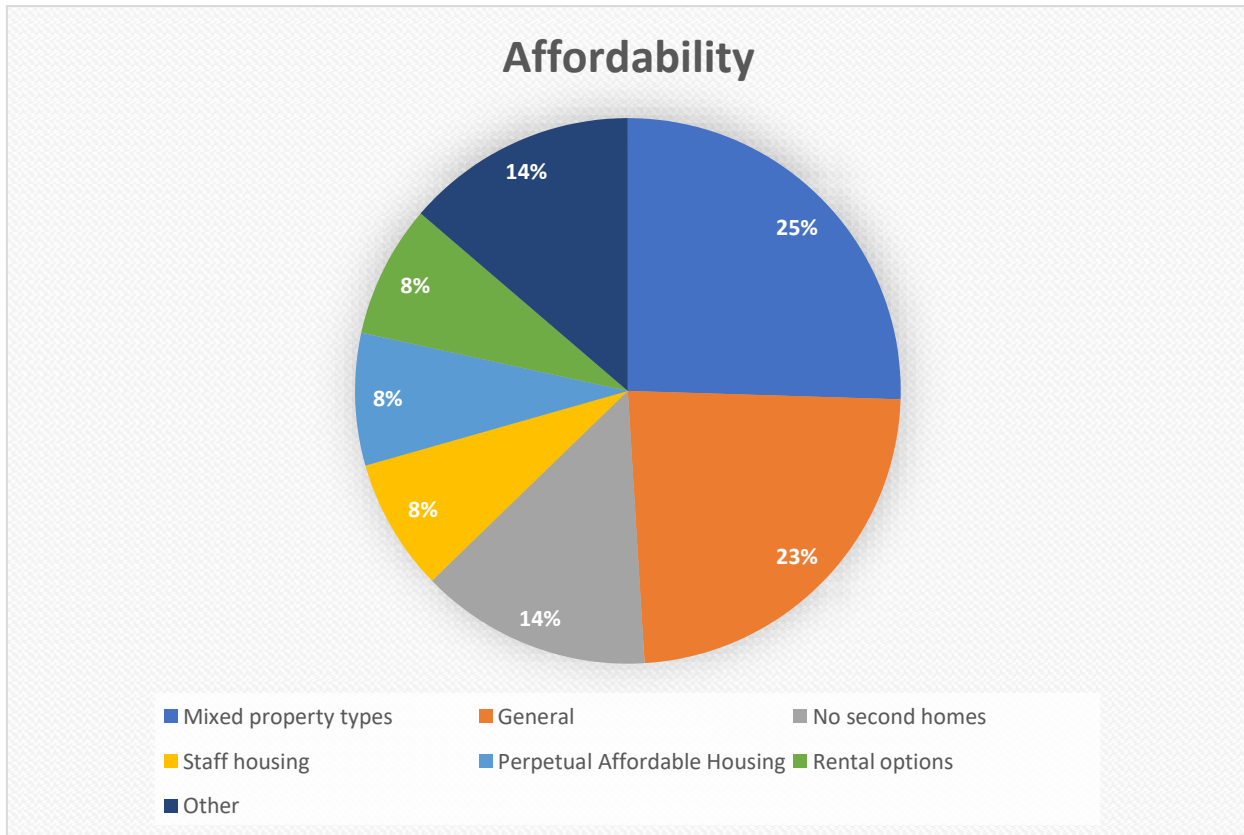
There was a long list of general statements (21%/72 comments), unrelated to the primary themes:

- position on project: in favour, opposed, mixed feelings, more clarity needed
- no more grading
- tax implications
- suggestions for further outreach.



AFFORDABILITY

The “Inclusive” principle drew the highest numbers of comments and questions. Primarily, residents had concerns about affordability. Some suggested ways to alleviate the issue, from a range of property types to initiatives like Perpetually Affordable Housing. Others wanted to see the needle move on affordability, to provide opportunities for all ages and incomes.

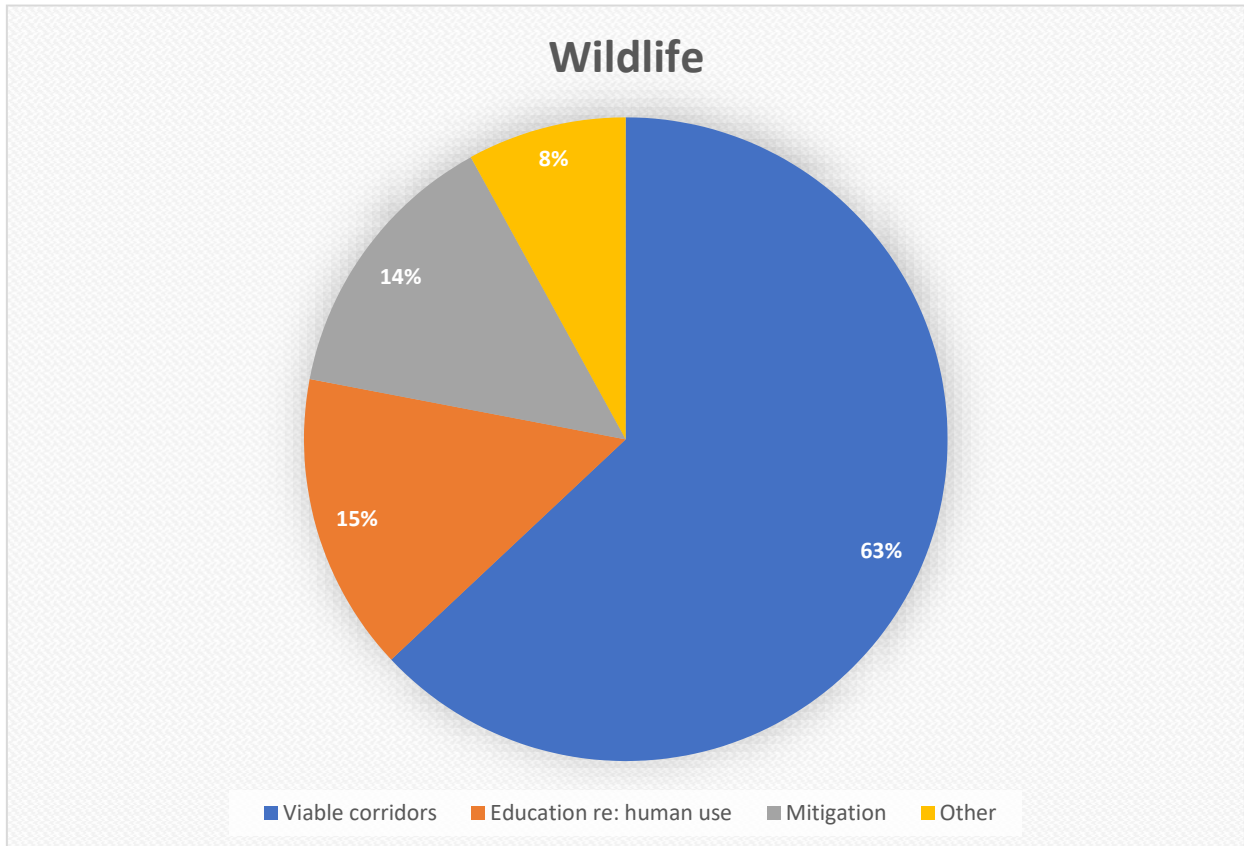


Affordability:

- 25% - mix of property types (17 comments)
 - condos
 - apartments
 - townhomes
 - single family homes
 - campgrounds
- 23% - general statements (16 comments)
 - Not sure how to achieve affordability, but find a way
- 14% - no second homes (9 comments)
- 8% - staff housing (5 comments)
- 8% - Perpetually Affordable Housing (5 comments)
- 8% - increased rental opportunities (5 comments)
- 14% - other (9 comments)
 - social services support
 - market driven pricing

WILDLIFE

When discussing “Sense of Place,” wildlife was the biggest concern. The community wants to make sure that development mitigates the impact on wildlife; the corridor adjacent to Smith Creek was the main concern. Residents want a functional corridor backed by independent science-based review that is provincially approved. Education regarding human use—off-leash dogs, recreational activities—was also noted, as was further mitigation opportunities (no mountain ash, buffer zones needed, fencing).

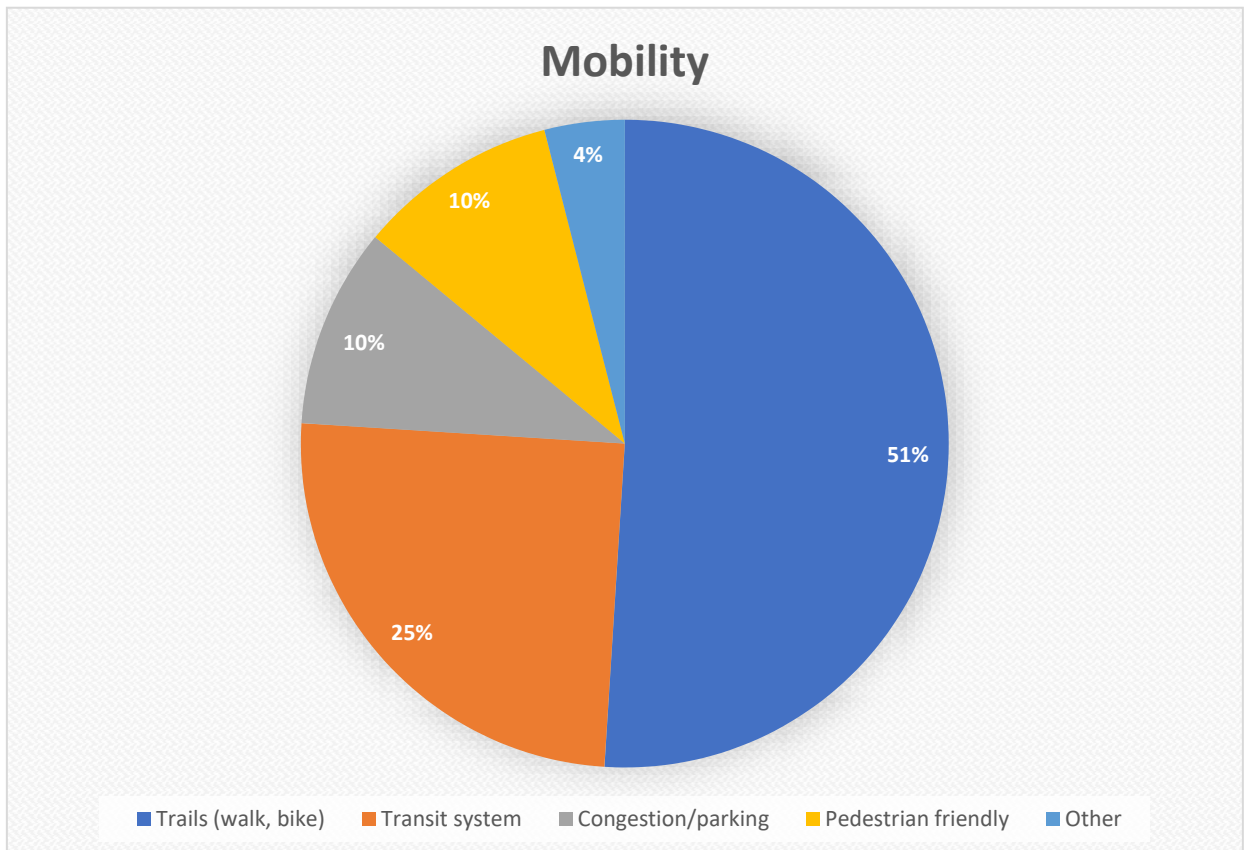


Wildlife:

- 63% - viable wildlife corridors (33 comments)
- 15% - education regarding human-use in wildlife corridors (8 comments)
 - off-leash dogs
 - mountain biking
 - hiking
- 14% - further mitigations needed (7 comments)
 - no mountain ash
 - buffer zones
- 8% - other (4 comments)

MOBILITY

Mobility, another element of the “Inclusive” principle, was the third most discussed topic. Residents supported the need for multi-modes of transportation including walking, cycling, mountain biking and transit. They want an integrated system that connects to current pathways; making TSMV a mountain biking mecca was a key discussion point. A transit system was also a big priority for residents. They want connection to downtown and other neighbourhoods to help minimize congestion (specifically on Bridge Rd.) and parking problems.

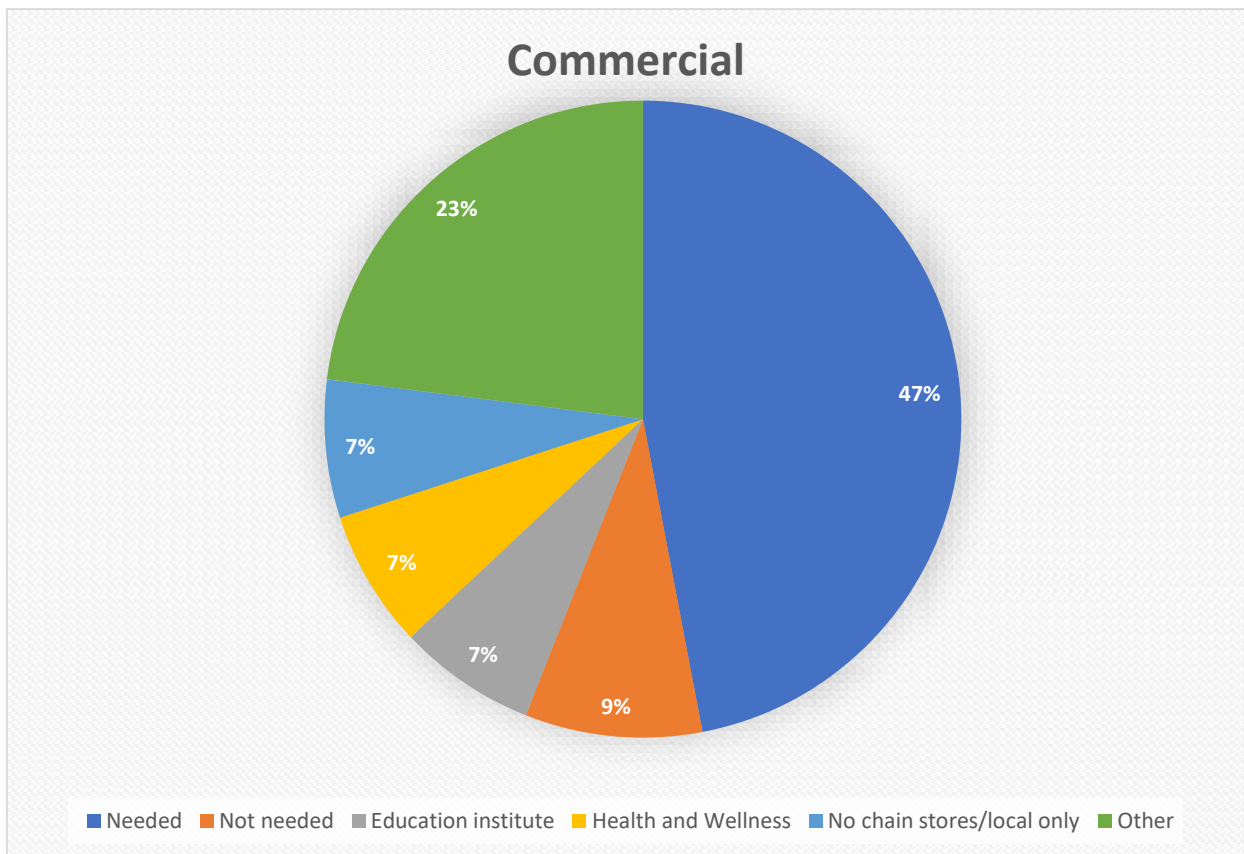


Mobility:

- 51% - integrated trail system (25 comments)
- 25% - sustainable transit (12 comments)
- 10% - congestion/parking (5 comments)
- 10% - pedestrian-friendly (5 comments)
- 4% - other (2 comments)
 - traffic impact on Dead Man’s Flats
 - questions/clarity on how to move people

COMMERCIAL

Residents were overwhelmingly in favour of having commercial space on TSMV lands, with almost half the comments related to this theme in favour of grocery stores, restaurants and coffee shops to complement the downtown core and support area residents. Opportunities specific to health and wellness businesses, as well as a potential educational institute, resonated with residents. There were specific comments about not allowing chain stores, keeping businesses locally-owned and operated. Close to 10 per cent of conversations on this topic did state that they did not want to see commercial as part of development; competition with downtown businesses was cited as the main concern. There was a large percentage of comments that wanted more information on what commercial would look like.



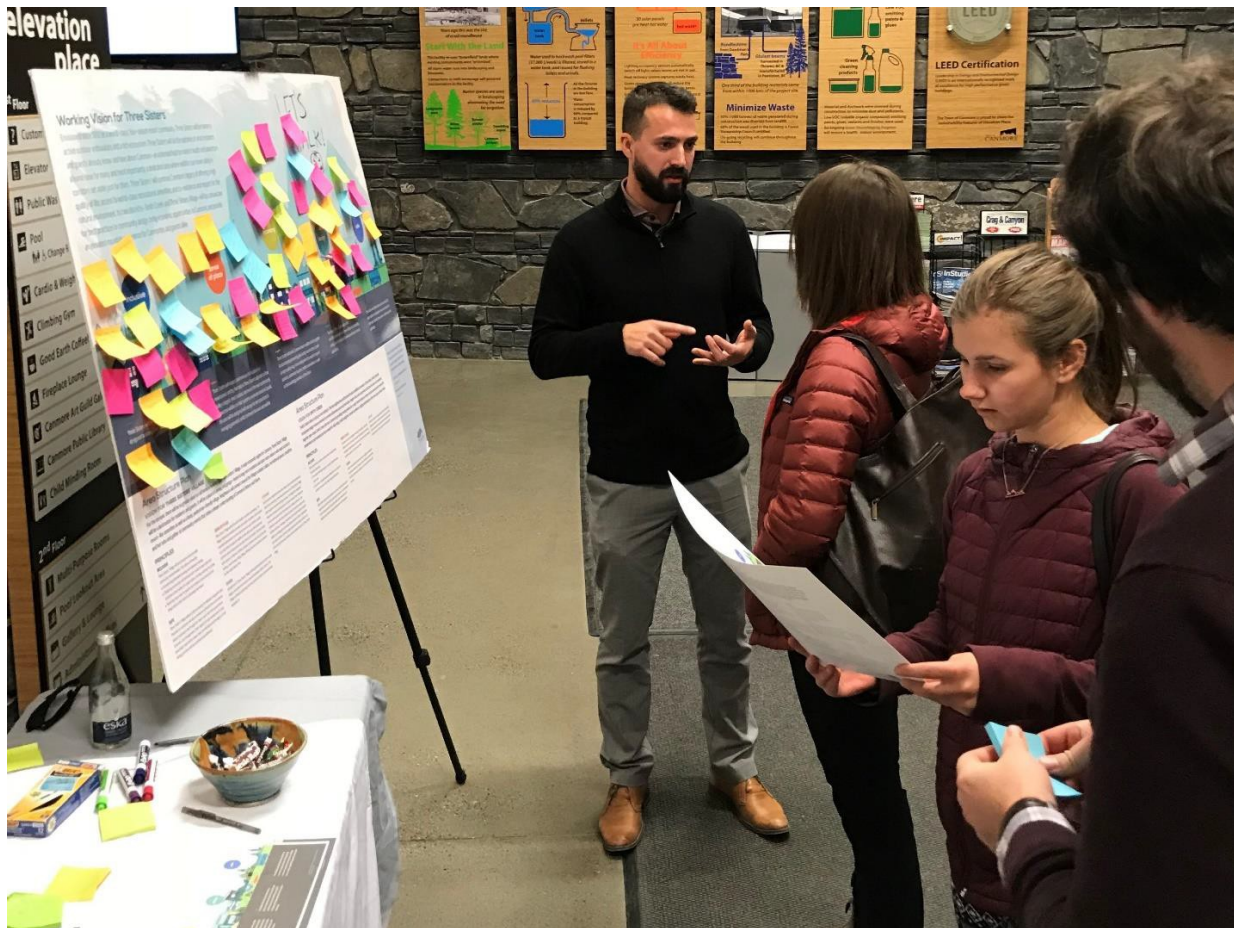
Commercial:

- 47% - needed (21 comments)
- 9% - not needed (4 comments)
- 7% - health and wellness businesses opportunities (3 comments)
- 7% - incorporate educational institute (3 comments)
- 7% - no chain stores (3 comments)
- 21% - other (11 comments)
 - more information needed about size and scale
 - clarity on the balance of hotel space vs. homes

COMMUNITY ENGAGEMENT EVENTS

TSMV coordinated a series of information booths at events and locations that span community interests. Please note, there will be more opportunities for residents to feel heard throughout the ASP planning process. The following is a list of locations and dates from Phase 2 public engagement.

- *Wednesday, October 3:* Canmore Rotary breakfast
- *Thursday, October 4:* Canmore Mountain Market
- *Thursday, October 11:* BOWDA luncheon
- *Saturday, October 13:* Canmore Safeway
- *Thursday, October 18:* Bow Valley Chamber Business Excellence Awards
- *Tuesday, October 23:* Elevation Place lobby
- *Saturday, October 27:* Thrive Health and Wellness Festival Expo, Canmore Nordic Centre
- *Tuesday, October 31:* Canmore Seniors Association, Creekside Hall
- *November 17-18:* Canmore Christmas Artisans' Market



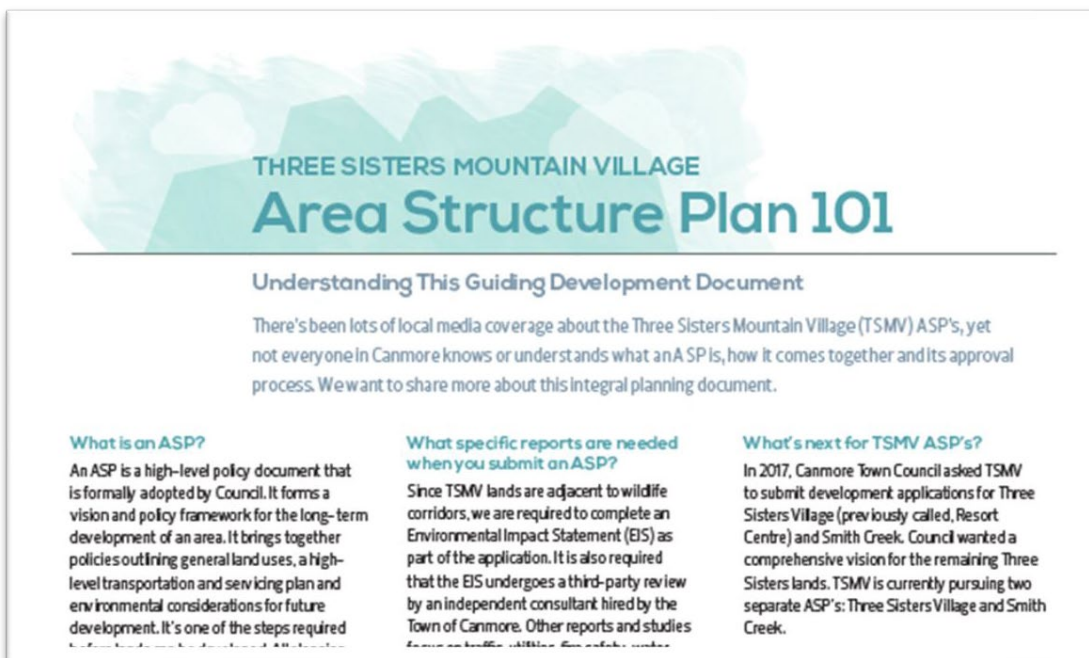
Elevation Place: Tuesday, October 23, 2018.

COMMUNICATION MATERIALS

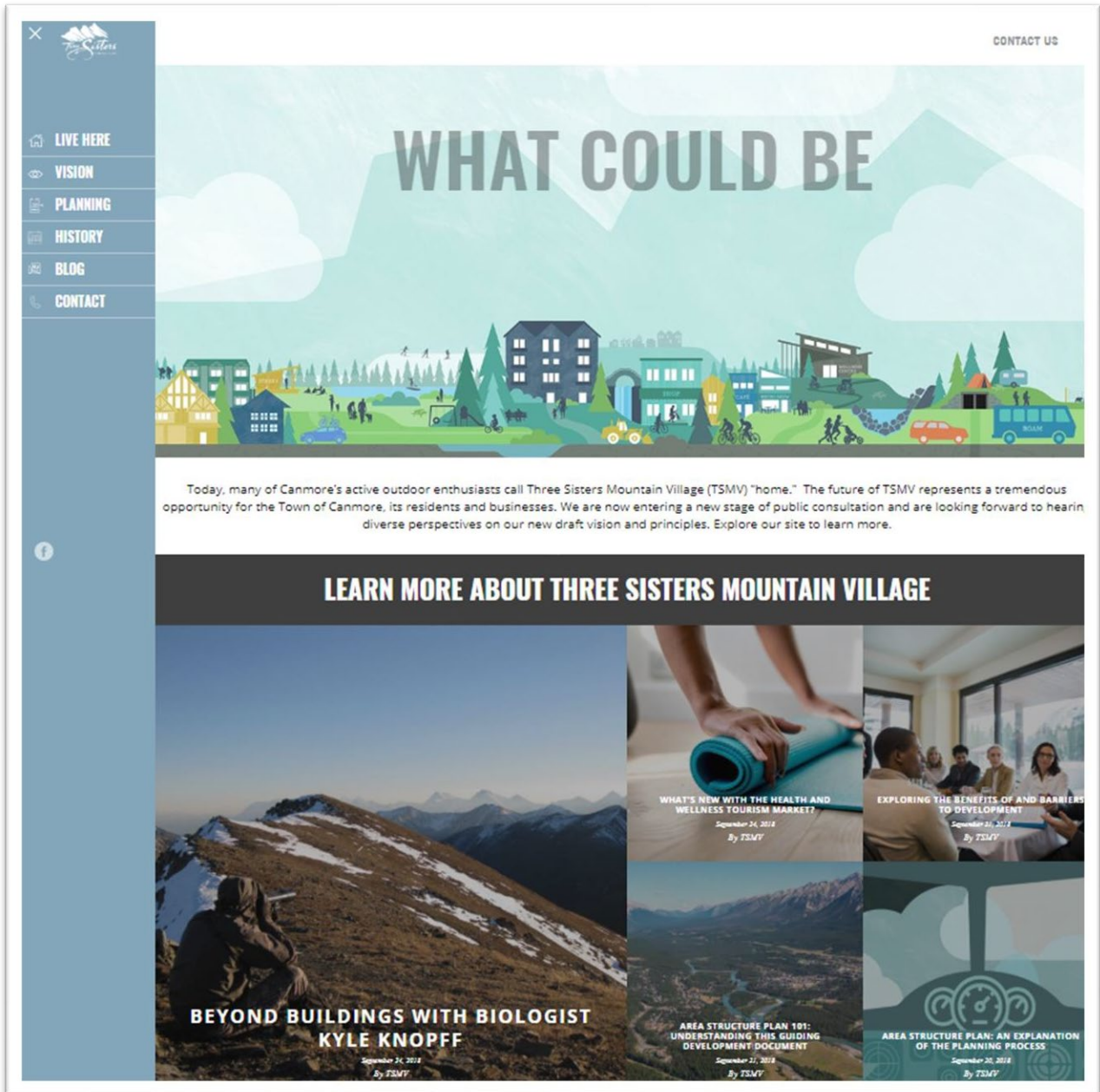
In addition to face-to-face conversations, TSMV developed easy to understand communications materials for community members to take away and learn more. Materials were designed to encourage interaction and dialogue. At each information session TSMV representatives had printed handouts of the Draft Vision and Principles document, a large Draft Vision and Principles board and a map showing the location of Three Sisters' Village and Smith Creek.



Since not everyone in Canmore knows or understands what an Area Structure Plan is, how it comes together and its approval process, TSMV provided booth visitors with a one-page handout that explains this integral planning document and what's next for TSMV. TSMV also prepared an [analogy](#) available to provide greater understanding of the planning process, an email newsletter sign-up sheet and feedback form. Each piece of collateral includes phone and website details for more information.



TSMV refreshed navigation and content [on its website](#) to reflect a clearer vision for TSMV, shifting from the marketing messaging previously used to sell homes. The homepage has a clean look that connects to the visual identity used in the Draft Vision and Principles document and communications materials to create consistency and familiarity. The website includes the [Draft Overall Vision for Three Sisters Mountain Village](#), [Draft Vision for Smith Creek](#) and [Draft Vision for Three Sisters' Village](#). Users were also asked to share feedback by email at info@tsmv.ca. Community engagement activities are also provided, as well as a brief history of the project. [Blog posts on the website](#) share information about the project, including articles explaining what an Area Structure Plan is, information about the Environmental Impact Statement process, the current state of health and wellness tourism and more.



www.tsmv.ca

PROMOTING OUTREACH OPPORTUNITIES

TSMV shared details about engagement activities on its Facebook page, in an email newsletter to over 900 subscribers and in weekly advertisements in the Rocky Mountain Outlook.

THREE SISTERS MOUNTAIN VILLAGE WANTS TO HEAR FROM YOU

We are looking forward to hearing your perspective on our new draft vision and principles.

LOOK FOR US:

- October 4 Canmore Mountain Market
- October 11 BOWDA luncheon
- October 17 Canmore Rotary breakfast meeting

Watch for for more dates and locations in next week's Rocky Mountain Outlook.

Learn more:
www.tsmv.ca 403.762.9357 info@tsmv.ca

Rocky Mountain Outlook ad

THREE SISTERS MOUNTAIN VILLAGE

Insights offered at ongoing community outreach opportunities

Thank you to everyone who's taking the time to ask good questions, and share feedback on our draft vision and principles. We've have chatted with more than 150 people who we provided insights on everything from their hopes around affordability to environment or wildlife corridor considerations.

So far, we've hosted an information booth at the Mountain Market, Canmore Parkway, BOWDA and Rotary Club of Canmore. Look for us at the Bow Valley Chamber of Commerce's 2018 Business Excellence Awards today. We are also proud sponsors of the [Twin Health and Wellness Festival](#) October 25-28. Visit us at Thrive's [Innovation Expo](#) on October 27 from 10 a.m. to 4 p.m. at the Canmore Nordic Centre.

Canmore Town Council approved the Terms of Reference for the Three Sisters Village and Inish Creek Area Structure Plans (ASPs) on [Tuesday, October 2](#). There will be numerous opportunities for community members to feel heard throughout the planning process. Stay tuned to our [Facebook page](#) and watch for advertisements in the Rocky Mountain Outlook for details about upcoming engagement activities. We will make all comments available once we have completed our consultation.

[Explore our website to learn more](#)

TSMV Newsletter

Facebook post from Three Sisters Mountain Village:

Three Sisters Mountain Village
October 17 at 3:34 PM

We are looking forward to hearing your perspective on our new vision and principles. We have been out in the community gathering more insights and tomorrow (Oct. 18) we will have a booth at the Bow Valley Chamber Business Excellence Awards. Be sure to stop by. Stay tuned to our Facebook page for more dates and events we'll be attending.

Kevin Duncan

TSMV Facebook page

VERBATIM COMMENTS

- *This represents a good opportunity to help with housing affordability.*
- *Make sure there are enough services so you don't need to go downtown*
- *We need more information on what kinds of commercial development*
- *More coffee shops and community spaces*
- *Work on achieving balance between commercial in the proposed areas and downtown*
- *Make sure there are peaceful, quiet areas to reflect.*
- *Better parks and green spaces.*
- *Concerned with congestion (specifically bridge).*
- *Bike trail paths to link communities on the south side of the valley.*
- *Pathways and trails to walk, run, bike, etc.*
- *Need TSMV to help find bridge solution.*
- *Saying that development should stop is not the right way to go.*
- *Talk with realtors to help share more information about future plans*
- *Making sure the wildlife corridor remains functional is the most important thing.*
- *Lower density.*
- *Activities for young adults to get them out of the home (game café).*
- *Indoor walking and jogging opportunities.*
- *Indoor recreation opportunities (non-athletic).*
- *Entertainment complex (more facilities than at Elevation Place).*
- *Field House – rec Centre.*
- *Family skating opportunities.*
- *Movie/theatre complex.*
- *Trails to act as buffer.*
- *Build the Village first. It's on disturbed land that will never be developed as golf course.*
- *More respect for corridors.*
- *Green space between corridor and homes (buffer from wildlife).*
- *TSMV needs to feel like its part of Canmore*
- *Work with the "feel" of Canmore, but make Canmore more accessible.*
- *High end places are being built. We need affordable places.*
- *Resort homes make it difficult for Canmore residents to live*
- *Do not need more 2nd homes for Calgary people*
- *Affordability. More apartments and condos.*
- *Second home owners drive up the costs of housing.*
- *Affordability is a concern.*
- *Make what is built simpler, so it is more affordable.*
- *Perpetual Affordable Housing. MacArthur Place hasn't worked well (example).*
- *I don't want to see commercial (grocery stores) in Three Sisters. I'm happy to drive into town.*
- *Don't want to see more hotels in Three Sisters*
- *Recreation behind Hubman's Landing.*
- *Playgrounds.*
- *Small imprint, more green spaces.*
- *Needs to accommodate walking and biking trails and other modes.*
- *Bike trails and connectivity.*
- *Keep the connectivity of trails.*
- *How will you work to not close mountain bike trails?*
- *Make sure you keep a good mountain bike trail system*

- *Trails and consistency between quarry lake and beyond.*
- *Cost sustainability - Taxes need to cover corridor fences every 30 years.*
- *I understand its private land and development will happen but its time to scale development down. Don't risk our wildlife population.*
- *Sell 200 lots then sell the rest back to Canmore/Province as nature conservatory.*
- *Build environmental factors in homes (ie. Geothermal)*
- *Precautionary principle*
- *Canmore is growing. If its done well its good.*
- *Come to Town Council with 1 ASP for all your lands*
- *Its too bad it has to be developed but I understand why*
- *Bring one ASP forward*
- *I'm excited to see it developed. I'd like to see it developed as the rest of Canmore.*
- *Build something useful, not just a golf course of some other waste of space.*
- *I am excited for the vision.*
- *I enjoy biking through the old golf course.*
- *You can't not go forward, but make sure its done well.*
- *Consultation is good. Keep it up.*
- *We need this.*
- *Who is liable with undermining in the future?*
- *Is undermining really a big issue? How will it be mitigated?*
- *No to development on undermined lands (old golf course).*
- *Safe building in undermined areas.*
- *Move people, not animals.*
- *Balance with wildlife concerns.*
- *Off leash dogs in the corridor is a problem. More information is needed.*
- *Wildlife corridor needs to be protected.*
- *I can only support development that allows for wildlife connectivity in Smith Creek.*
- *Traditional aesthetic (look and feel) of housing, less sharp angles. Mountain community style of architecture should be considered.*
- *Flavour of Canmore = contiguous vs. suburbs.*
- *Affordability. Accommodate different options (Van life, campgrounds, etc.).*
- *Don't just build expensive mansions. Need a variety of spaces.*
- *Secondary suites.*
- *Need more affordable options. Lots popping up, need more.*
- *Need more affordability. Build more to bring prices down.*
- *Build a campground.*
- *More housing for single people.*
- *More rental options for working people.*
- *Support for service workers (housing and social support).*
- *Too much focus on inclusive to mask jealousy. People have earned their money and they shouldn't be punished for it. Lots of people want to live here, but they don't want to pay the money for it. They want someone else (owners) to pay for subsidized housing and I find it insulting. Subsidy should be paid by community.*
- *Canmore biathlete: hard to find place to live, even shared accommodation is expensive. Affordability close to community is important. More options needed.*
- *Diversity is what makes this interesting.*
- *Need diversity in the community.*
- *Campgrounds.*

- *Places to live for people trying to make a living.*
- *Student housing.*
- *Since 1992 they've promised affordability. It gets bumped to the next approval. The Town of Canmore can't function without affordable housing.*
- *Please do not bring in any more chain stores. Local businesses only.*
- *If commercial, restrict it to restaurants and mid-size food stores. Not Whistler! Its an awful development. To many high end chain stores.*
- *I would like to see restaurants.*
- *Make sure there are amenities for people living in those areas.*
- *Increase opportunities for dining, groceries.*
- *Please don't compete with downtown core – its critical to us.*
- *Don't compete with downtown. Small businesses and coffee shops are OK.*
- *No chain stores.*
- *I love Market Bistro – more places like that.*
- *Opportunities for convenience shopping so they don't have to go downtown.*
- *Create an education institute or a university.*
- *More community spaces and event space. Some sort of area for people to rent out for activities.*
- *Bonfire area and other winter amenities.*
- *Create a transit system in an interesting way to move around. A gondola or something integrated.*
- *Train for visitors to get here.*
- *How will people get here? How will they move around?*
- *Transportation – How can you do that well with this size population? Can't widen existing bridge because feeder roadways are already limited and congested.*
- *Fear is congestion.*
- *Bus route from Three Sisters to Harvie Heights.*
- *Need to reduce downtown congestion.*
- *How do we address parking issues?*
- *Transportation connecting to downtown is important (specifically at bridge).*
- *Concerned about congestions – specifically at bridge.*
- *Avoid separation from downtown. Enhance connectivity from TSMV to town.*
- *Accessibility to sustainable transportation.*
- *Natural calming measures – raised crosswalks.*
- *Traffic regulations needed.*
- *More pathways, pedestrian-friendly spaces.*
- *Walkability is important.*
- *Keep the bike paths and have lots of spaces to ride.*
- *Proper lighting for safety when walking.*
- *Smith Creek area has high methane. Should develop basements with vent above roofline.*
- *Don't carve out the mountains anymore.*
- *We live here for nature, space and sense of community.*
- *Disgusting – don't carve out the landscape. What a waste.*
- *Make sure long-terms maintenance dollars are realistic (covered).*
- *Vacancy tax like Vancouver.*
- *What do you mean by resort? What will that be?*
- *Do we need more world class recreation facilities? What about World Class sustainability?*
- *Opposed to this development but it's a done deal. You are just going to pave the valley and make your money.*
- *How much do we actually need this development?*

- *Go to Banff to recreate.*
- *Don't pick on the new developments to compensate for other issues in the community.*
- *Mixed feelings about it, but fine if it covers the future we want for the community.*
- *I'm surprised there isn't something built already.*
- *Need a separate development and structure plan presented and considered separately. Doesn't matter if the owner is the same for both.*
- *Go to Monday Food and Friends – good place to get input.*
- *Go to Churches (Anglican, united, Lutherans) or hospital for feedback or lunch and learn.*
- *Make it world class. Let's just do it!*
- *Town of Canmore has poor sense of planning.*
- *Development is inevitable.*
- *Don't carve out the landscape anymore.*
- *Do not build houses on old golf course. Undermining is unsafe.*
- *Not safe to build in "village" because of undermining. You shouldn't build there.*
- *You can't build a village there. It's not safe to put buildings/hotel on that land (undermining).*
- *Be respectful – use proper mitigation for undermining.*
- *No Mountain Ash – attracts bears.*
- *No pets (dogs or cats) – they attract bears.*
- *Wildlife education (signage, campaigns for guests/locals).*
- *How are you going to mitigate impacts to wildlife?*
- *Wildlife corridors are heavily used by humans.*
- *Wildlife education is important. You need people to keep dogs on leash and why. Also need to educate on the importance of corridors and why they aren't for humans. People come here to see wildlife so it's important to make sure they thrive.*
- *Wildlife is the number 1 concern. There are too many bears and elk in the town and on the roads.*
- *800-metre wildlife corridors are required. Need to meet science.*
- *Corridors are too narrow.*
- *Needs to be independent, science-based review.*
- *I like the idea of adaptive movement and monitor.*
- *Humans should be fenced in not wildlife.*
- *Look at bottleneck within wildlife corridors.*
- *Will there be a fence to protect wildlife?*
- *Do not build a fence. It is too costly to maintain.*
- *Make sure corridor is up to provincial standards.*
- *You can co-exist with wildlife.*
- *Corridor is biggest priority.*
- *I don't think Resort Centre should be developed. The only way to keep corridor viable is to have the golf course as a buffer. Wildlife are barely passing through now. Pleased that previous corridor didn't get through. No scientific backing or validity. 350 metres from 25 degree slope in question.*
- *The corridor is a tight jam. Can't squeeze the corridor to the bare minimum, there won't be enough room for animals to travel at a low energy cost, which they need to do to maintain their population.*
- *Smith Creek - The length of the corridor there means that the width should be great. We have to look at all of the portions of the corridors to make sure the corridor works. For example, the quarry is a safe spot. When you think about how the wildlife move, they come through Banff, the Nordic Centre, they have to get by the bridge on the reservoir, then the quarry, then Dead Man's flats. They have to go through the resort to get there. There is only one underpass. There needs to be more options in case the G8 underpass is compromised.*
- *Be respectful – use proper mitigation for wildlife.*

- *Be respectful – use proper mitigation for wildlife).*
- *What your definition of “Affordable Housing?”*
- *Is this outreach legislated for TSMV to do?*
- *In the Flight Analogy, are you “developing” the flight plan, or are you saying “this is” the flight plan?*
- *Can buildings be built on undermined lands?*
- *Wasn’t the golf course put where it is because undermining doesn’t allow building to be built on it?*
- *Where are these developments? Can you show locations on a map? On Golf Course?*
- *Fence only in new areas, not in front of areas that don’t have fencing now.*
- *Fence: if you have no predators for rabbits, they will go unchecked.*
- *Need to sustain quality standards over time.*
- *Would like to see more affordable housing. Canmore is extremely expensive.*
- *Need affordable housing.*
- *Would like to see more entry level housing.*
- *Affordability – housing for all levels.*
- *Consider the social cost for development (food security).*
- *High density to make businesses more viable.*
- *Part-time homeowners can’t support sustainable commercial development in these new areas of Canmore.*
- *Adding commercial spaces is only useful if it attracts businesses.*
- *Try to complement downtown businesses (satellite businesses).*
- *A place for healing.*
- *Pain clinic and holistic health and wellness.*
- *High end hotel and European-style Village.*
- *Adding commercial spaces is only useful if it attracts businesses.*
- *Grocery store.*
- *Grocery store in Three Sisters.*
- *Keep commercial low to not detract from downtown.*
- *Want to see guarantee of commercial space.*
- *Hydrology Institute.*
- *Put a coffee shop near the waterfall.*
- *Limit traffic impact on Dead Man’s Flats.*
- *Better connections to existing pathways.*
- *More mountain biking.*
- *If development happens, keep people on assigned trails.*
- *Consider the infrastructure challenge of density and moving people through downtown.*
- *Quality of life.*
- *Sense of community not sense of place.*
- *Growth is good for the town.*
- *Lots of resident’s don’t want any more homes.*
- *Viability is variable over time. What’s viable now, might not be in a few years.*
- *Less development is better. High population pressure is a big issue.*
- *Who will pay for this? How much developer and how much town?*
- *Concerns with undermining.*
- *Clarification on who is liable for undermining.*
- *No wildlife fencing; it takes away from why people live in Canmore, educate people.*
- *Preservation of the wildlife corridor.*
- *Concerns with wildlife.*
- *Soft transition from buildings to wildlife areas.*

- *I support development as long as its done to protect wildlife and developed well for lots of people.*
- *More less landscaped spots (see use of slightly forested area around OLS school.*
- *Design, build and price so its attractive for residents.*
- *Policy is the only way to make sure there are more permanent residents.*
- *How can we make sure residents buy these homes?*
- *By building bigger homes – not affordable – you are encouraging transients.*
- *Long-term housing for seniors.*
- *Are there any requirements for Perpetual Affordable Housing?*
- *What does inclusivity mean to TSMV? Should be all ages, all incomes.*
- *There is not enough affordable housing now. Hotels and spas need to include staff housing.*
- *Affordable – you talk about spas which isn't what lower income people can afford.*
- *Will new hotels have staff housing or will they overflow into existing inventory.*
- *Affordability – how will you respond? There are staff that can't afford.*
- *Houses or apartments or condos?*
- *Everyone is tired of the traffic downtown. Commercial in Three Sisters would help.*
- *The language economic engine doesn't feel right.*
- *Need two grocery stores.*
- *Economic driver – what is that? Its sounds like construction.*
- *Concerned about the amount of hotel space vs. homes for permanent residents.*
- *Push the resort to Smith Creek and allow residents to be close to town.*
- *Align so not compete with downtown Canmore businesses.*
- *Are there plans to build another school site?*
- *Mitigate – floods, fire, undermining, avalanche.*
- *Fire Smart – give enough room for trees (not burn down like Fort McMurray)*
- *Fire station to service new area.*
- *Fire Smart should be a huge priority.*
- *Would like to see a significant setback from the creeks.*
- *I don't think visitors will use public transit to get to downtown.*
- *Commuter transportation.*
- *Transportation is so important. Need to consider congestion to and from TSMV.*
- *Mitigate more traffic on Three Sisters Parkway*
- *Keep the current green path near the creek in Three Sisters Village wild - its beautiful.*
- *Keep the wild path along the creek – don't pave.*
- *Most recent residential developments seem to be moving towards more asphalt and concrete pathways – good for bikes, strollers, walkers and easily cleared of snow or debris. Softer paths seem to be disappearing. Have more of the latter please to absorb runoff and impact on the knees. IT will require more manpower to maintain but easier on the eye, knees and vegetation in the long run.*
- *A nice project. I love it!*
- *How will this make my quality of life better?*
- *More churches.*
- *How are you going to manage construction to make it livable?*
- *Manage the construction so it minimizes the impact on quality of life.*
- *Need to do your homework on undermining to make sure it's safe to build.*
- *Who is responsible in case mitigation fails for undermining and or flooding? Need clear wording and updating of legal standing before allowing sale of new residencies.*
- *Undermining – who is responsible for issues if a house was to sink?*
- *Off-leash dogs are an issue.*
- *Preserve trees.*

- *More apartment complexes for rental opportunities.*
- *Affordable housing opportunities.*
- *Affordable Housing.*
- *Gated community approach is offensive. Don't do.*
- *Make it affordable for middle class.*
- *Mixture of housing for young professionals.*
- *Want to see neighbourhoods (heart & soul) not second homes.*
- *We need more affordable options. WE can't find or keep employees because they don't have accommodation.*
- *More locals housing and less secondary homes.*
- *Homes for locals first. How will this be implemented?*
- *Affordable housing reflecting actual needs of what citizens can afford.*
- *Don't need massive single family homes used two times per year.*
- *I live in Three Sisters and it's a ghost town.*
- *Less vacant homes.*
- *Mix of density.*
- *Specialized commercial (i.e. OBGYN) more than local demand (consider regional visits)*
- *Would be great to have amenities at the Dead Man's Flats end of Smith Creek.*
- *Grocery stores.*
- *Need more amenities if adding people.*
- *Restrict the size of commercial developments. The prior proposal was multiples larger than the downtown core which was disgusting and insensitive.*
- *More places to study; college or other schools.*
- *Great opportunity for construction industry (local contractor with employees).*
- *Need more industrial for shops – flow it properly to minimize noise in community (residential – business – industrial)*
- *New playground.*
- *Playgrounds.*
- *Build responsibly with flood mitigation in mind.*
- *Bike path system.*
- *Need to maintain bike trails.*
- *Mountain-bike village.*
- *Make it a mountain bike mecca.*
- *Keep Loki mountain bike trail.*
- *How many more people will be living in Canmore at build out?*
- *Increase terrain access to new areas for climbing/cragging.*
- *Hubman's Landing doesn't feel like a community.*
- *New climbing routes where there are no wildlife impacts.*
- *Too much build out – both height and density.*
- *Too much build out.*
- *Via Ferrata for access to high vertical, exposed big walls.*
- *Different approach to stripping and grading.*
- *Very little transparency in the past. Good to see this sort of thing happening.*
- *Will TSMV continue to threaten litigation against those that oppose them? Where is safe discourse?*
- *Fine balance. Would be nice to keep just for wildlife. But, on the other hand we need development/housing/businesses.*
- *Fire Golder.*
- *Homeowners need to be made clear when buying.*

- *Sinkhole liability – who is responsible?*
- *Who is on the hook for undermining afterwards? Answer should be TSMV not the taxpayer.*
- *Make sure wildlife are safe (corridors).*
- *Keep development as close to the parkway as possible to maximize corridor width.*
- *Concentrate development towards the parkway – higher density – to keep corridor space.*
- *No fencing. This is a ploy to maximize development and ruin the town's sense of place and culture.*
- *No fence.*
- *Last time the TSMV proposal was inherently destructive to the wildlife corridors. The corridors must be maximized as shown through best science.*
- *Respect the wildlife underpass and do not move it.*
- *Current corridors are not sufficient.*
- *Viable wildlife corridors.*
- *Concerns with wildlife. Make sure the corridor is wide enough for animal movement.*
- *As much wildlife areas as possible.*
- *Keep the water feature as an amenity.*
- *Will there be affordable housing for staff.*
- *Olympic housing.*
- *More affordable housing.*
- *What are you doing about affordable housing?*
- *Should be inclusive. Need more homes so more people can live here.*
- *Would like to see more restaurants rather than straight residential development.*
- *Local retail (grocery store) is important to keep people out of their cars.*
- *Local commercial for residents of Three Sisters.*
- *Canmore needs a Wal Mart and a Casino – a casino will help with taxes. Also, a Home Depot and other box stores.*
- *Green spaces and healthy trees.*
- *Field house – climate limits the amount of outdoor activity. Good for youth and seniors.*
- *Indoor ice rink with event seating.*
- *Bowling alley.*
- *Trails are important.*
- *Walking trails.*
- *Would be good to know what trails can and can't be used.*
- *Mountain Bike paths. Create more destinations for bikers.*
- *Concerned about new development being close to existing community.*
- *Make it a destination that is attractive for residents, not just out of towners.*
- *Do it but do it well.*
- *What impact will this have on our taxes?*
- *Clarity on lands adjacent to Miscow.*
- *Make sure we have support of community via comms plan.*
- *Education for people to keep dogs on leash.*
- *Maintain a large corridor along Smith Creek.*

2020 DRAFT ASP COMMUNITY OUTREACH

Small group webinar participation summary and Q&A

July 23, 2020, Trail Users and NGO's	July 27, 2020, 9 a.m. – Canmore Seniors	July 28, 2020, Business Interest Groups	July 28, 2020, Arts & Culture Interest Groups	July 30, 2020, Canmore Young Adults Network (CYAN)	August 27, 2020, members of Smith Creek Canmore Advisory Group (CAG)
20 attendees	22 attendees	35 attendees	6 attendees	7 attendees	4 attendees
30 questions raised and answered	14 questions raised and answered	19 questions raised and answered	16 questions raised and answered	22 questions raised and answered	All questions were verbally asked and answered, so no polling data is available below

During the presentations, the following poll questions were asked:

Do you feel you have a good understanding of what an Area Structure Plan (ASP) is?			
	YES	NO	UNSURE
Trail Users and NGO's	16	0	1
Seniors	18	0	2
Business Interests	25	0	0
Arts & Culture Groups	7	0	1
CYAN	8	0	0
TOTAL	74 (95%)	0 (0%)	4 (5%)

Has this presentation helped you gain a better understanding of what is planned for Three Sisters Village?			
	YES	NO	UNSURE
Trail Users and NGO's	17	0	1
Seniors	16	0	0
Business Interests	22	0	3
Arts & Culture Groups	5	0	1
CYAN	6	0	1
CAG	4	0	0
TOTAL	70 (92%)	0 (0%)	6 (8%)

Has this presentation helped you gain a better understanding of what is planned for Smith Creek?			
	YES	NO	UNSURE
Trail Users and NGO's	12	0	4
Seniors	13	0	1
Business Interests	23	0	1
Arts & Culture Groups	5	0	1
CYAN	6	0	1
CAG	4	0	0
TOTAL	63 (89%)	0 (0%)	8 (11%)

After participating today, are you glad you joined this session?			
	YES	NO	UNSURE
Trail Users and NGO's	10	1	3
Seniors	15	0	0
Business Interests	20	0	0
Arts & Culture Groups	4	0	2
CYAN	7	0	1
TOTAL	56 (87%)	1 (2%)	7 (11%)

Open House Session Poll Data

During the presentations, the following poll questions were asked (totals are combination of both Open Houses):

How did you find out about this open house?				
Newspaper ad in the RMO	TSMV Newsletter	Social Media	Mountain FM	Other/WOM
13	27	13	0	7/13
18%	37%	18%	0%	9%/18%

Did you read the Draft ASP's and/or other supporting studies on the TSMV website before attending this session?		
Yes	No	I read some, but not all the materials
39	9	41
44%	10%	46%

Did this session help you understand how TSMV's Area Structure Plan's consider mixed land uses, trail connectivity and expanded transit options to enhance sustainable mobility plans in Canmore?				
Yes, strongly agree	Yes, agree	Neutral, neither agree nor disagree	No, disagree	No, strongly disagree
16	26	7	4	2
29%	47%	13%	7%	4%

Did this session help you better understand how TSMV's Area Structure Plans address environmental impacts and sustainability in Canmore?

Yes, strongly agree	Yes, agree	Neutral, neither agree nor disagree	No, disagree	No, strongly disagree
14	29	12	12	4
19%	41%	17%	17%	6%

Did this session help you better understand how TSMV's Area Structure Plans address affordable housing and economic diversification priorities?

Yes, strongly agree	Yes, agree	Neutral, neither agree nor disagree	No, disagree	No, strongly disagree
16	32	17	4	0
23%	46%	25%	6%	0%



ASP Community Outreach

Small group webinar participation summary and Q&A transcripts

July 23, 3:30 p.m. – Trail Users and NGO’s

- 20 attendees
- 30 questions raised and answered

July 27, 9 a.m. – Canmore Seniors

- 22 attendees
- 14 questions raised and answered

July 28, 10 a.m. – Business Interest Groups

- 35 attendees
- 19 questions raised and answered

July 28, 4 p.m. – Arts & Culture Interest Groups

- 6 attendees
- 16 questions raised and answered

July 30, 8:30 p.m. – Canmore Young Adults Network (CYAN)

- 7 attendees
- 22 questions raised and answered

August 27, 2020, 2:30 p.m. – Canmore Advisory Group (CAG)

- 2 attendees
- All questions were verbally asked and answered (see Q&A transcripts)

During the presentations, the following poll questions were asked:

Do you feel you have a good understanding of what an Area Structure Plan (ASP) is?			
	YES	NO	UNSURE
Trail Users and NGO’s	16	0	1
Seniors	18	0	2
Business Interests	25	0	0
Arts & Culture Groups	7	0	1
CYAN	8	0	0
TOTAL	74 (95%)	0 (0%)	4 (5%)
Has this presentation helped you gain a better understanding of what is planned for Three Sisters Village?			
	YES	NO	UNSURE
Trail Users and NGO’s	17	0	1
Seniors	16	0	0
Business Interests	22	0	3
Arts & Culture Groups	5	0	1
CYAN	6	0	1
CAG	4	0	0
TOTAL	70 (92%)	0 (0%)	6 (8%)

Has this presentation helped you gain a better understanding of what is planned for Smith Creek?			
	YES	NO	UNSURE
Trail Users and NGO's	12	0	4
Seniors	13	0	1
Business Interests	23	0	1
Arts & Culture Groups	5	0	1
CYAN	6	0	1
CAG	4	0	0
TOTAL	63 (89%)	0 (0%)	8 (11%)
After participating today, are you glad you joined this session?			
	YES	NO	UNSURE
Trail Users and NGO's	10	1	3
Seniors	15	0	0
Business Interests	20	0	0
Arts & Culture Groups	4	0	2
CYAN	7	0	1
TOTAL	56 (87%)	1 (2%)	7 (11%)

Post Event Follow-Up Survey Question

The intent of these small group outreach sessions was to hear your questions and input related to the two Area Structure Plans. Lots of good questions were shared by participants and we want to make sure we answered the questions clearly. How would you rate the answers provided?

- Very clear – 43% (10 responses)
- Clear – 35% (8 responses)
- Not clear enough – 22% (5 responses)

In the session, we were hoping to hear input and reaction to the information we shared. Since it can be difficult to capture this in an online session, please share with us any thoughts/reactions/input you have that we can consider in drafting the final version of our Area Structure Plan documents. (Verbatim answers unedited)

I understand that plenty of research and background skill sets in ASP's are considered during conceptual development phasing. A concern that comes to mind with planning an area, is applying "green space" where the wealth of a forest was. I respect vernacular projects that celebrate the land's delicate natural state and ecosystem.

My reaction to the proposal to fence 3 Sisters is strongly negative. Seven to fourteen thousand new residents for a town of fourteen thousand people is ridiculous.

I think TSMV is providing a balance of commercial and residential development. The fact that the commercial includes ways to diversify Canmore's economy is very positive...it is not just the same old combination of retail, hotel and restaurants. The residential also contains a balance of low, medium and high density which will provide the opportunity for more affordable housing. I think that the amount of PAH or entry-level housing needs to be very clearly presented so people understand the benefits of the development to the community.

Perhaps a clearer statement explaining the build-out sequencing and possible timing between the various developments.

I think you have everything covered.

The entire process seems to assume that continued development of TSMV is welcomed by everyone. I am not sure that this is any longer true.

It would be helpful to have available ability to print off many of the slides Chris showed. I tried to take photos of them off my laptop since my husband was out of town and would like to see these up close. But the iPhone photos left a bit to be desired. Traffic and parking concerns remain the biggest issue for most of us living anywhere in Canmore. Many of us will never be "bus" people.

I was viewing it through a lens of "would I want to live there".

Additional info on commercial center planned square footage/ unit, intended operators,...More detail on the wildlife fencing surrounding the communities. I think it is positive in that it will create focused access points + trail networks but would appreciate more information on how this interface will look and work for different trail users. Also would like to hear how TSMV will partner with trail groups to assist with costs of rebuilding + improving trail network for multiple user groups (mtn biking for me). It's possible this info may have been provided in one of the other sessions.

I'm concerned about the undermining of the abandoned golf course and the many risks that will arise from building Three Sisters Village in this location. I would like more information about the wildlife corridor with corridor ecology integrated into the ASP. I would generally like to see that the main concerns of Canmore residents, i.e. the wildlife corridor, undermining, and population growth are addressed.

I was impressed with the thought put into the wildlife corridor and the need to exclude humans from that area, as well as with the addition of a new, better underpass with the relocation of Stewart Creek. I was also really pleased to see that with significant tourist housing/hotels, Three Sisters Village has enough amenities to be a destination in and of itself. Part of my concern going in was that these new developments would house thousands more tourists, who would just get in their cars and crowd already busy areas such as Canmore's downtown strip, Quarry Lakes, etc., but the plan looks like it gives tourists another beautiful, engaging location to explore.

It's way too big, way too far up-slope. No matter what the province's corridors are, Village Centre shouldn't be built beyond the cabin line and Smith Creek should provide much more downslope space for wildlife movement immediately east of the cross-valley underpass and at Thunderstone.

[Anything else you would like to share? \(Verbatim answers unedited\)](#)

Thank you for having prepared, and for explaining a thorough project proposal.

Thanks for hosting these sessions.

Overall a clear & concise presentation; easy to understand.

I think the information was complete and clear.

Zoom. Remember that there are several different platforms that support Zoom... and buttons and screens appear different on different platforms. ... so instructions from Moderator were not always possible to follow.

A repeat of your presentation would suit our Paper Trail which is distributed to ALL Canmore Seniors who have paid their dues-about 600 + at present. David Minifee is President of our association. Just go to canmoreseniors.org site to access contact.

Could you do this on a somewhat regular basis?

I'm disappointed that these sessions weren't entirely oriented around the wildlife corridor and undermining. These are the main issues that Canmore residents have brought to the table and I feel that have yet to be addressed in a meaningful way.

I really appreciated that Three Sisters reached out to CYAN for a session. I think it helped to tailor the session to what is particularly of interest for the young people in the community and kept the Q&A relevant to our group. Also want to say, if development needs to happen in the Valley, it looks like you've done a great job planning it out in a responsible and forward-thinking way. We're looking at buying a house/condo in the next 2-5 years and are starting to think that the Village might be a good place for that.

The format makes it almost impossible to follow up questions or seek clarification in real time. That may be a limitation of circumstance, but should be reflected in the "what we heard" report.

Many of the answered provided were if a "vanilla" nature and did not provide a specific answer.

Some explanations were clear, but I found that wasn't always sure what we were talking about in terms of location. I think in a webinar it would be helpful to have a little arrow to point to things. I'm not sure that is technology you had access to.

It seems everything in the overall plan assumes that more growth in the Bow Valley is a good thing. Although TSMV wants to provide amenities & services, ultimately new residents will rely on the town of Canmore for most needs. The town and surrounding facilities are already stressed. There isn't any reason to double the population. But the town seems more than willing to accommodate more development and establish a larger tax base.

The survey questions asked of the 20 call participants did not specially ask if the participants approved or liked the proposed ASP. More so the poll questions were aimed at asking if the presentation was clear. Yes it was clear but perhaps a different answer would result if that question was asked.

I still believe that despite having the words "Respect Wildlife" in your presentation that your project doesn't really try to give wildlife great corridors. The best science is in the BCEAG guidelines and you aren't using it because "you don't have to." I wish a lasting functional corridor was seen as a legacy not an impediment.

Many of the benefits said to accrue to residents and the municipality are not ultimately TSMV's responsibility to see through, be it trails, wildlife coexistence, green building standards, or economic diversification. This feels like TSMV using local aspirations and commitments to gain approvals, with no long-term commitment to those goals.

DRAFT

Question and Answers
Trail Users and NGOs
July 23, 2020

Question and Answers (transcripts are raw and have not been edited):

Q1– What defines a steep creek hazard?

Q1 Answer So, the steep creek hazard; the best way to think of it is a combination of factors, not every single creek would have a steep creek hazard associated with it. It requires a source of material; it requires a certain slope that requires certain velocities. I think that steep creek hazard is probably not applicable really to creeks obviously that are on the ground bottom, but more or less on the creeks that are coming down from the mountains. So every one of the creeks that are within the Three Sisters Village or the Smith Creek area structure plans has a level of steep creek hazard, but they don't all have the same hazard potential. Out of the creeks that are within the Three Sisters Village and Smith Creek area structure plans, Kitchen and Three Sisters Creek probably have the most potential, followed by Steward Creek. The smaller creeks, such as Marsh and Smith and Cairns creeks, they present hazards because there is material, but it's a relatively low risk hazard. So most of the mitigation, if I can talk about Three Sisters Creek for example, would be making sure that the bridges are wide enough to allow for creek flow, rip-rap was paced in a way, such that we are looking to slow down creek velocities. The existing pond that is there now today, I think that many of Canmorites remember from 2013, that there is a big central pond to go below the Altalink bridge through which the power line cables are running, that is actually effectively a sedimentation trap as well that collects a lot of debris as mud slowly comes down. So the idea is to make sure that the water, mud, rocks, tree branches, anything that is in those two creeks can be contained within a channel that is designed to accommodate them, and not flow into the streets of say Miskow or Farrell. If we didn't do some of these mitigations, then the actual impact within Miskow where the flow of water of less than a foot, may be two feet in places, type of thing. It is not the same level of hazard that Cougar Creek presented, but even so, we want to make sure that the mitigations are in place so that we can address those.

Q2– Did the 2020 steep creek guidelines clarify liability?

Q2 Answer Actually I don't know. That would probably be a question best submitted to the Town of Canmore. They had a very heavy role in developing those guidelines. I know Andy (TOC) would be far better equipped to answer that question. So maybe Moderator, you could note that, and get an answer back.

Moderator – Yes that's great. Thanks Chris. So we will take that to Andy Asarke at the Town of Canmore and will get you an answer for that.

Q3- 3 votes - Can you specifically show the trailheads that will permit access to the trails on Alberta lands for example, links to the Highline?

Q3 Answer I think that's coming up a little bit later in the Three Sisters Village detail ASP map. Some of them aren't fully set in stone. We have met with Alberta Parks and are discussing the possibility of where to coordinate gates in this area. So there will be a little bit of a broad, will be around here place. For example, there will be a gate in the Three Sisters Creek area, I mean the creek specifically. Many people know how the trails hooked up to the old dam, and things like that, so there will be one located

in that area for example. A little later in the presentation, they are shown on the Three Sisters Valley ASP map.

Moderator – great. Looks like we will get to that and I will make a mental note to make sure we have covered that appropriately at the end.

Q4- 3 votes — As a developer, how do you make sure that all these recommendations are followed? How do you make sure houses are built with solar energy, low emissions, etc. How do you ensure the trails are built and maintained according to your plans? What assurances can you provide that these elements are followed through, as the proposed development progresses?

Q4 Answer That's a great question as well. One of the challenges in this area of course is that Canada has a national building code, and each province has a subset of that. They either adopt the national building codes and national energy codes, or they make their own adjustments on a provincial basis. Alberta tends to basically follow along the national energy and national building codes. The Town of Canmore itself acts within its land use bylaw for green building standards. The Canmore land use bylaw is actually a higher standard than the Alberta building code. One of the ways we are looking to make sure that people want to do it and that's really what we are doing. We are not mandating, we are not saying 'thou shalt'. We are giving strong financial incentives for future developers, future builders, to want to do those measures, because it will make financial sense to them. So one of the main roles of doing that, and this is the common approach in many municipalities in Canada is to incentivise such things through bonuses. So, they get additional density, they might get relaxations on different aspects of building. They would be in a much more engaging discussion with the Town of Canmore when they are settling development permit applications and building permit applications. So if a builder can demonstrate they are putting in more energy efficient modules, they are putting in electric vehicle charging stations, or they are giving space that can be used for community purposes or community associations, things like that within their project, then they might get the ability to do extra for the rest of the space within it. So sometimes, we might artificially lower the cap within the existing land use bylaw that says, if you don't want to do any of these things you can only build for a very low extent, but if you do all of these good things we'd like to see including public art in your project, then they would have the ability to build to a higher extent. One of the strongest motivations for the future developers and future builders of individual sites is financial and so we are really tapping into that drive and I think it will be very successful. It has been very successful in many other areas throughout Canada and the United States.

Q5– How will random trail use in the corridors be discouraged?

Q5 Answer Well, similar to how things are done, I think through most municipalities. Number one on the list is providing for clear usable alternatives. So right now there isn't perhaps enough off-leash dog parks in the areas, so through the creation of more off-leash dog parks, we are looking to incentivize and create opportunities to do the right thing. Then we would also have, of course, education. Probably would have signage, postings, we would have website updates showing clear site maps where people can see where to go. There are good trails that we want people to use, and there are areas that we don't want people to use. Very last on the list would be enforcement. This is obviously something that Three Sisters does not do but I do know that all governments don't like to do enforcement as a first thing, but enforcement is the last step, and as part of the program we would also be looking to close old trails and rehabilitate those old trails, that they are no longer available for use. So it's a combination of a factor of

things that will actually make a success, and it's a number of different things, and it requires joint effort with the Province, Three Sisters and the Town of Canmore.

Q6– Can you explain the bore holes and what results have been found?

Q6 Answer Over the last couple or three decades numerous bore holes have been put out there. I don't have any facts in my head, but its hundreds. Some of the depths are 20 meters, some go up to 100 meters easy. So what we are trying to do when we do bore holes is to assess a) the mapping of the mine, and we have found that the maps of the old miners in Canmore are of exceptional quality; they have a very high level of accuracy and excellence within them. So we look to bore holes to make sure, are the maps accurate. Is the mine where we think it is, is it at the depth we think it is and is it at the spot we think it is. Then there are different factors to that like what state of collapse is the mine in. The mines are not static, they do collapse and since it has been four decades since the mine closed, 1979, so many of them, because of the weight of the rock, and the lack of maintenance have started to collapse. There is also another factor to that in that the mines are also collapsing because the foreign miners would leave a mine and they would what we call 'rob pillars'. So when they were actively working within a mine they would leave pillars of rock in between the tunnels and in between where they are collecting the coal, and they would take away the pillars at the very end, because they do know humans would be going back into the mine as some point, and so the rock would squeeze down, the roof would cave in all those things like that. So the bore holes allowed us to assess what state of collapse the mine is in, how much rubble there is and then because of the depth of that rock and the depth of overburden throughout, we can assess will there actually be an impact at the surface, what will that impact look like and what size of impact will it be. There are actually no types of undermining you can't build on top of, including even verticals. You could bridge over them. It's really an effective program making sure we are picking the best sites and making sure that they are safe and that the engineering parameters for building on them are known. It's not really a new science, in that every single geotechnical investigating that is preceded before you build a single building anywhere, has the same type of things. What is the potential settlement of building a building on this soil, and what potential; how we litigate against that. So that's the type of work we are doing within those boreholes. We also measure ground water elevations and see what kind of fluctuations there are. We have many years of data on that, and so there are some areas of the resort center where it's not economical to develop buildings on top of, those are mostly vertical workings, and the vast majority of Three Sisters Village is quite economical to develop and is quite safe to do so.

Q7– What is the status with the Province of the proposed new wildlife crossing under the TransCanada Highway?

Q7 Answer Status of the Province with the proposed wildlife crossing, we have not gone forward to a design on that yet. Nor have we approached the Province for any sort of approvals or permits, and that's mainly because we are looking to focus our efforts and energy right now on the area structure plan process. So at the moment, it's a line on the map, a proposed general location, and probably we will start getting into those discussions a bit more in 2021.

Q8– What is the breakdown of what constitutes recreational trails?

Q8 Answer So any trail can be recreationally used of course, but some trails have a higher standard of service for example. So recreational trails, I'll use an example, it might be a shale path or dirt path, a little bit more winding through the trees, so to speak, and a more commuter, multi-mogul path would likely have either a concrete or asphalt natural surface, be wider, be better lit, have signage markings

and be more used as every-day, call it commuter traffic. And so recreational trails, I think you would find it fumbles the common sense definition of it really. Are you going through a hiking mode, in a kind of scenery site seeing mode, or are you looking to get somewhere? So we will be looking to design trails so that if you are looking to get somewhere, it will be a quite direct connection It will be quite wide, it will accommodate bikes and trailers, kids, etc. Whereas a recreational trail may not be that wide and you might be winding your way through trees and other cultural amenities.

Q9– Thanks for answering the random trail usage question. Three sisters will be closing and rehabilitating random trails?

Q9 Answer That's correct.

Q10– Am I understanding correctly that the bonuses are actually given by the Town, not the developer?

Q10 Answer That's correct too, so the ASP policies set up the framework that can be worked through. It would be fleshed out a little further at land use in terms of how much further you might get, or what type of building incentive there would mean what. There are tables in the area structure plans that give guidance in this, but yes, it is the Town that would actually say, is what the developer building offering us enough benefit that we believe you should reach that incentive. It is up to the Town not the developer on that one.

Q11– Is Three Sisters funding the creation of these connecting trails to existing trails? Will maintenance of the trails also be supported in the long term by Three Sisters, and will user groups be involved in the creation and maintenance of these trails?

Q11 Answer Yes, Three Sisters will be funding the creation of connecting trails to existing trails. Yes, user groups will be involved in the creation and maintenance of these trails. I think we have already established a good relationship with groups like CAMBA as an example. Maintenance of trails might be a bit of a mixed bag. There might be some trails that are maintained, owned and operated by the Town of Canmore, there may be some trails that are owned and operated by the Province of Alberta, and there may be trails within later developed areas that are owned and operated by an operating entity of the developer. There would be one answer to the maintenance one, but there is not one answer for the other two questions.

Q12– It was mentioned in passing that it is Three Sisters Mountain Village's intention to surround both development with wildlife fencing. The approach is inconsistent with existing developments in the area. Never-the-less will Three Sisters Mountain Village be taking financial responsibility for the maintenance of all fencing and new community trails or is this burden eventually going to the Town of Canmore?

Q12 Answer Three Sisters Mountain Village will be responsible for the financial payment of construction of the fencing, construction of the new community trails and also the warranty period, and this is very difficult. We do this today; every development in Canmore does this today. All roads, pathways, sidewalks, lift stations, lighting things like that. There is a variety of different maintenance periods that can be 1 year up to 3 years plus, depending what the piece of infrastructure is. With the ongoing maintenance by the developer. After that, some paths, as I have just mentioned, would be owned and operated by the Province, some would be owned and operated by the Town, some would be owned and operated by the developer. But in the fencing one my understanding is that the Town of Canmore

would prefer to be in control of the fencing at the end of the day, and yes, they would have the financial responsibility for maintenance of that fencing. However in our municipal fiscal impact assessment it shows that even with taking on new infrastructure, all of the structures, not just fencing; that it's actually a financial benefit to the Town to see the development move forward.

Q13- You mentioned that flood mitigation would be relatively easy. Can you elaborate on that?

Q13 Answer Fortunately, on this side of the valley we are not dealing with the same level of hazards and topology and constraints as say Cougar Creek. What we are talking about this side of the valley is that the creeks are shallower, the slopes are smaller in nature. They don't have as much feed material above them, that kind of generates those mud flows and rock flows and things like that. So for the most part when we are talking about steep creek hazard mitigation, we are really talking about appropriately sized culverts beneath roadways, appropriately sized widths of bridges, putting in rip-rap in the right places. And I will say that everyone has learned a lot from Cougar Creek including the Town of Canmore, and one of our objectives within the steep creek mitigation of all the creeks within the village area and the Smith Creek area is that all should be aesthetically pleasing. We are not looking to lay down miles of concrete or create any kind of say Los Angeles style ditch facing. Most of it most people wouldn't even realise there is a steep creek mitigation hazard piece of infrastructure. Right now it would look a lot like what you see out there today. In the case of behind Hubman for example, there probably would be a berm, a relatively low berm, couple or 3 meters, maybe we could put a pathway on top and that berm would steer the waters of Three Sisters Creek back into the creek channel and prevent it from washing out and broadening the Hubman, Niskow, things like that. So most of it is terrain changes, appropriately sized culverts and appropriate bridge widths, things like that. So it is a relatively easy in our case.

2nd Session

Q1 - Given the large potential impact on the already stressed wildlife population in the Bow Valley that this project will bring. What will be done to ensure ecological integrity, bio-diversity and wildlife conservation are prioritized within this project?

Q1 Answer Moderator I think that you might actually have a good answer to this question within one of your upcoming podcasts, and that probably would be the best source of information for the question. Maybe you could update people on that.

Moderator. I will do my best, yes. We are doing a podcast series to provide a little bit more background on some of these deeper questions. We do have an environmental impact statement that accompanies both of the area structure plans. There is a 3rd party reviewer of that environmental impact statement. So in the podcast I actually interview Kyle Knoff who is the conservation biology expert from Boulder and he talks in great detail about the mitigations that are considered for the development, around wildlife specifically. I don't know that that really answers the question Chris but would let you know that we have got this podcast series coming up with about a 20-40 minute episode that will cover this topic in great detail.

Chris Yes, I would defer to the podcast and Kyle, he is the best expert and would give the best answer

Moderator So Chris maybe it would be important to point out what part of the study identifies the things that need to be mitigated within the plan. Maybe it's helpful to speak to that.

Chris. OK. Jessica, may I invite you to participate in that. You have been at three key components of the environmental impact statements in the third party review discussions.

Jessica So the question is where can you find the supporting studies that would support that we are making sure that we are ensuring ecological integrity , biodiversity and wildlife conservation within the project. I just want to make sure I am clear on elementaries.

Moderator Yes, that's clear. How will those things be prioritized within this project?

Jessica So the environmental impact statement does outline a number of the mitigations, and I think that what we have done, well not I think. What we have done this time within the environmental impact statement is that we have provided a list of all the mitigations, when they will be applied, and by whom. So that's number one, is that you will understand more clearly what the mitigations are and when they will be applied. Secondly, the third party reviewer will be looking at all of the EIS's and providing evaluation; and making sure that the ecological ?? integrities, biodiversity and the wildlife conservation is a party to the project and making recommendations on behalf of administration as to what needs to be done to support those goals.

Moderator Jessica, maybe you could add when those documents will become public so everyone can read those

Jessica Absolutely. So, when the EIS and the third party review will become public once the Town has accepted the documents for the purposes of the area structure plan. Let me just be really clear. Acceptance does not mean approval. Acceptance just means they have reviewed this and they have not more questions, and it is up to Council to provide the approvals for the project.

Moderator Thanks Jess, and I hope you feel that we have covered that. If you feel we have left anything out, please add another question and we can come back to it. Thanks Jess Chris.

Q2- 4 votes- Would you be willing to explain why we do not incorporate the BCEAG guidelines for the corridors?

Q2 Answer Absolutely, so the BCEAG guidelines for corridors are actually specifically exempting Three Sisters Mountain Village from their applicability. We incorporate many, many aspects of BCEAG but we do not say that we use BCEAG as the full and complete answer on wildlife corridors because you can open up the document it and specifically exempts Three Sisters from applicability.

Moderator Chris I wonder if you want to add to that, do you want to talk to the considerations for the corridor that we relied upon.

Chris Yes, I think many people focus on the BCEAG possibly likely with respect to slopes and angles and things like that. Whereas when the province developer approved the wildlife corridor recently they were actually looking at movement patterns, data from those movement patterns, projection and models of movement patterns of the impact on the development. Making sure that it would work in the long term for animal movement. So as opposed to trying to meet slope criteria which interestingly did change a couple of times at least within the BCEAG guideline version, we focussed on actually providing a good sense of the data that was involved on the movement, how animals are moving through there. There is a number of discontinuous slopes by Thunderstone that animals have been moving through for decades now and I would encourage you to listen to the podcasts from Carla and she will be able to explain a lot of detail.

Moderator We should have those podcasts available in the next few weeks, likely three weeks for that one and we will make sure we are promoting that availability

Q3- Is the incentives that are coming from the Town? Have they come up with what the value is? For example, is the specific loan on the balance sheet for budget purposes? Is there a specific budget item for a number of years during development?

Q3 Answer Well, I am glad someone asked this question. I didn't realize this was the impression that was put forward. So this is not incentives that the Town of Canmore writes a cheque about. This is not coming from a budget line item in the Town of Canmore. The incentivization that I talked about when we talked about bonus density and things like that is if a builder chooses not to actually put in any features that we are talking about they will be very limited in terms as to what they can actually build and propose and it's likely not going to be that economic to do so. But if they choose i.e. incentivize encourage to put in public art, community meeting space, electric vehicle charging stations, things like that, those are all items the builder and developer of that parcel are still paying for, it is not the Town. This is not a specific balance lying on their budget purpose. They would be incentivized to actually move forward and be able to build a better building, higher building; maybe it has different aspects that are trade-offs that would be encouraged in such that builders would be encouraged to put through those sustainability features including the net zero drive. So it's definitely not a cheque writing exercise for the Town of Canmore. It's the Town of Canmore will be able to balance out do we feel that the proposals in this project at the development project stage support incentivization and has the builder included enough features that are adding to the resiliency of the Town of Canmore that the Town would be comfortable in giving the bonusing. So it's not a financial transaction in that way for the Town, it's just within the Town's control for the approval process. We are looking to use the policy to leverage better environmental features within the building. It is not something any municipality in Canada is able to mandate at this stage, and that's why so many municipalities within Canada and the United States uses incentivization tools to make them occur.

Q4- You mentioned the innovation center could include light industrial and light manufacturing. Can you elaborate more on what this would look like within an area you previously mentioned with prioritized environmental stewardship? How would emissions, sewage, water etc. be managed effectively in this sensitive environmental area?

Q4 Answer I think Jess would be an excellent resource directly on this one. Would you mind Jess?

Jess- So thank you for the question. So, if you could picture Granville Island, that is somewhere where there is a lot of creative manufacturing going on. There is a brewery, there are a number of creative professionals that are working, producing, doing what I would call "maker spaces" type environments, kind of low profile buildings. This wouldn't be an area that would be, I would say, Industrial, in the traditional sense of the word. When you think about industrial you think of very dirty type uses. This would be very clean and it would be very, I think on the creative or innovational economy. With regards to emissions, you know sewage, water use. Sewage and water will all be done through the current municipal system, all treated and handled in a very careful way by the Town; and we would be connecting to those infrastructures. From an emissions perspective, as Chris has said, what is happening about the incentivization, the transportation and the sustainability of the walking and hiking mode. Making sure that we are promoting those types of modes above all others. Does that answer your question? I am hoping.

Moderator Thanks Jess. If we haven't clarified that, please put another question in and we will make sure that we follow-up in writing to everyone on this call. Thanks Jess

Q5- Thanks for showing the proposed landscaped trailheads. Will there now be fencing around the already built Three Sisters Development? If so, will there be gates in that area? Right now there would be a gate at Three Sisters Creek, and not another until well east of Stewart Creek, about 3 kilometres away.

Q5 Answer. I am going to defer this Jess a little bit to see where the nearest gate will be, but yes, there would be fencing around the already built Three Sisters Ridge and Three Sisters Creek subdivisions. We would not go the west where Peak is for example, but we would also be building a fence on the Stewart Creek golf course as well. So it will have new fencing around existing development that makes a contiguous fence line. Jess, would you mind answering the question with respect to the next access?

Jess Yes, so if we can go to the map where we can see the entire development that we can have a large scale where the different ideas could be. So right now, there are two gates being considered in discussions with Alberta Parks and the Town. One will be at the transitional pathway, and the other one to where the access to the Highline trail is. We are currently in discussions with Alberta Parks as to coordinating the Highline extension trail for the area north of Smith Creek, and coordinating a gate, potentially, very preliminary discussions for the green space. If you could go to the marker map for the green space just at the center of the Smith Creek area. That one would be good right now. So it would be at the center of the Smith Creek area. So it is where the wildlife corridor is extended to include that, there is actually a wetland there, and you can see it kind of goes up and it kind of goes into Smith Creek. There is a wetland that we are preserving as a result of that, and we are looking to coordinate the Highline extension loop come down into there and then potentially a second gate where there is an existing trailhead at the wind valley entrance where other parts of the trailhead along George Sr. Biggy Road.

Q6- When will the financial impact assessment be made public?

Q6 Answer Similarly to what Jess's answer was on the environmental impact statement, and the third party review. Once it has been accepted by the Town of Canmore, and as Jess noted, not approved, just accepted, and no more questions. It would be available to the public.

Q7 -Third Party Reviewer, who is the organization that is doing that work?

Q7 Answer The Town of Canmore has hired (MSDS) to do that role.

Moderator. We still have nine questions open and we will be writing to everyone on the call with an answer to them.

Question and Answer
Canmore Seniors
July 27, 2020

Question and Answers:

Q1- Are there to be service oriented businesses in the community such as grocery stores, to avoid traffic to the town centre for daily essentials.

Q1 Answer Yes, absolutely so not only will there be commercial services and businesses that serve daily needs, such as convenience stores, cafes, coffee shops, doctors, dentists, all that good stuff within the Three Sisters Village, but within the gateway commercial project by the four way stop of the Three Sisters interchange, there is currently being a planned commercial development that may include a grocery store. We are still working on the lease for that particular one and if it comes to fruition, it will actually provide another major amenity for the Town of Canmore. That's going quite well and we are hoping the construction of that particular portion will begin next summer.

Q2- What is the reduction in width of the Wildlife Corridor once all of the development is finished?

Q2 Answer There is no reductions in width in any of the wildlife corridors being proposed with either the Three Sisters Village or the Smith Creek area structure plan. In fact in the Smith Creek area, the wildlife corridor is significantly bigger with the more recent approval by the Province of Alberta and you can see we also included a fairly large wetland within that feature, so the corridor by Smith Creek got a lot larger. In the Three Sisters Village, the Province and Three Sisters did look at this area during our discussions, and there were no deficiencies found within this corridor, however, where we are locating the fence will add another 35 meters or over 100 feet to the corridor spaces throughout the Three Sisters Village by putting the conservation easement lands that the Town of Canmore and the Three Sisters have already entered into these agreement options on the wildlife side of the fence. So, in fact, the Three Sisters Village area structure plan is proposing to slightly increase the width of the wildlife space on the other side of the fence.

Q3- My concern is the traffic on the parkway which has increased four-fold with the existing development. Is there any alternative access from the new area other than the parkway being considered?

Q3 Answer The Town's newer transportation plan is looking to actually shift the mode of transportation away from the single occupant vehicles being the use of primary transportation, and being supplemented and taken over by bicycles, walking, and transit. So these new developments are intended that when visitors, say from Calgary, come to park and stay in hotels or something like that, or Three Sisters Village, they are not getting in their car again to go down main street. They would walk, bike, or transit, and we are providing convenient options and alternatives such that is actually more convenient and more pleasant to take one of these alternative modes of transport, versus the single option of the car. So the Parkway will still remain a key aspect of vehicle transportation within both developments but it actually has the capacity that far exceeds what you see on the Parkway today. Even on the busiest summer holiday peak weekends. So we have the transportation systems within that by making sure that the land uses, the mix of use, and the designation pathways or trails of transit are convenient. We are looking to help the Town make that mode shift.

Q4– What entity is responsible should the undermining lead to a catastrophic collapse during or after development is finished.

Q4 Answer A good question, I appreciate you asking it. So the chances of a catastrophic collapse during or after development are essentially nil. There have been small collapses that have occurred during developments that were actually designed under old sets of guidelines and they are usually indicated by failing utilities or water leaks or something like that. There has only been two, and they both only impacted the roadways. There is a number of different risk levels and you know for example, hospitals or something like that. Just like an earthquake design, have a far higher level of risk tolerance, and requirements in the building code. Actual within the undermining regulations are one of the updates we did was to make sure that critical infrastructure buildings like that met the same level of requirements for undermining. The undermining regulations have also increased the amount of safety precautions and safety factor that were appropriate to 2020 versus the 1997 guidelines and so should something happen to the infrastructure during the warranty period then the developer would be responsible for that. Should something happen beyond that, like somebody's house, and its 20 years old or something like that, then there is some regulations in the Province with respect to that and there is also engineering liability. I know undermining sounds like it is special, but it is just another aspect to geotechnical engineering. Just like on every single building site we to, go in and determine if the soil is strong enough to support a building, if the building was to settle the wrong way, or if it suffered foundation failures. Undermining is another geotechnical condition that I put together as part of the foundation design and also as a part of soil improvement design. So it is another engineering structure. Just like every day if you drive over a bridge that's been engineered by somebody and there is nothing but air beneath you, the bridge has been designed and engineered with all the appropriate safety checks, and in the case of undermining, has a third party review done to make sure the undermining is safe to build on.

Q5- What is the proposed population for the entire project?

Q5 Answer Maybe that's a question best answered by Jessica just so that I don't get the numbers wrong,

Jessica – For the Three Sisters Village, the population including all units is between 5,000 – 10,000 people and the population for Smith Creek is between 2,200 – 4,500 people.

Chris – Jessica, that includes visitors, air b&b units, tourists homes, everything, that's not just permanent population. Is that right?

Jessica – That's absolutely correct. Not only that, but it also includes 100% occupancy for those visitor accommodation uses.

Chris – It sounded like a pretty broad range in the village. Could you explain why there is such a big range there?

Jessica – The range is based on the minimum and the maximum units that we are looking to accommodate within Three Sisters Village, and some of that includes essentially, a guesstimate on the hotel numbers, and on tourist home numbers that would be accommodated. And so that is something that is normally really sucked out at a future stage in the planning process mainly development permits, so it really is that broad range there. It also provides us with some flexibility to evolve and change with changing market conditions over time.

Chris – Jess, those numbers you are using, you are using them to ensure Canmore’s infrastructure, road networks, sewer networks, water networks, and things like that can all accommodate the most conservative assumptions?

Jessica – Absolutely

Chris – Thanks, I just wasn’t sure.

Q6– How long is the developers warranty period?

Q6 Answer So within the Alberta’s system, when you are a builder, you have to get a license, and there is a warranty period within there that is required when you are providing that building. If I recall correctly, I will double-check during the break to make sure I got the number right, but it’s a minimum 5 years, it could be 7, for a structural impact on a warranty period for the building. I’ll double-check during the break to make sure I have the number right. It turns out I was right on the 5 years in one sense and I was thinking about the building envelope. If something happened to your roof or walls or something like that, that was caused by undermining, there is a 5 year warranty on the build envelope. However for major structural components there is actually a 10 year warrant on buildings and this is the same as if a structural engineer has got the design of your foundation incorrect somehow, that’s the same warranty coverage that would occur if the undermining engineer had made an error as well, so there is a fairly lengthy warranty period with respect to structural components of new buildings in Alberta.

2nd Session

Q1– We are seeing tremendous pressure on existing community parks such as Cory Lake. What is the responsibility of developers to create similar attractions, so that the development does not add to current use?

Q1 Answer Thanks for the question. We definitely have acknowledged the pressure on the existing community parks, and that’s probably been exacerbated by covid19, and Calgarians looking to escape. So we can certainly appreciate those pressures. As you probably saw within these presentations, and I can actually probably pull up a slide, if everybody has got the patience, let’s see if I can find that slide. Oh it might be a little difficult to find that exact one, I can use this one. For example, we have looked at providing another lake amenity or pond amenity. It is not the same size as Cory Lake, and the intent is not such that development would not add to the current use of existing town amenities, but we are providing additional amenities throughout the entire area structure plan process. You can see there is an extensive network of green throughout this area here, including that recreational hub, a future school site, and other trail systems that spring throughout the entire thing. Plus providing trail linkages such that we have formal connections to appropriate trails that go through the wildlife corridor. So Bob, the developer is absolutely going to provide new parks that will benefit existing residents, new off-leash dog parks, new recreational venues, new mountain bike training areas, things like that. Such that there is more space to play, for the existing, and for the expected residents to come.

Q2– It is interesting to hear about the proposed development with no single family homes in the area structure plan. (Moderator – So Chris I know you will have to clarify that) This development seems very European, which I agree with. There are far too many single family homes already built, which simply sit empty for much of the year. It would be a shame for more to be built, especially with the lack of affordable housing.

Q2 Answer Thanks for the observation. Just to make sure it is clear, the only area in which we are not proposing to have single family homes, is here in the Three Sisters Village area, and even in there, duplexes will be used very sparingly, so your description within your observation applies generally, quite well to here. Over in the Smith Creek area we are providing for the opportunity to include more single family homes and duplexes, and townhomes, and that type of thing, but they are a bit more removed from the hustle and bustle of the Village of course, and we are seeing this area as more of a local enclave that a second home market in this particular location. So I think we have struck the right balance absolutely, the number of single family homes would be reduced. The other reason that we are looking to continue to use single family homes here in Smith Creek is that they are a lot easier to incorporate within a smoke adaptive development. The terrain in Smith Creek is a little bit more smoke challenging in some spots here, so having single family buildings allows us to place those, and keep more terrain features. So I think we have got a good balance here. Thank you for the question.

Q3– Could you describe the intended recreational use of the segment of land that sits above Hubman Landing?

Q3 Answer Thank you for the question. So the area that we are talking about, for those that may not know exactly where Hubman Landing is, it is right here, and Scott, we are probably going to have to talk about the details of exactly what is in that space when we get to the land use and subdivision phase of the development approvals, but generally, that is seen as a recreational area. There could be, for example, a parking lot in this facility, such that when people come off the interchange and they park here so they can use the pretty popular trailhead that goes up through Sisters Creek, goes to the Highline for example, sport fields. There could be a number of other recreational items; it depends on what the Town's recreational master plan need identifies what should be suitable for the community. So this is something that we work in close collaboration with the Town of Canmore to make sure that the community's needs are addressed. We don't pick the recreational facilities randomly. It's usually actually a fairly carefully thought out process of what's existing in town, what's missing in town, and how do we make sure we are covering the bases needed for the community.

Q4- Chris, you mention potentially rerouting Stewart Creek into the new proposed wildlife underpass across the valley corridor back to its historical alignment. How might this impact the functioning of the Corridor or underpass?

Q4 Answer Thank you for the question. What we have here in this part, is where Stewart Creek used to flow - and Lori, correctly remembers the map that was on there - This actually provides us with a dual opportunity and there are numerous wildlife underpasses that have creeks that flow within them. Those creeks tend to encourage wildlife to use them. So it will impact the design of the wildlife underpass a little bit, as it may be a little wider than you have seen in the past to accommodate the creek, but it also allows for a way for a deep creek hazard to be effectively drained through there, easily, quickly, and a natural way that doesn't interrupt with respect to wildlife use. So if we are in the 1 in 3000 year flow event, yes, it might not be as travelable by wildlife for that event for the period of a few hours only. But having it wider with a creek through it, most of the time, like 99% of the time it is not flowing a 1 in 3000 year event, it is actually beneficial to wildlife to have that occur there.

Q5- Will access to the playing fields at the top of the Three Sisters Boulevard be from the new village, Three Sisters Boulevard, or both?

Q5 Answer The answer would be both. At the Three Sisters Boulevard here, there will obviously be a strong connection there for the existing residents of Three Sister Creek and Stewart Creek; and the

existing school site in this area would be able to access those fields. For the Three Sisters Village area, we are planning on pedestrian crossings. There is already one in place, its right here that allows for the people from the Three Sisters Village to walk or bike, slightly to the east and enjoy the recreational venues as well. So the answer is both.

Q6- Are there any other areas planned for development? Or will these two developments be the last developments for Three Sisters?

Q6 Answer Thanks for the question. The answer is fairly simple. These will be the last two area structure plan areas for development of Three Sisters. There will be no other new land available within the Three Sisters to develop after this. All of the land that has been allocated to the Wildlife Corridor is now known and approved by the Province of Alberta, and so that provides us the opportunity to decide what to do with the rest of the developable land that you see outlined on the map in front of you. But these are the last ones.

Q7– When do you expect the construction of the first phase of Smith Creek development will begin?

Q7 Answer We don't have an exact timing on that quite yet. Thanks for the question. It would likely be after the first stage of the Three Sisters Village. As you can imagine, there is a lot of work to do here with the Wildlife underpass, a number of approvals to get with respect the TransCanada highway, things like that, and this area is more aligned with ready to go, easily serviceable, and of course has the benefit that it really starts to build commercial hub of activity 1.26.30 Town of Canmore. That will work in collaboration with the commercial development and we are having conversations with the Town as we speak on it, and hoping to begin construction next year 1.26.43.

Question and Answer
Canmore Business Interest Groups
July 28, 2020

Questions and Answers:

Q1- Is the proposed wildlife fence a requirement of the Province's wildlife corridor decision?

Q1 Answer Actually no. The Province's wildlife corridor design out of Smith Creek says very clearly that the wildlife corridor does not require any additional buffers, fences, setbacks, or other mitigations to add additional space for wildlife to the design. The Province specifically says that the width and design of location and inclusion of wetland within the Smith Creek area structure plan wildlife corridor satisfies wildlife movements. So we are done with that spec, but we believe that an important mitigation aspect to encourage opportune behaviours within the development is that we actually do a wildlife fence and we are encouraged that we are encouraging people to use designated trails. So this is a shift from the culture of Canmore, and many of the visitors that have enjoyed Canmore's trail amenities in the past. As opposed to just entering the wildlife corridor, and there are places in the Three Sisters Mountain Village property where you can't tell whether you are on private property or have actually entered the provincial park. So we are looking to make sure there is a signage and educational material to show people where they are in wayfinding, to show them where it is appropriate to recreate and when it is inappropriate to recreate. The key aspects of the policies within the area structure plan are meant to encourage the desired behaviour by providing recreational opportunities and not just going into the wildlife corridor and mountain biking, or walking, but actually using formal spaces and informal spaces, but within the development area to do some of those recreational opportunities.

Q2- Can you clarify that last statement about no single family homes in the resort area; but that single homes will have to be. So where are these?

Q2 Answer It is important to remember that we are talking about two different areas. So in the Three Sisters Village area, this is where most people see the unfinished golf course, and associate those lands with the Three Sisters Village; that's where those single family homes are disappearing. Therefore, we are looking at more multi-family forms of arrangements when we are looking at the Three Sisters Village. In the Smith Creek area, east of Stewart Creek Phase three, and due east of Stewart Creek Golf Course, that is where you will find single family homes as a part of the mix but the policies within the ESP will be encouraging suite-ready or suite to be incorporated within the design of the homes.

Moderator – If you need any more detail, please do not hesitate to put a follow-up question in, and Chris will address that as well.

2nd Session Questions

Q1- What's the background for the decision not to have single family homes in the Three Sisters Village area?

Q1 Answer So the background decision not to have single family houses in the Three Sisters Village area is that the Town of Canmore and the Municipal Development Plan, and the Transportation Plan are all encouraging sustainable zoning, so that the lands are within the Town of Canmore. As an active part of encouraging mobility of transportation you do need to have higher points of density to make transit, biking and walking more feasible and an attractive solution to transportation. For those of you that are not sure about transit planning, I have had the opportunity to get involved in a little of that. You really

need a base density that is higher than a single family neighbourhood to provide an effective bus service. What I mean by 'effective bus service' is that it has to be frequent, it has to be well located, accessible; and a curve linear subdivision of single family homes provides essentially minimal opportunity for transit to be effective. The Three Sisters Village, being such an important area for the commercial success of Canmore, and to convert and encourage new commercial pathways and opportunities for businesses requires critical mass of density and population as well. So in the Three Sisters Village area, we have made the decision to not include single families as part of the mix, as we really don't want to see that 2nd house, single family format, part-time owners stuck. So that's one aspect of it. Another aspect is affordability. Multi-family homes are just frankly, more affordable than single family homes with the Canmore market, especially given the lack of land space, the cost of approvals, and the time taken for the approvals. As many of you on the call know, we are talking years for many approvals where in most other municipalities it's months. So these costs do add up, and we need to make sure that, while they are passed along to future home owners, we are trying our best to maintain a sense of affordability within the Three Sisters Village and surrounding area.

Q2- Can you speak more to the parking capacity of the plan for both the higher density area as well as for the commercial space?

Q2 Answer There will be parking capacity of course for visitors that are staying in units, and of course permanent resident, commercial users, things like that. The other feature of course is that there will be intercept parking. One of the potential locations for intercept parking for visitors and say day users would be by the four way stop and there might be another potential parking lot for users of trail systems and things like that in the area. There will be some free parking, but this is not an area where you can come out from Calgary with your car and park for the day for free and walk around. If you want to do something like that, you would take advantage of the intercept parking. That is to encourage you to get out of your car and spend your time walking, biking or using transit. Implementation will also include a parking strategy with the Three Sisters such that again, we are encouraging people to leave their cars parked once they actually arrive within Three Sisters, and will use as much of the pathway and transit system possible so that we can make sure the mobile split is there, and that the right balance is found for making sure that commercial business can be viable. Commercial businesses do need vehicles, loading, they need supplies, they need to be able to keep supplies with inventory, and so there is a balance of parking to be found but you will notice there is a strong shift, just like you see today in Spring Creek, where there is on-street parking, but a lot of the cars drive beneath the buildings and you are encouraged to get out and walk.

Q3- Are we able to share the slides and presentations afterwards with attendees, noting this is the and draft plan? These are the draft slides.

Q3 Answer I know you have been planning on sharing frequently asked questions and that you have some podcasts coming up. I think we are looking at making sure there is a general version, pretty close version of this presentation; that we will share with all participants after the sessions are done. Am I wrong there?

Moderator – No, that's great Chris. Thank you. We will share a pdf version of this version of the deck. We will make sure that it is noted as draft, in case anything changes. The draft will be submitted to the Town of Canmore in the next couple of weeks.

Chris – That's important. We are hoping to get feedback from anyone who has seen this presentation. Feedback re ideas, changes they would like to see, things like that. This is absolutely the time to gain

the feedback. The Town of Canmore has their own feedback session as well. Looking internally at the plan, making sure it aligns with their policies and aspirations. We will take all of that feedback, Town and public alike, and put forward some of those changes that we see. Or if we can't do some of the changes will have explanations as to why.

Q4- With the opposition in the Valley with regards to this development, how can we support this plan or insert some productivity into the Town of Canmore moving forward?

Q4 Answer As most of the people on this call have seen, development in the valley can be a highly emotional subject. This plan has been in the works since 1992, so there is nothing new in terms of the Three Sisters Mountain Village eventually being a part of the Town of Canmore development moving forward. One of the most helpful ways that people can help see the right development come forward, which we think we have achieved with this balance, is to talk to your councillors about the positive thinking CEM Plans, the benefits. Email your councillors about the positive things you see in the benefits. Email us with concerns or changes you would like to see, or sit down and discuss in detail, and importantly, come out to those public hearings and say 'I would like to see Three Sisters evolve the way it is described in these plans'.

Moderator – Reminder to put further questions up on the Q&A section.

Q5- What changes, if any, are contemplated for the existing Three Sisters Parkway with anticipated population changes? Is congestion expected?

Q5 Answer Yes, we are anticipating some congestion. I don't think it is a secret that the Three Sisters Parkway is well under capacity for where the existing traffic levels are today. The major changes that you will see in the Three Sisters Parkway is you will see a controlled intersection, most likely, a roundabout, located here where this four way stop is located. There will be new intersections here and here, to get into Three Mountains Village, most likely signalized. There is terrain, steep slopes that fall away on both sides. So logistically, physically, it would be hard to get a roundabout in some of these locations, so they probably will be signalized. There will potentially be a change in the intersections here at this four way stop, at this location as well. I will let you know that some of the congestion that you would anticipate being at both buildouts is intentional. The idea is to not make single vehicles the preferred mode of transport, and so one of the things you need to do is try to encourage people to use transit, biking, or walking, as an alternative mode of transport. You need to have some level of congestion so that the car is inconvenient. That is intentional in some ways. There are more and more cities that are intentionally taking vehicles into medians. Not a possible, not frustrating, but inconvenient. The idea is to make walking, biking and transit the most attractive form of transportation to encourage that mobility. All of these changes that we are talking about on the existing parkway would be paid for by the developer.

Q6- There is a lot of single track trails in the area that are highly used, that are Low-Line and Guy Lafleur. Will there be any effort to preserve these? Also, will they be alternates sanctioned or will they be replaced with pathways that form part of the development? I think one of the trails through Smith Creek forms part of the Trans-Canada Trail.

Q6 Answer So we have a number of trails that have been, over time, created through use or created without permission throughout Three Sisters properties. We are working currently with CAMBA, for example, to make sure that some of the trails we are working with, even for example, this trail here right along this ridge, will be removed and will be replaced. Once we work with CAMBA to determine

the appropriate location, the appropriate style, where it should be located what the access points are, things like that, there would be alternatives put in place. But I will let you know, not so many alternatives as the numerous, numerous, numerous trails that are there! Not all will be replaced or established or kept. For example, the Trans Canada trail currently is actually not in the Smith Creek area. They have asked for a connection within Smith Creek, and we have had to say we need to be a little further along in our planning process to make sure that where the trail is put a) works with development and b) there was an idea that the Trans Canada Trail would cross here within the power line right of way. That will not be the location where it is going because of course having a human use trail right at the entrance to an animal underpass and Trans-Canada highway is just not a compatible idea. So we will be looking to encourage people to use aspects of the trail systems within the development that are urban in nature. There will absolutely be changes in trail systems that you might come off a fairly forested trail in this area and enter a more urban trail network within here, along the parkway. Then to back to trail system by the Bow River if you wish, or continue on the commuter path that we are providing. So there will be alternatives but will all the trails that are out there right now in the middle of the forest be saved? No. The answer is no. Will there be alternatives that are suitable and wildlife friendly such that we can encourage wildlife to use the wildlife corridors. Yes, but they will not be as prolific or as random as today.

Q7- Can you describe the feel of the Village Center and what you are trying to achieve there? (She is not sure she understands what we mean by pedestrianized.)

Q7 Answer On the Village Center what we mean by pedestrianized is you can think of examples like what Banff has done on their main street today. Not complete closure to vehicles, that is not what we are talking about in the Village Center, but you know how the sidewalks have been expanded – mentally – more seating, garbage cans, bike racks, bike lanes, and vehicle lanes, but more than just the usual 1.5 metre wide asphalt pathway, concrete sidewalks you see in other areas of Canmore. You might notice sidewalks that are 3 meters wide even approaching 4 meters in some places, so that you can have people with stroller, or kids in trailers if you are on a bike path, and be able to pass side-by-side for example. So the idea is that you are not going to a big box area, like Crowfoot Center for example, diving into Walmart, diving into Rona or Safeway, but it is going in and out of parking lots. The idea is that we are looking to provide a pedestrianized opportunity where you leave your cars at the parkade or intercept parking lots and you walk around doing shopping, bump into people, exploring new pathways and recreation systems, things like that. You may have some areas in the Three Sisters Village that are closed to vehicles or may have high restrictions on vehicles, or could be closed to vehicles for special events that we can create a more open plaza. These will just be managed and you have seen probably examples of that; Fernie, Whistler, Calgary does it as well. Canmore has done it for the Main Street for different reasons obviously, but to be able to provide that kind of gathering space in an event capacity while traffic is rerouted to a secondary road.

Q8- A lot of the focus is on walking and biking, which is great in the summer, but the winter is long. How will that be managed in the winter? Has that been considered?

Q8 Answer Yes, an important aspect to successfully doing mode shift in four seasons. I have to admit Canmore is one of the leading communities in this regard with Alberta. Their citizens are very hardy and they do really actually use the active modes of transportation in the winter so the maintenance of the system becomes key. So if you are going to encourage people to modal split shifts, you have to have path maintenance, i.e. snow clearing, good lighting, and get rid of ice. So, most cities are doing this, even New York. Instead of the entire focus being on street cleaning of main arteries for commuter

traffic of vehicles, they are now doing extensive clearing of pathways at work and bike lanes with specific equipment. Such the people can still feel comfortable for biking, walking, or getting to a transit stop in the winter. Transit will be available for cold winter days and so as you will recall, we are looking to help achieve Canmore's goal. As Canmore's Council has already set within the municipal development plan of a 60/40 split, 60% vehicles and 40% for alternative transportation and that's in the summer months. So we are anticipating that more people will use vehicles in the winter and there will be a reduction in some bike and walk use in the winter, but we want to encourage as much as we can in as many seasons as we can.

Q9- Locals and Tourists have different lifestyles. While different tourists have different lifestyles and patters, who is the encouragement and education for less vehicles in TSMV meant for?

Q9 Answer Everyone is the very short answer. The intercept parking lots are intended for day trippers, tourists, people coming from Calgary etc. But they are targeted for everybody. It's not just outsiders 2nd home owners, day users, and things like that, but we are actually targeting those educational materials for, but it is also the residents of Three Sisters Village as an overall whole and if that leaks out to the rest of Canmore that's great. Our focus will of course be Three Sisters Village, existing subdivisions of Three Sisters, and Smith Creek area structure plan. But at the end, we are looking to target everybody with the educational efforts and looking to target everybody with the opportunity to provide walking transit and bicycle trails, and there may even be shuttles that are operated by hotels, like the airporter. So we are trying to reduce people getting in their car with one or two of their loved ones, coming out and parking anywhere where we know we will have intercept parking lots and will have the opportunities. I think you will see that this is a shift already operating in many areas of society and we are just encouraging it to grow.

Q10- Is the Town of Canmore going to provide Public Transit?

Q10 Answer The Town of Canmore already provides public transit as a lot of people know. What we are looking to ensure is that we are planning for expansion of the rural route and/or alternative routes. Maybe we can get to a point in time where there are multiple routes in the Town of Canmore. So the ASP process focusses on providing additional opportunities and bus stops for existing transit systems. This would be supplemented potentially by hotel buses, shuttle buses, e.g ski hill or Lake Louise. The transit system is intended to be public and built on how the town will grow.

Q11 Will the green standards buildings change the look of the architecture in Canmore?

Q11 Answer I actually would say it's not so much the Town's green building standards or initiatives that would change some aspects of the architectural. The answer is yes, it will change some aspects of the architecture but that's more likely to be a result of national energy code implications that are federally put out to the entire country. So, this is not something specific for Three Sisters, not something specific to Canmore. We are trying to lead the way to get to net zero, which for example has left complicated roof lines that you might see in some of older styles in Canmore today. It's really the energy code changes in the entire country that are driving changes in building envelopes, driving changes in roof lines, driving changes in energy efficiency and will drive changes in the architectural look in some way.

Question and Answer
Canmore Arts and Culture
July 28, 2020

Questions and Answers:

Q1- Will the suggested intent of the developed area also be surrounding golf course land?

Q1 Answer It will be accommodated through the Stewart Creek Golf Course. The fence will encircle the Three Sisters village and will also encircle Mist Creek and connect through the Stewart Creek Golf Course

Q2- Are there any plans to incorporate community-based infrastructure gathering places, or performance venues, or other types of creative spaces? Are you open to conversation?

Q2 Answer We are planning on having gathering spaces and potentially some outdoor performance venues and other items incorporated into the Three Sisters Village planning. One of the features that I am particularly thinking about is an outdoor plaza in front of the northern edge of the village center which we are hoping to accommodate a number of outdoor market and performances, and other things like that; so that would be our focus.

Q3- How does steep creek hazard mitigation influence climate change?

Q3 Answer So if steep creek hazard mitigation doesn't influence climate change, but it does incorporate the mitigation adaptations into, and climate change risk into the mitigation. So what we are doing is making sure that if any adaptations are not met, climate change is taken into account when considering the mitigation plan for the creek.

Q4- Since CSIB and today's discussions of ASP's were based on decisions and plans that are now 25 years old, has CSIB done a business case study to confirm the real need, number of residences, commercial facilities etc.

Q4 Answer We have done a commercial market needs assessment and we have an executive summary of that which is available once we have all of the documents submitted for the Area Structure Plan. So you can review that. But I could comment that the plans for the Three Sisters Mountain Village may be 25 years old, but the concept within the municipal assessment plan and making sure that the town grows within a sustainable and resilient fashion is not, that's been updated, time and time again within the town's municipal development plan and even in the town's integrated conservation plan. So while the paradigm that existed 25 years ago may have evolved to where we are today, it is certainly still relevant.

Q5- Is it a fact that builders will not create net zero builds without incentive?

Q5 Answer So, it's not that they won't do it. It's that the Town and Three Sisters would like to see them do it faster, and meet the climate change objectives faster. So we are trying to incent them to work beyond the Alberta building code and beyond Canmore's Land Use Bylaw, which already mandates above and beyond the building code through the green requirement, and we would like to see them build more efficiently and get to Net Zero a bit faster.

Q6- Has there been any consideration given to artists studios. Work/live space are lofts in commercial warehouse type spaces that accommodate artist studios. Are there going to be opportunities for the expansion satellite space for artists?

Q6 Answer We will talk about it when we talk about the Three Sisters Village concept. So we have a space in the innovation area in the Three Sisters Village that I think this community will be excited to hear about.

Q7- Has TSMV referred to the Cultural Master Plan in it's planning?

Q7 Answer We have referred to the Cultural Master Plan in the planning and have had discussions with the Town as to how we integrate that within the Plan. I am not sure if we specifically reference it within the area structure plan plan, I can't remember that, but I know that we have met with the both the recreational and Master Plan representatives at the Town and ensured that those aspects were incorporated.

Moderator requested a question re-visit:

Q7b- Has the notion of creative spaces been considered in the development of the Three Sisters Mountain Village?

Q7b Answer So, yes it has been considered; so we are really thinking about Three Sisters Village both as an integration of urban design and mountainous features and other aspects within the Area Structure Plan. So, for instance, what makes Canmore, Canmore, is not only the architecture, and how people come together; but it's also within the recreational trails and how that culture is embodied within the landscape. So I would say that we have considered all those aspects. Making sure we are slope adaptive making sure that significant features like rock outcrops and other things like that are retained in the landscape, and making sure that it retains that look of Canmore. Also, making sure the design is pedestrian friendly and street oriented and welcomes people. So yes, all those aspects of place-making and placing landmarks on the landscape to make sure that we are being really authentic to Canmore and what that is culturally and socially.

Q8- Can you clarify the extent of pathways or other amenities proposed/encouraged within the wildlife corridors? This concept is not clear on the ESP diagram.

Q8 Answer The extended pathways or amenities proposed within the wildlife corridor will only be provincially approved trails. The ASP will link to funnel people to the provincially approved trails, but we are not planning to develop new trails within the wildlife corridor. In fact, we will be working to shut down some of the unsanctioned trails within the corridor. What we are hoping to do is work with partners like CAMBA and the Canmore Trail Alliance to create trails that users want to use within the developed area, and that the policy focuses on is yes, they can recreate an approved provincial trails and will work with the Province to ensure that it is happening; but we want to create places people want to recreate - and will speak more to this within the upcoming slides.

Moderator - Quick follow-up Chris, looking for more clarification. The creative place making is often a community-led process, and will the community have the opportunity to say what this means to them?

Answer Of course they will. The area structure plan, when it's submitted to the Town of Canmore. This submission that the public will see and that the Town will see is really a draft meant for engagement. So this is the process, this process that we are doing today, and the process that we are going to go through

until the next version of the Area Structure Plan is submitted; is more to get the feedback from people like yourself, so that we make sure that the ASP got it right. We are open to making the changes to the Area Structure Plan. Implementing them where we can and if we can't implement them define why we couldn't. Maybe it was just meant for another phase of the planning process but definitely we do want your feedback.

Q9- Indicated wildlife corridor appears to pinch next to the golf course. Is the thought that some wild life movement will happen on the golf course, or will exclusionary wildlife fencing keep the entire golf course space off limits to wildlife?

Q9 Answer The fence will be placed acknowledging a number of different factors. In fact I should mention that the environmental impact statement will outline the approximate location where the fence will go. The EIS will detail that in more detail, and when the EIS is made available to the public you will be able to see the exact location, but we are balancing both. It's not exactly at the northern edge of the Steward Creek Golf Course, but the corridor line is kind of in the middle. (no visual, difficult to answer question). Apologies and defer to when environmental impact statement is made public.

Moderator: asked to comment when environmental statement will be made public.

Answer So the environmental impact statement has been submitted to the Town and the third party reviewer is conducting the review. When the third party reviewer has completed their review and has inspected the environmental impact statement, then both the third party review of the EIS and the environmental impact statement will be made available to the public. Accepted does not mean approved. It means that there are no further questions on that report. That it is ready to be made public. There will be no further changes.

Q10- Are there currently any funds earmarked for public art installations as part of initial build, for example, in the resort centre that you spoke about?

Q10 Answer We are just at the original section plan level planning right now. I would expect that public art would be part of the urban design consideration within Three Sisters Village. It is certainly a component of the Area Structure Plan, but at this time we don't have that much detail within the Area Structure Plan and that would come within future planning processes.

Moderator – People can expect a little more about that further along in the planning process.

Q11- What happens to the existing Thunderstone Quarry?

Q11 Answer The existing Thunderstone Quarry will mine the Rundle rock that's there, and once the Rundle rock is no longer available or is not economically mined, it will be remediated within the creek plan.

Q12- Are the current existing overhead power lines going to be buried, If not, why are they not shown on the map?

Q12 Answer So the overhead power lines going through Three Sisters are already buried. That's a high voltage line buried way back in 2007. The other lines in Smith Creek are not, at this point, intended to be buried. We are thinking that the future planning processes will investigate it to see if that is something that can be accommodated in the plan. That it's a more detailed question that's something that would normally be addressed more at conceptual scheme stage

Moderator – We could expect to see those power lines come out when we are in the more detailed stages of planning?

Jess – Yes

Q13- Since the golf course appears to be part of the existing wildlife corridor, is it intended that the new boundary fence will reduce the existing width?

Q13 Answer With the visual we have today, I can't answer this question as well as I would like to. It is a really important question, and I don't want to downplay it. It's a very good and important question. I don't have the information in front of me today to answer it appropriately.

Moderator – We can make sure, because this is a really important question, when the environmental impact statement is made public, we will be promoting that, and we will make sure that we cover-off this question in our newsletter. If you haven't signed up for the newsletter, please go to our website. We do put that out at times when we have relevant information to share, and it is the most up-to-date source from Three Sisters about how this development is proceeding, and where you can access new information. You can also send us questions. We will answer questions in that newsletter, and we are trying to be intrusive as possible, so any question we can answer we will. There will also be some follow-up communications on this when that environmental impact statement is made public. I hope that covers that, if not, please don't hesitate to drop us another question.

DRAFT

Question and Answer

Canmore Young Adult Network (CYAN)

July 30, 2020

Question and Answers:

Q1- Affordable housing continues to be an issue for the Town. If the housing is deemed affordable what is the projected cost range of residential living?

Q1 Answer. We will be talking about affordable housing and the spectrum of housing types a little bit later in the presentation, there is a portion of housing that is proposed within this area that would be deemed affordable housing and entry level housing. I don't have a projected cost range for residential living at this time, because it would be a little premature, given that we are at the area structure plan stage; but for sure, affordable housing and providing a continuity of housing spectrum is an important part to Canmore. Planners on the Three Sisters team and the Canmore team are very cognizant of that, and we have been incorporating a number of very interesting policies on bonusing and things like that, that can also be used to augment affordability in ways that are not possible today.

Q2- Have all the studies mentioned in a previous slide, for e.g. environmental impact statements, been completed and are they publicly available now, or soon?

Q2 Answer So, most of the studies that are mentioned in the previous slide has been fully completed. The only ones that are currently outstanding is because of working collaboratively with the Town of Canmore and the Technical aspects of the Steep Creek Study. That one is evolving and we will probably complete that soon. Undermining is also mostly complete but not fully complete at this stage, but things like the environmental impact statement or the fire hazard assessment, or the transportation impact assessment, things like that; most of the studies I would say probably over 90% of the studies have been completed. The state they are in right now, the Town of Canmore is looking at those studies and making sure that we have answered the questions that they are interested in, or, they are making suggestions in areas in which we need to provide additional information. Once all those studies have gone through the Town of Canmore. There are a number of experts and third party reviewers helping them with that review, such as the environmental impact statement, and once the Town has deemed the report is acceptable i.e. it is complete, has the information the Town is looking for, thing like that, then it will be made available to the Public. So they are not available right now because the Town of Canmore is doing a pre-screening to make sure they are reasonably acceptable and useful and address the questions the Town is looking for. Once that stage is complete, they will be made publicly available. That doesn't mean that you wouldn't be able to make comments on any the contents of those studies. It is just that it's the first stage, the first threshold to make sure they are complete.

Q3- From the sketch (conceptual drawing) it looks like the new development significantly interrupts the ability for wildlife to access and travel along the river. Is that correct?

Q3 Answer Three Sisters Parkway is located here and the Bow River in this particular section is actually further down the hill. For those of you that have travelled the Bow River pathway section as I am sure most of the people have. It's a bit of a gravel section that goes all the way through along the Bow River. That area is not changing; it is intact and hasn't changed at all. So we are only talking about the stuff that is on the south side of the parkway and not anything north of the parkway between the parkway and the Bow river so nothing has changed in that regard. There is not any intent to interrupt the ability of wildlife to access the river. Although some of the locations in which wildlife can conveniently access

the river may change. That would be a function of the wildlife fence that we will be discussing a little further on in the presentation here.

Q4- Earlier in your presentation you mentioned that Three Sisters have included significant wildlife corridors in these proposals. Yet the wildlife corridor science is clear that the corridor is too narrow, too steep and has very narrow pinch points. Your discussion is based on humans entirely. How about the co-existence and solid corridors?

Q4 Answer It is important to remember that the Three Sisters Mountain Village actually has the valley's widest and most extensive wildlife corridor system on either side of the Valley working with development. So there definitely has been significant wildlife corridors put forward. The Three Sisters wildlife corridor decision is actually over. It has now been closed. We had a lengthy application process with the Province of Alberta. They went through numerous amounts of studies. They went through third party studies. They went through unpublished studies. They went through papers. I can't remember how many hundreds of comments and thought processes were input from a number of people in the public. But the end conclusion of that process and after the Province's own scientists and biologists had looked through the proposal the Province of Alberta did conclude that the corridor is not too narrow, is not too steep, and is travelable. It does facilitate wildlife movement. And importantly one of the aspects of the NRCB is that they wanted to be cognizant of wildlife corridor movement, is that mainly they had to be placed where wildlife were already using them. So we have years of wildlife modelling data and actual animal data out in the field, and it did show the animals were using the Three Sisters wildlife Corridor system including the area within the Smith Creek corridor which is located in this lake free area here. But one of the things that were most noted in this corridor was not so much about the area or the width of it, but was actually the random human use by off-leash dog walkers, pirate trails, mountain bikers. Things like that are huge impediments to the actual success of a wildlife corridor. So partly, area structure plans are intended to move forward and correct that by designating some areas as acceptable to humans, which would be the area structure plans shown for development here and here, and some areas that are appropriate for use for wildlife, which would mean the corridor system. Now there are recreational trails that humans absolutely want to do; they want to get up to Middle Sisters for example, they want to get to the Highline trails. But instead of having a random proliferation of trails, and there's literally hundreds out there, and we haven't even mapped them all. We would be designating specific trail access points, such as here, at the Three Sisters Boulevard area or over here at Pigeon Creek. There are a few others too but I was just picking a few examples. That would allow access into wilderness areas on top of which there would be education programs, work programs, and if all those things didn't work, if we had to close more trails or move a trail location to make sure it was accessible in the right spots so that we can adapt the needs or we can alter things depending on the modelling which will be ongoing during the development, then we can do that as well. But the intent is definitely a change. Right now, everybody goes wherever they like in the wildlife corridor, but science has shown that really isn't a sustainable way of moving forward with that. So now we will be designating certain trails, certain areas, and there could even be seasonal closures or there could be night closures of certain trails to make sure that wildlife are the preferred users of the wildlife corridors.

Q5- Exactly how much space is the combined footprint of the Village and Smith Creek in kilometers.

Q5 Answer I don't have that answer but we will give that follow-up answer. I don't have the exact number with me, and I prefer to get it right. So Moderator can we add that to the list of the FAQ's that we will add at the end and distribute so that we can get the correct number?

Moderator – Yes, we can post that information after.

Q6- When you say that existing development could be impacted by Three Sisters Creek what do you mean specifically? Sliding rock slides, etc. What does that mean?

Q6 Answer So the Three Sisters Creek subdivision that you see here the main level of impact is water flowing through the streets and I did mention in the discussion it is mainly water, about a foot, maybe two in spots high. So not rock slides dragging trees going through, it's not the type of turbulent flow you saw in Cougar Creek in 2013 but it's a much lower flow, but none the less, it could flood basements, it could cause sewer backups and things like that. So this is one of the aspects we are looking at collaboratively to address in the Area Structure Plan. We would install some of those measures I talked about earlier to redirect water away from the Three Sisters Creek subdivision and back into the existing creek channel in a more controlled manner and then discharge it to the Bow River. I should add that our intent is also to do this in a manner that does not look like Cougar Creek. We are looking to use a more lateralized look to it. That doesn't mean there isn't going to be rock piling or it isn't engineered. We are just going to make sure it doesn't look like solid concrete or solid rock all the way through. It's not that extensive of a steep creek hazard problem, but the hazard exists and we are looking to address it.

Q7- 3 votes - Why does Alberta Environment Parks approve Smith Creek Wildlife Corridor after they rejected an almost identical proposal back in 2018. What specific change occurred that caused them to reconsider.

Q7 Answer So there was a number of aspects that were looked at really carefully by Alberta Environment Parks when they looked at the Three Sisters Wildlife Corridor. Even in the 2018 corridor proposal, if you go back and read it, you will see that the Province said this was a very well put together proposal, and they had thought that a lot of the science behind it was very solid, and they only really had a couple of different considerations that caused them to pause. So we built on that feedback and we made sure that we did incorporate a couple more changes within there and did some more detailed terrain surveying that we did with Alberta Environment Parks that showed one of their concern areas was 'is there enough room for slopes', and because there's a little bit of a narrative that says 'there is a portion of this land that is completely too steep' but it's not a uniform slope, and that's really the big thing that Alberta Environment Parks came to realize that we do not have a uniform steep slope that is difficult to traverse. What we have is a discontinuous system of little cliffs, broken up slopes. But there is a literally decades and decades of wildlife trails using this system and moving through this terrain. So when we demonstrated that actually the use was working, and we did some other tweaks in the Thunderstone area and one other spot, we were able to show that the wildlife corridor system did accommodate movement for wildlife. One other consideration that I think is a narrative that sometimes people may not realize is that NRCB balanced social environmental and economic. So it wasn't a question of how development would occur in this area. And now that the Alberta Environment Parks people, and we continue to work with them now, on fleshing out a couple of details about maybe where we put some habitat enhancements, and starting to talk about the underpass, what a brand new underpass here would look like and things like that, so that we can make sure that as we continue to ensure that the Three Sisters Wildlife corridor works as intended for wildlife movement. It is intended for wildlife movement through the valley to actual habitat.

Q8- Design considerations were mentioned but has a risk assessment, safety environmental etc. has been completed? If so, can it be shared publicly?

Q8 Answer There is not a singular report that assesses all of the risks in every aspect of the project. There are multiple reports that will assess different levels of risk for different aspects and considerations e.g. the fire hazard assessment report identifies what risks might be potential if there was a fire moving through the valley. How we address that, what kind of thinning may be possible, is a fire break needed, where can we put roads that will be workable for fire assessment or hazards. Steep creek, I think I talked about that a little bit so that was a specific hazard assessment specifically focused on steep creek. Of course there will be mining assessments. You can see a list up in the studies specific to the area structure plan. Engineering analysis also has embedded within a number of things. For storm water, they don't really class it as risk, they actually class it as return periods of which storms the storm water system is designed for and generally it is around a 1 in 100 year elevation, then you have to go through to the overland closest for emergency run-off system. So there isn't one report tht covers every single risk of every single aspect of this project because much of this work was done back in 1992 within NRCB in a number of different ways. But we continue to evaluate different levels of risk in specific segments in all of these reports. Arguably, while you will not see the work 'risk' in the transportation impact assessment, for example, they talk about it in a different lexicon and they say here is the probability that this intersection will exceed the capacity and design and these are the litigation and design strategies i.e. is it a roundabout, do we have signals, what kind of pedestrian pathways need to be accommodated to accommodate the anticipated increase in traffic. So, probably, a little more complicated answer than you are looking for. The latter part of your question, where is it, where can I find it, when can I get it. As I mentioned earlier, all of these supporting studies, once they have been accepted by the Town of Canmore will be available to the public.

Moderator – Chris, can you clarify in terms of when those will be available. We will make them available on the Three Sisters Mountain Valley website an I believe the Town of Canmore will make those available as well. Am I correct?

Chris – You are correct. They will be in both spots for sure.

Moderator – OK, we will make those easy to find.

Q3- revisited – When you answered, you were speaking very specifically to the grey area and identifying it as part of a rocky patch. When I am out and along the river, I certainly see a lot of wildlife along the Bow River whether it's Elk, whether it's bear, whatever it may be, but when I look at the light green colouring at the Three Sisters Wildlife Corridor I am trying to figure out how an animal, in the light green area, can easily access the river. It seems very disruptive that way. That is what I was looking for, more how they kind of make their way. As we all know, water bodies are extremely important to everyone and wildlife right? So yeah, that is kind of what I was getting at.

Chris - I apologize, I thought you were talking specifically in this area because that was the topic, which was my headspace.

Comment – but that's included in the whole area, but this is a perfect picture because it really does sort of highlight how much development is taking place in that light green area, being the Three Sisters Wildlife corridor; but I am more interested in wildlife moving to and from the river. So that's where I was going.

Q3- Answer revisited - So as you can see on this map, the main barrier to wildlife in the Bow Valley, getting to the river, is actually the Trans-Canada Highway, and as everybody knows, there is wildlife fences on both sides of the highway, even up to, and including this area here at the Bow River bridge.

So there is a G7 underpass located here (Deadman's Flats area) and it is still there today. In fact, I know that the Province of Alberta is working with the gun club and a couple of other people to relocate this use and make a more effective connection to the river. We have one here, that is an existing underpass, however, we have proposed relocating and adding another. So this will remain, and there will be another newer wider Three Sister Wildlife Corridor underpass located On the TransCanada. Again, to make that connection across the Trans-Canada barrier that you see there. One of the big aspects that I think you will see later in the presentation, or Moderator, remind me to upload it if I miss it, is Stewart Creek was artificially rerouted to go through the Stewart Creek golf course back when Stewart Creek was constructed. After the 2013 flood, it was realized that actually most of the fens for the Stewart Creek golf course is in this area. So one of the things and aspects that, when we are talking about the wildlife corridor system with the Province, is, along with the steep creek hazard consideration that there was a desire to make sure that Stewart Creek, the creek itself, could possibly be part of the system in which the underpass is negotiated. So this will have a zero impact 1) we will have better drainage to Stewart Creek to the Bow River 2) to encourage animals to use this pathway connection and in this particular location they would actually have a creek going through it. You then continue to go around, and this has been the same system that has been in place since 2002 over here, but there is another location here, where animals have been reported crossing or accessing the river, and this is the tippie site corridor system down here. This is not changing. There isn't a change in this location. So there isn't actually a change as to how the animals cross the river, except we are adding an additional access point here. The true barrier is the highway itself, and we are actually adding another inclusion here, and will be doing habitat enhancements through here to encourage animals to keep moving. The habitat hatch is on the other side of the highway and that is where we want to make those connections. Thanks for clarifying the question. Sorry I missed the mark a little bit the first time. I misunderstood.

Q9 - Noticed the parking in the middle of the village center and know that you said this is planned as a pedestrianized area. Is the focus here really pedestrians? Will any part of that be closed to cars?

Q9 Answer Most of the parking within this particular area structure plan is intended to be encapsulated within a development. So you might see an underground parkade below a hotel in this location for example, and parkades and garages for cars and things like that in this particular location. There may be an interim use for parking in this area. As the development is growing in phases, you don't build the whole thing. The purple blob of the village center doesn't appear overnight. It is built in pieces, a building section at a time. So during that time, there may be some interim uses where cars are parked. Actual intercept parking is intended to be located down here at the Three Sisters Boulevard and the Three Sisters Parkway intersection. That is just one location, but it is a big one. Then we might have hotel shuttles and bike pathway connections, all those good things like that. So absolutely, the intent is that this is a pedestrianized corridor. Reality is that we do know people are going to have cars at their houses. We know that many Calgarians currently take their cars into Canmore and Banff. We don't have that rail option yet. There are some bus systems working towards it. But the intent here is to be absolutely pedestrianized. Put the car away, get out of your car and walk, bike or transit to get to your daily needs, get to 15 minute needs. If you are a visitor or day tripper collect your car and go again. There might be another parking lot in this location for example for people that just want to use the trail system as there is likely to be a designated trail access in this location. So, no, it's not a sea of parking that's not what the intent is. Absolutely, we are looking to provide a more pedestrianized environment in this area. It will be an evolution and will occur in stages, but it will occur.

2nd Session

Q1- In that earlier image that you shared as the entire ASP for the Village and Smith Creek, it seems like there is a major pinch point between the border of the corridor and the Smith Creek golf course. Are wildlife expected to travel through the golf course or is the corridor wider than it is depicted in that area?

Q1 Answer I think we are talking about this particular area here, and while this is shaded in dark green, Stewart Creek golf course today, has a conservation easement on it. It doesn't encompass the entire golf course at this point. Most of it has encompassed the conservation easement. Stewart Creek golf course is a little bit of a legacy aspect and its intent was that wildlife would continue to move through the golf course. So people might ask, what about the fence. So in this case of the fence we are looking to go in the north side of most of the golf course at this point. There may be some modifications, it really depends on the fence design which we are still working through with Alberta Environment, and then tie back into the fence here at Three Sisters Village. So the existing developed area with the homes, people, school sites, located here would be on the human side of the fence, but portion of Stewart Creek golf course, the majority of it, would not be on the human side of the fence. That's because of the seasonal nature of the golf course. In the majority of the winter of course, it is closed, and so the entire golf course mainly becomes a human non-usable area and would continue to be used by wildlife. So I would say that probably the best answer is to think that Stewart Creek golf course is a legacy and a continuing augmentation and a part of the wildlife corridor system. Just because the colour here kind of shows like that, it is all provincial park and mountains up in this location – it does not mean we are trying to sneak wildlife through. That is definitely not the intent. They would be going through the Stewart Creek golf course.

Q2- What is meant by habitat enhancement in the Three Sisters Mountain Village area? Is the goal to release prior to development at the abandoned golf course?

Q2 Answer So habitat enhancements would only occur within the wildlife corridor system. So that would not include the golf course that would be on the human side of the fence in this area. The habitat enhancements would be within the corridor system on this side. So there are areas out here right now, we have to remember this was an old industrial site. There is a giant slag pile in this location, still this this very day. That we might go back and actually replant trees and work with it. In other areas before, it was so thick with fallen timbers and sometimes old machinery and cables and things like that. There was actually a fair bit of mining activity up in this particular area, not so much down below because not much coal seam work. Where we go back in other areas of the forest where we would create glades and clearings or resting areas. These are habitat enhancements that are not going to be solely at the Three Sisters. It is usually a suggestion or encouragement by the Provincial Government saying we have noted this in our studies that we could use some improvements in this area, and we sit down and discuss those improvements and work together to make them occur. So most of the habitat enhancements would probably be in this area and more, probably the majority in this area here (wildlife corridor), just to make sure that the wildlife corridor functions as best as we can and provides different types of habitat needs within it, given that it is an old industrial site that we need to rehabilitate right.

Q3- Considering the many pressures that wildlife already face in the valley between railroad, highways, housing, industry development and more. How does CSNB feel about putting even more strain on the movement of wildlife through and passing development The Bow Valley is one of the few East to West corridors in the entire Y2Y region, making it essential for wildlife connectivity.

Q3 Answer The balancing of social, environmental, and economic considerations has been ongoing since 1992 for sure. I think we have achieved the right balance here, well, even a slight overbalance in some ways, but an important one, in that the majority of the lands the Three Sisters owns in this area, over 60% has been dedicated to the wildlife corridor, so it has clearly been a primary and high priority factor for Three Sisters Village. The Three Sisters Village land areas has been slated for development since 2004 and actually even beyond arguably, but currently does have an area structure plan that does commit development to occur within this area that was approved back in 2004. This area is actually the only new and defined area where there hasn't been an area structure plan in place, however, back in 1998, there was a bylaw passed by Canmore Council that did accept that development would occur out in this area, and defined some parameters about how that would occur and what the next steps are to make that occur correctly. An area structure plan is the first step of that. So, I understand that not everybody in the valley agrees that development should occur, but I do believe the Three Sisters Village, even on a cumulative basis, has done everything they can to address the needs of wildlife and social economic considerations, and developed responsibly. So I believe Three Sisters feels comfortable that they can do this correctly and they can do this right.

Moderator – Will the new wildlife underpass be built before any construction begins?

Chris – Yes, the new wildlife underpass located in this location here, where my cursor is, would be built before this is built. It would not be a prelude or preclude to this because it is not connected. Obviously in this area there is a direct connection. So before this would be built or say any area in Smith Creek actually, this would be undertaken. However, Three Sisters Village could proceed without a new underpass here because there is still an existing one here today, still operating, and we wouldn't remove. Technically, these lands here can still be used by wildlife up until we install the new underpass. So this is really the trigger for when a new underpass will be installed, this development here. The Three Sisters Village could proceed without that.

Q4- Are there any plans for innovative building designs, solar efficiencies, etc., to be a leader in climate change adaptation or energy transition efforts (another great question).

Q4 Answer Yes, as most people may not know, the energy and building codes across Canada continue to improve on energy efficiency and sustainability, and are moving forward actually fairly quickly. In some cases, quicker than the actual building supply industry can keep up with, but that is just going to encourage innovation, so that will be fine. Canmore's current land use bylaw does ask that green building technology be undertaken now within Canmore. That is a step ahead of the building code, and in fact, is a step ahead of any other municipality that I am aware of in Alberta. We are building on that energy by incorporating bonus programs, such that because only the federal and provincial governments can actually mandate building codes, it is not possible for the Three Sisters to mandate a building code or mandate different changes like that, or green energy. So what we are doing is encouraging it. We are making sure that the policies within the area standard plan provide the ability to do two levels of things...So if a future building developer wants to build a building, say on this pad here, comes into the Town of Canmore and they just present standard stuff, you know, build to the building codes of land use bylaws out of Canmore, but are not going to put any effort into electric car charging stations, or solar panels or rainwater harvesting and things like that. They are just going to do standard stuff. Then the Town will give them the standard approval, which may be more limited than they would like, but if a builder and developer comes in and says they want electric car charging sites, do storm water re-use, want to have a purple pipe system to do rainwater harvesting for toilets, solar panel, geo-thermal, or any one of these huge ideas, that could come and even ones we don't know about. They would be

incentives for a system of bonuses in which now the Town of Canmore can look at the development permit stage and evaluate for themselves. Does the package improvements and incentivization sustainable technologies that this builder identified to us warrant us allowing him to build a bigger building. So it could be possible for a developer builder to gain access to additional, up to about 1.5 floor area ratio. So if you think of a square of land and put a building on that square of land, that's FAR floor area ratio of one, but given that we are having such multi-family forms within the Three Sisters Village, that really puts the discretion in the control of the Town of Canmore. It doesn't cost the Town of Canmore anything. This isn't what they are paying for, it is the ability for the builder to ask for a higher level of density or potentially some more variances on a height or roof height or things like that. You would say to the builder, ok, you have proposed enough of the sustainable features that we will allow you to build a bit more building to do so because the reality is, we already know there are added costs to incorporate those technologies and so the builder will be incented to add additional development to the parcel by incorporating those innovative technologies.

Q5- Will Y2Y be consulted on habitat enhancements?

Q5 Answer So as part of the wildlife corridor system discussions that we are having with the Province of Alberta, one of the intents and outcomes of that could be that the wildlife corridor lands actually become Provincial Crown Land. That is one of the discussions we are actually undertaking right now because that would add to the ability of the Province to add these things to say the Parks system, it would add to the ability for the Province to be able to do enforcement, be able to control trails, be able to do monitoring. We will be monitoring of course, but having the ability, that it is not private land, but would become public protected Crown land is a key aspect. So generally, that would mean that it is actually up to the Province of Alberta for habitat enhancements. I don't know if they consult with other people in these habitat enhancements. I know they have a number of biologists and ecologists and other specialists that actually work on that. We typically don't. We are more in the response mode more of, the Province says we get to do x, y, z, and we say OK. So it is generally the Province of Alberta that controls the outcomes and details of the habitat events.

Q6- Indoor Rec Area. Will that be privately owned land or municipal land?

Q6 Answer It could be either. The door is open to either way. There is nothing in the area structure plan that says it must be private or must be public. I suspect that questions will be answered down the road. The Town of Canmore has the master recreational plan that they update every once in a while and it could be that they decide they might need a new Elevation Place Part II. I am being hypothetical, of course, I have no idea if that's the case. Or, it could be that there is a government grant program that comes out, and this does happen that the federal government says this year we are going to give out grants for recreation and health, and if you are putting together a pool or climbing wall, this is how to make your application. So sometimes those things are opportunistic and recognizing that those things are opportunistic, I have left the door wide open, such that if a private provider wants to put forward a proposal, of course the Town would be interested. Or if the Town wants to undertake a structure like that, that's entirely possible too. So I don't have a definitive answer there, but the answers could be both or either one.

Q7- Can you please speak more about education programs and enforcements, by whom, and what will the budget be for that?

Q7 Answer So the one thing Three Sisters does not do is enforcement; that is not within our role. So when talking within wildlife corridors enforcement would be generally a provincial responsibility. The

education components, you know, putting up signage, handing out pamphlets, making sure that our websites are up to date, educating commercial users, hotels, on how to educate their guests, things like that. You can see some elements of that even today in the Stewart Creek golf course clubhouse where there is an educational component even within their main lobby main staircase. A lot of the education components would be joint, probably spearheaded in a lot of ways and early days in terms of the cost aspect, by Three Sisters. But it would really be a joint program with the Town of Canmore, the developers, and the Province of Alberta, and there is already a table and format set up which those joints actually can occur, but enforcement would generally be a provincial responsibility and that would be within the provincial budget.

Q8- You mentioned that studies or assessments will be available to the public. Was one completed specifically on wildlife? It will be interesting to see if risks, e.g. wildlife breeding, and mitigation strategies have been identified for various species, that I know you will probably talk about the environmental impact statement here.

Q8 Answer Yes, well I will back up from the environmental impact statement and say that the primary source of the studies and assessments, with respect to wildlife is probably the work that was done to actually get the wildlife corridor approved. Moderator, I know we have a page on the Three Sisters website that has a whole section on wildlife; contains the report, contains the response from the Province, contains the models and mitigation and thing like that. So that would be first and foremost. On top of that, yes, in the environmental impact statement, and that is a more broader one, it is not specific to wildlife like the aforementioned studies I mentioned that are on the Three Sisters website as part of the wildlife corridor approval, but the environmental impact statement talks about valued economic components even as much as ground water, air quality, wetlands, wildlife, birds, terrain, soil, ecology. So it's not specific about wildlife, it's much broader than that. The report is also being 3rd party reviewed by the Town of Canmore. They hired an independent professional to go through the environmental impact study and, once again, when the Town is comfortable and the report is complete, and they have had their assessment undertaken by the 3rd party reviewer, and the third party review report is complete, and the Town is fine. Along with all the other studies and the draft of the area structure plan, those would be made public on both the Three Sisters Website and the Town of Canmore website. It is their studied practice.

Question and Answer

Canmore Advisory Committee (CAG)

August 28, 2020

This session was held in meeting style where all questions were asked and answered verbally.

Questions and Answers

Q- Curious to learn more about the 2 access points and the province's plan related to that. It's a struggle to understand how the landscape will be articulated...looking forward to learning more from the province.

A- Jess...province wants to formalize highline trail extension. Working with them to determine most appropriate location to come down. Talking to them about how to replace the midline trail that is so well-used within the corridor. Positive thing... everyone is talking. CAMBA is at the table. Those who care about how this get develops are part of the conversation. Good progress.

Comment: To get updates from the Province will be important. Need better communication on this since the discussion has been 11 years.

Q- Questions on village centre... what does it look like. What's the mix of retail? Ped high end or matching DT Canmore right now. Built to complement or is it its own self-contained village in its own place.

A- Combination. Elements that will complement. Elements of mixed use where people will need some covenant to build. Mix of local business owners, and some of franchise owners. Mix of mid-market retail.

A- mix of village and innovation. E.g. we do know Beamers look to expand... there will be opportunities that we will encourage. You used the right word. Intent is to complement Main Street, and bring additional traffic to build them up is what we are trying to do. Innovation district will have a lower rent – idea is cool. Let's pretend you have an older, run-down area. Where building isn't fully up to code, etc. becomes an incubator. What QPD came up with... gives the opportunity for zoning not to be an obstacle to someone who has a unique idea. Not the same rent expectations you'd get from a landmark hotel. Bring tax base AND adds range of rent option. JK references: Look up the Torpedo Art District as a model. Market atmosphere with market-style spaces, creative manufacturing etc. This is inspired by things we've heard from you Andrew, and Rocky Mountain Soap and Valhalla. This district came about through that.

Q- super stoked to see where you got to. Connectivity... easy between 2 areas? Improved trails?

A- Bike friendly... commuter bike connections are just emerging in Canmore. Off-roadway connections need improvement and we are working with TOC to facilitate those. At issue, just one bridge. Has to be painful to get to main street by car, to get folks out of them. Canmore has a low threshold for peak hour traffic.

Q- Fence...who will become responsible for maintaining the fence. Who will pay for it?

A- At this time, the Town would like to take over the maintenance of the fence to ensure it is maintained to the standard they expect over time. Making sure there's enough permeability in enough locations to stop people from damaging the fence. There will need to be a warranty period with the developer.

A- Fence will go around the development and continue on to Smith Creek. It's in the MFIS. The project still yields positive surplus.

Q- How will it be built? When?

A- at construction of first stage of development. An adaptive management and monitoring that goes along with fence being erected.

A- IF there are issues? Where did the Elk or deer go... there's an opportunity to make adjustments.

Q- what about potholes or sinkholes. Any resolution?

A- Yes. Recognize there have been physical indications of undermining on vertical shafts and water related. Example - 2007 parkway issue... Today we can mitigate those. Dyrkas... for example Risk thresholds have been changed since 1997 Guidelines. (e.g., hospital... a higher threshold). Risks are reduced.

Q- Landmark Hotel, are you thinking Canmore style condo-based or a higher end traditional. Are you still looking at an icon anchor tourism product?

A- Yes, I would not say it's the Kananaskis way type of product. We are looking at a higher end model than that. A flag hotel still like a proper formal hotel is intended for that site. That's the short answer.

A- We are hoping for it. But there have been a number of ideas bandied about the recreation anchor. On the recreation anchor as a whole, the resort amenity recreation area needs a little bit more explanation than we were able to give during the presentation. These activity hubs are really something that together, would really provide that recreational anchor. So if you think about, you know, what the potential is, maybe golf courses, and then we have maybe an outdoor climbing wall, then an ice wall in the winter and maybe a number of public art displays and other things that can be integrated into the resort recreation amenity area. Then this really becomes an outdoor recreational anchor for the Three Sisters Village and for the resort. It becomes something that is combined with the indoor recreation area, really can provide that full season availability. So when I say there is one thing that we are looking for, I would say maybe there are some users or some uses that we have in our head that we would really like to see there, but we see the concept as a whole as being a really winning concept for attracting recreational users within the developed area.

Q- Future question to log: I was also wondering about the Indoor Recreational District and if the vision for it to be Town run? Or privately run? There's enormous opportunity here, and with the continuous growth in recreational experiences, foresee this as a very desirable draw for our visitor-base and residents.

A- I think the answer Wanda could be both. Whether the Town has funding for e.g. another Elevation Place is a different question. There is a mode of opportunity there. We didn't pigeon-hole that one.

A- The intent of the Indoor Rec area is to private and public offerings in this district. Of course, it will be up to the town if they choose to build the field house on the lands we are proposing as MR in this area. Uses like an indoor bike park or interactive entertainment centers could be located in this area.

Comment- make sure the height zoning can accommodate what is needed. (e.g., competition wall we are missing)

A- it could be both.

Part 2: Q&A

Q- Additional question to get a 'feel' for the resort - happy to get offline answer... 1) Landmark hotel - are you thinking Canmore-style condo-based, or higher-end traditional?, and 2) Are you still looking at an "Icon" anchor tourism product?

A- I have longer answers to your questions. I need to address them verbally.

Comment- That use would certainly be very welcome! The Resort Recreation Amenity Area could also attract some really cool uses. Like outdoor climbing walls, ropes courses, outdoor pump tracks etc.

A- proper formal hotel is intended for the site.

A- We are hoping for an anchor tourism product... on the recreation anchor as a whole, the Resort recreation amenity area... these hubs are something that together, will provide a recreational anchor. If you think about pump tracks, ropes courses, an outdoor climbing wall, art displays and other things that can be integrated. This really becomes an outdoor recreational anchor, something combined with indoor/can provide whole season availability. There are uses we have in our head that we'd like to see... but we see the concept as a winning concept to attract recreational users.

Q- Just to clarify - the wildlife fences around both centers are to keep people out of the wildlife corridors as much as keeping wildlife out of the townsite- and that the only gate points are at official provincial trailheads, correct?

A- this is correct. Not a Peaks of Grassi design.

A- Education and signage will be put in place to help with appropriate behaviours.

Q- phasing... TSV could be 20 to 30 years. Is Smith Creek concurrent or consecutive?

A- they will be overlapped. It is unlikely we will move into SC until after TSV is underway due to needed roadways and infrastructure. However there is water and sanitary... so we could bring commercial area of smith creek in sooner if desired.

Q- Downtown is seen as heart of community. This represents massive population growth. Downtown is already congested. Do they allow for population growth...future grocery stores, etc.

A- Yes

Q- When will this go to first reading?

A- Around December

Q- Public Hearing?

A- Probably Jan. And second reading in Feb. and third in March.

Q- could be second public hearing?

A- intent is to have it wrapped up next spring.

Q- Wanted to say congrats after everything we have seen. What will get this across the line?

A- we've done the background work Council was looking for. Heard community: wildlife corridor, undermining regulation. And we had more time to fine tune the market need...are there elements that still meet sustainability test? Connectivity, gateway at three sisters... these pieces have come together.

The corridor has been approved.

A- and it takes people like you who are respected talking to people and talking to others, reading the ASP

Comment- Tourism Industry Association of Alberta has a report. 40 recommendations on tourism needs. Travel Alberta was supposed to have a plan released. TIAC report will have relevance (and participant offers to send it to TSMV).

DRAFT

Smith Creek Area Structure Plan

PHASE 1: PROJECT START AND VISIONING

Public Engagement Report

August 2015



Project Overview

The Town of Canmore and Three Sisters Mountain Village (TSMV) are working together to create a development plan for the Smith Creek lands in TSMV, more commonly known as Sites 7, 8 & 9. This collaborative process with the Canmore community will facilitate the creation of a policy document that is built upon the principles of working together in order to seek common ground and find workable solutions. The process involves addressing the opportunities and concerns from multiple perspectives while at the same time working towards an outcome that provides the right balance between economic, social, and environmental matters.

The purpose of undertaking a new ASP for the Smith Creek area is to create certainty for the landowners, the community, and the Town for future development on the remaining Three Sisters lands. The preparation of the Smith Creek ASP does not necessarily mean that development of the land in question is imminent or immediate; an ASP is one of the many steps required before land can be developed.

The process for developing the Smith Creek ASP has incorporated the Canmore community at the early stages of planning and will continue to do so throughout the process. The goal is to have a transparent process that is well communicated to the public and creates a common understanding of the "why" and "how" the draft policy is developed and proposed to Council. The result being an Area Structure Plan for Smith Creek that incorporates the needs of the community with the vision for the Town of Canmore and TSMV, and that TSMV, the Town and the community will have a better understanding of why or why not a certain outcome could or could not be achieved. As much as possible, we will seek mutually acceptable solutions, but acknowledge that this may not always be possible.

Summary of the Process to Date

Phase 1 of the Smith Creek Area Structure Plan process focused on establishing the overall framework that will guide the concept plan and defines the technical studies required to be undertaken in "Phase 2: Exploration". A project launch Open House was held in late May to kick-off the initial engagement. The purpose was to involve the community early in the conversation of how to effectively develop a plan for the Smith Creek lands in TSMV. The Town of Canmore and TSMV are committed to a more collaborative and transparent process for the development of an Area Structure Plan for the Smith Creek lands. This



new approach to collaboratively planning for the future development of these lands integrates public engagement throughout the ASP process and provides multiple ways in which the Canmore community can provide feedback or input.

A project launch Open House was held in late May to kick-off the initial engagement, raise awareness of the process, and invite the community to get involved in the conversation of how to effectively develop a plan for the Smith Creek lands in Three Sisters Mountain Village (TSMV).

In June, a Community Advisory Group (CAG) was formed. The CAG is a selection of volunteers who represent a range of local perspectives and a cross-section of the community. The CAG meetings are led by an experienced facilitator, with the Smith Creek Project Team acting as technical advisors where required to assist the CAG discussions. Two meetings have already occurred, with one meeting in June and the second in July. CAG meetings are planned every month from now until April 2016. The initial meetings focused mainly on creating an understanding of the role of the CAG and providing relevant background information on the history of the land to ensure all members were on the same level of understanding regarding the constraints and opportunities in time for the August meeting.

In addition to the input from the CAG, there will be many opportunities for the broader public to participate in the ASP process including traditional means such as open houses to less traditional means such as solution based workshops, through social media and PlaceSpeak, an online engagement tool. Council will also receive periodic updates on the process. These Council meetings are open to the public and provide another opportunity for members of the public to stay involved and informed about the process.

Next Steps

The collaborative process established for the Smith Creek ASP is iterative; it is about balance and a focus on solutions that work for the community, the Town, and TSMV. We anticipate that a public discussion on the constraints and opportunities, the first draft of the ASP concept for the Smith Creek plan area, and an opportunity to discuss wildlife corridors will occur with the broader community in the fall as part of “Phase 2: Exploration”. Members of the CAG will continue to meet monthly to discuss constraints and opportunities, assist in developing the draft concept and the community will have the opportunity to



provide input and feedback on the Smith Creek draft concept including wildlife corridors, undermining and other concerns at various points in the process.

Even though this collaborative process allows for many opportunities for public engagement, we are in the early stages and only a small proportion of the total engagement has taken place to date. Once we know more about the technical constraints, have had the opportunity to discuss the wildlife corridors and other concerns such as undermining, and move into the concept development phase of the process, there will be many more opportunities for the broader community to get involved and provide input.



Phase 1 Engagement

[April 21, 2015 – Working Together Guideline and draft Community Advisory Group Terms of Reference presented to Council](#)

The Working Together Guideline was developed and outlines a process whereby the Canmore community, the Town, and other key stakeholders can be involved early on in the planning process to provide input into the development of the Smith Creek ASP. Council gave direction for administration to proceed through the collaborative ASP process in accordance with the Working Together Guideline. A draft Community Advisory Group Terms of Reference was also presented to Council to provide details of how a Community Advisory Group could be used throughout the ASP development process.

[April 23, 2015 – Project website \[www.smithcreekcanmore.ca\]\(http://www.smithcreekcanmore.ca\) goes live](#)

As part of the project launch, The Town, TSMV, and QuantumPlace Developments (QPD) created a Smith Creek ASP project website, smithcreekcanmore.ca, in order to provide public access to project updates, background documents, Frequently Asked Questions, and other relevant information to the project. Visitors to the site are also sign up for the Smith Creek Newsletter and to get involved in the discussion and provide valuable feedback throughout the process by using the PlaceSpeak engagement tool.

[April, 2015 – PlaceSpeak Online Engagement](#)

Embedded within the smithcreekcanmore.ca website is our PlaceSpeak engagement page, found in the Feedback tab. PlaceSpeak is a unique engagement tool that is being used as an online channel to allow the community to participate in discussion topics and provide feedback on various features of the Smith Creek ASP. PlaceSpeak represents only one part of the overall engagement but it provides an effective alternative for people who may not be able to attend an open house or engagement session in person. Both the website and the PlaceSpeak page are monitored and the feedback received will be responded to.

[April – May 2015 – Call for Community Advisory Group Volunteer Members](#)

The Project team put out a call for volunteers from the Canmore community to get involved in the process to develop the Smith Creek Area Structure Plan. Engaged residents who felt they represented a valuable perspective and could provide input throughout the planning process were encouraged to apply during this period. The call for members for the Smith Creek Community Advisory Group generated lots of interest in the community and many high quality applications were received. After careful consideration of each applicant's qualifications, experience and perspective, and following a series of interviews with short-listed candidates, the Community Advisory Group was selected by the Project Team. Significant effort was made to ensure that a diverse set of perspectives are represented on the Community Advisory Group.



May 20, 2015 – Kick-Off Open House

A kick-off open house was held to provide an introduction to the project and give an overview of the collaborative process the ASP will follow. Information regarding timelines, affected lands, and further details on the role of the CAG was also available. Planners from both The Town of Canmore and QPD were on hand to answer questions and encourage people to leave comments and feedback.

June 25, 2015 – First Community Advisory Group Meeting

Following the formation of the CAG in mid-June, the first meeting was held on June 25, 2015. This meeting focused on getting to know each of the members better and to understand the role of the CAG and their responsibility as committee members. A summary of the discussion at this meeting follows below.

June 30, 2015 – Smith Creek ASP Terms of Reference presented to Council

The Terms of Reference is a broad, over-arching document that defines general project scope and identifies required studies for developing the Smith Creek Area Structure Plan. It provides the policy context of the plan and describes the purpose and vision of the Area Structure Plan. The Terms of Reference was approved by Council on June 30, 2015. It is the start of one of the many steps required to develop a plan for the Smith Creek lands. Comments received from the public regarding concern over the environmental study and wording were addressed through a Council amendment to the Terms of Reference for the ASP.

July 16, 2015 – Second Community Advisory Group Meeting

The CAG met for a second time on July 16, 2015. The focus of this meeting was to provide members of the group new to the history of the development with background information so everyone would have the same level of understanding of the constraints and opportunities. The group discussed constraints and high level potential solutions to the connectivity of wildlife corridors in the Wind Valley area. A summary of the discussion at this meeting follows below.

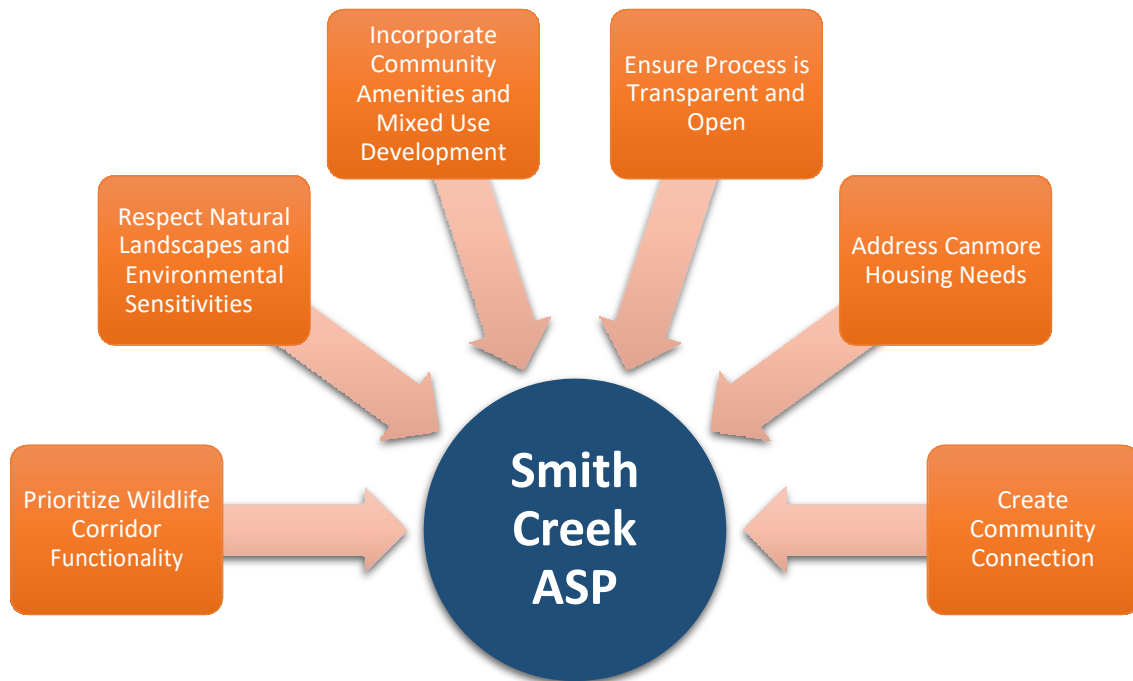
What We Heard

The following outlines the themes that summarize the general feedback and comments we received to date from the various engagement activities. They represent what some members of the Canmore community feel are important factors to consider for the development of the Smith Creek Area Structure Plan. Where the Project Team has responded to specific questions or discussion posts, a summary of the responses are included in this report. Additionally, the Smith Creek Project Team created a Frequently Asked Questions (FAQ) to address some of the most commonly asked questions and concerns, which is available on the smithcreekcanmore.ca website.



The subsequent tables are a compilation of the direct feedback received between April 2015 to July 2015 from the following sources:

- Open House on May 20, 2015;
- Correspondence received in the info@smithcreekcanmore.ca email address;
- PlaceSpeak discussion comments; and
- The first two initial Community Advisory Group meetings.



Kick-Off Open House May 20, 2015

Comments/Questions/Feedback

Commercial Considerations

- Buildings with residential mixed use

Residential Considerations

- Keep mountain theme in design – Sustainable materials – Multi-housing
- Cluster housing to minimize footprint
- Connectivity – build gathering spots

Environmental Considerations

- Biking/Pedestrian paths
- Water conservation
- Design Control – Landscape
- Maximum protection of wildlife corridors so they don't become multi use highways
- Please do not clear cut – Maintain the wonderful character of Canmore

Social/Community Fabric Considerations

- Make sure to include playgrounds
- Don't make it into a suburb – Need to have more benefit to Canmore than homes
- Connection to community
- Think services not industrial
- Don't make houses

General Comments

- Make sure there are local commercial services in this area so people do not have to all come downtown (i.e. gas)
- Cluster houses and leave more open spaces
- Optimistic on the new process. Think it's great to have a CAG to guide the process.
- Need to see wildlife corridor boundaries. They should be appropriately located below the 25 degree slope. This needs to be accurately



determined.

- Make sure flood and undermining studies are done
- What happens if the developer just pulls out of the process?
- Not against development, just want to make sure it is done well and considers the environment
- Need to make sure that appropriate mitigation is done to keep people out of the wildlife corridors (education, signage, enforcement)
- Generally supportive of the new collaborative approach but are cautiously optimistic
- Not entirely in agreement with the timeline of past events and historic milestones
- Some concerns around the planning process and frustration with hearing “those details will be available at a later stage”.
- Encouragement to ensure that we are upfront and transparent with how proposed policies are both consistent and in-consistent with other TOC statutory plans.
- A professional facilitator may be important for different aspects of the process. The concern is around parties with a stake in the process (TSMV, the Town) being unable to objectively facilitate. Use of facilitators may be important for CAG meetings and different working sessions with the project team as we get deeper into the process.
- Will undermining be looked at? Is this area undermined?
- What is happening with the unfinished golf course?
- Keep patches of trees/authentic landscape “as is” within any new development so a sense of the authentic environment is maintained.
- Cut trees down in stages – clear cutting all at once is disturbing and upsetting to see but if it were down in stages it would “soften the blow”
- Understand the culture of Canmore thoroughly – not just the surface e.g. travel/tourist industry, environmentally-minded etc. but also the old school culture – blue collar miners type. Have all these cultures and heritage represented.



info@smithcreekcanmore.ca	
Comment/Question/Feedback	Response
A community member showed interest in how the Community Advisory Group meetings would be facilitated and offered their assistance and facilitation experience if needed.	<ul style="list-style-type: none"> ○ An experienced external facilitator was retained to lead the meetings and work with the project team and the committee members to moderate discussion topics at each meeting.
An inquiry from a resident who has built homes in Canmore before and is interested in staying informed on future building opportunities with the Smith Creek development.	<ul style="list-style-type: none"> ○ Their contact information was added to the email distribution list to keep them up to date on the process.
After it was announced that the CAG members were selected, an individual wanted to know when the names of those selected would be released.	<ul style="list-style-type: none"> ○ The names of those selected for the Community Advisory Group were not released immediately as the project team wanted to discuss with the group as a whole at the first meeting if they are okay with their names being made public.
A community member mentioned that the land in question is within Treaty Seven and wanted to know who was ensuring that the Treaty of rights of the First Nations were being respected in the area.	<ul style="list-style-type: none"> ○ The opportunity to participate and provide input at the various public engagement events throughout the process are open to everyone, including First Nations communities.
A community member inquired if the Community Advisory Group meeting discussions are open to the public and if the meeting notes or presentations would be made available to the public. Concerns over a lack of transparency and secrecy with the meetings were expressed.	<ul style="list-style-type: none"> ○ The Community Advisory Group meetings are only one part of the public engagement for the Smith Creek ASP process and there are many other opportunities for the wider community to get involved in the process and provide input. Some of the information shared with the Community Advisory Group are confidential and are not ready for public consumption. The notes from all meetings are posted on the smithcreekcanmore.ca website.



PlaceSpeak Discussion	
Discussion Topic Comment	Responses
What do you think are important residential considerations in planning for the Smith Creek lands?	
The most important residential consideration is affordability of housing for full time Canmore residents. Lot size restrictions and building footprint restrictions are just two of the many tools available to prevent Canmore's remaining land being carved up and devoured by millionaire second home owners. Smaller, compact single family housing on smaller lots to mean new inventory on the market may not reach the astronomical prices which are currently listed for homes in 3 sisters. (if single family zoning could be avoided entirely that would help too). Narrow lot, Z shaped lots, and modular housing have all been used effectively before to address affordability. Courtyard housing, coach housing, micro and secondary suites are other options.	This will be included in future discussions at the CAG.
No clear cuts, please. That has already been done in the area. Enough. Trees must be part of the development. No big parking lots. Development done with people in mind, and the future. Sustainable materials use only. Greenhouses. Pathways and trails through the area.	This will be included in future discussions at the CAG.
What do you think are important commercial considerations in planning for the Smith Creek lands?	
Wouldn't it be great to include a centre for learning, conversation, research and meetings? A retreat environment for fresh thinking, new ideas and perspective shifting.	This will be included in future discussions at the CAG.
What do you think are important environmental considerations in planning for the Smith Creek lands?	
Our local, "Made in Canmore" experts (ie. Karsten Heuer, Heather Macfayden) need to advise and layout the functional wildlife corridors that need to be put in place from one end of the Three Sisters property to the other. Then, these need to be mapped and protected in perpetuity once and for all. The Province has not done a good job of creating functional corridors on the property, which is why the local experts must make the decisions of what will work. The corridors for all the wildlife to flow through this area must be protected as our 1st priority above all else. This is a non-negotiable area and the very first step before anything else can be discussed.	Karsten Heuer is on the Community Advisory Group and is working and consulting with his peers on wildlife corridors to provide input to the CAG. While the decision to determine the wildlife corridors remains with the Province, public discussion will occur in the fall at the next open house.



Maintaining the wildlife corridor is a must and the key is a "Functional" wildlife corridor. The ones currently in place are not functional. Changes need to be made. This must be our 1st priority and 1st step in the process.

This will be included in future discussions at the CAG.



June 25, 2015 Community Advisory Group Meeting

The CAG discussed a number of items at the first meeting on June 25. The focus was on getting to know each other. The majority of the meeting was spent on the following three key questions:

1. What experience/knowledge/skills do you feel you bring to the group?

- It was noted that the make-up of the Advisory Group is wide ranging and balanced:
 - Subject area specialists
 - Facilitators
 - Community leaders
 - Long-time residents
 - Young families

- The Advisory Group feels they are also representative of:
 - Residents both in Canmore and from within TSMV
 - Business, community
 - Development industry
 - Special interest areas such as wildlife and recreation
 - Historical context
 - Future context

2. What are your expectations for the Community Advisory Group?

- That we respect different points of view in our discussions and understand that while our language may be different, we have common ground
- That we are open with each other in our discussions
- That the broader process is transparent
- That the Group is solutions oriented
- That we are not limited by past thoughts and that we have a clean slate to discuss new solutions to issues
- That even if we don't agree, we represent our discussions fairly and honestly to members of the community
- That we find solutions to issues identified by the community where possible, to take advantage of opportunities
- That if our solution(s) is not possible, we are given a reason why
- That we can walk away from this process feeling that we made a difference and that we are proud of our work

3. What does success look like for you?



- That the final recommendations allow for recreational space for many to use and enjoy
- That the ASP provides enough space for wildlife to live in a relatively undisturbed way
- That the ASP provides guidelines for development that keeps the “small town feel” – the things we love about our community and at the same time provides sustainability so that young families can stay and work
- That the ASP provides certainty and allows future developments to be viable and sustainable for both the developer and for the Town of Canmore and its residents
- That the process is not divisive in the community
- That our views are taken seriously and our input is evident in the final recommendations within the ASP
- That the process is iterative and changes made are based on feedback and input either through CAG members or the broader engagement activities
- That the development that results from the ASP is financial successful and provides opportunities for economic growth in our community
- That the development that results from the ASP is successful so that desires of the community such as wildlife and recreation amenities can be addressed
- That the end product works for businesses, the community and the developers
- That the process works, the discussion robust and that ultimately Council feels comfortable approving the ASP
- That at the end of the day, we still talk to each other on the street

The Group also discussed the Terms of Reference for the CAG, briefly discussed the Terms of Reference for the Smith Creek ASP and were provided with a high level background presentation. Members of the Group expressed gratitude for being involved in the process and were hopeful that this time the issues can be discussed and solutions found that meet the long term needs of the Town of Canmore. The notes from this meeting are posted on the website smithcreekcanmore.ca.

July 16, 2015 CAG Meeting

The Community Advisory Group met for a second time on July 16. While TSMV provided most of the background, other CAG members were encouraged to share perceptions and experiences from previous processes.

The focus of the meeting was on providing members of the group new to the history of the development with background information so we can start our discussions in August with the same understanding of the constraints and opportunities.

During the review of the background information, the CAG covered some major topic areas and had early open discussions about the different aspects of the project including:

- History of the lands – mining, tourism, development



- Ownership of the lands in and around Canmore showing key areas, boundary of Canmore and MD of Bighorn, developable vs undevelopable, Thunderstone Quarry (lease and owned mining operations) and the extent of Three Sisters lands (Resort Centre, Stewart Creek, Sites 7, 8 & 9).
- Previous processes – community and developer perceptions and the precedent of working with each other in this collaborative process. All agreed that there is good value in working through the common issues that people deal with as this will create a place/community that people want to live in.
- Previous decisions including those made by the NRCB with regard to wildlife corridors, how the policy flows from the NRCB Decision Report, what has changed and the acknowledgement made by the NRCB of community input into their last decisions on wildlife corridors
- Undermining across the entire area including a detailed review of areas
- Wildlife corridors both existing and previously proposed, science behind the slope and size of corridors
- A vision for the development

Members of the CAG asked a number of questions throughout the review which lead to an open discussions of a number of issues and concerns. Those questions and answers will be posted on the smithcreekcanmore.ca website after the August meeting.



Smith Creek Area Structure Plan

Phase 2: Exploration Report

Background

The Town of Canmore and Three Sisters Mountain Village (TSMV) continue to work together to create a development plan for the Smith Creek lands in TSMV, more commonly known as Sites 7, 8 & 9. The collaborative process involves addressing opportunities and challenges from a variety of perspectives by providing multiple occasions for the public to participate in the process. Phase 1 was complete in July of this year and saw the formation of the Community Advisory Group, the development of a “terms of reference” for the Area Structure Plan, visioning and a community open house.

This report deals specifically with the activities undertaken in Phase 2 of the process.

Summary of Phase 2 Activities

Phase 2 focused on developing a draft Concept Plan and vision for the Smith Creek development. Six Community Advisory Group and sub group meetings, a site tour, three workshops and two open houses were held during Phase 2. A summary of those meetings can be found in in the Phase 2 Engagement Report on the link below. Based on the input and feedback provided at the Community Advisory Group meetings and workshop, the open houses and the community workshop, TSMV and their consultants have begun to develop a draft Concept Plan. A vision for the development that is aligned with the future objectives of the Town was also completed and is available on the website for review (see the link below).

Next Steps

Phase 3 of the process has already started. Over the next few months, the draft Concept Plan will be further refined through discussions on land uses including the mix of uses, recreation opportunities, and wildlife corridor designation as well as using various technical studies and reports. The policy within Area Structure Plan will also be drafted. Members of the Community Advisory Group will continue to meet in Phase 3 of the process and provide input and feedback as the Concept Plan is refined and the policy document is developed. More public input sessions are planned for Phase Four. Information will be made available to the community on the Smith Creek Planning website and PlaceSpeak.

Phase 2 Engagement

Development of a Draft Concept Plan

Third Community Advisory Group Meeting: August 20, 2015

In August, the Community Advisory Group (CAG) began exploring the challenges and opportunities within the Smith Creek ASP area. The Town provided an update on the Municipal Development Plan, based on early stakeholder input. The Town has drafted the Municipal Development Plan and shared plans for seeking feedback from the community through a series of engagement activities over September and October. The CAG was made aware that discussions with the Province regarding the location of the wildlife corridor through the Smith Creek area are ongoing, and that the Town is at the table and active in the discussions.

The CAG also received presentations from two members representing the wildlife constituencies in Canmore. A history of the conversations regarding corridor locations, the outstanding issues and the previous proposals for the location of the corridors provided a good background for CAG members. Some studies were highlighted to show how animals move through the existing corridors and within the subject lands. CAG members had a discussion of motivation for wildlife movements through and around existing corridors. All agreed that a focus on solutions is critical to the success of the Smith Creek process. Past issues form part of the discussion but solutions must be the focus.

In addition, notes were reviewed from a meeting with Three Sisters for Wildlife. This local group continues to have concerns over the process and the perception that there is a lack of transparency. More work will be done to clarify and detail the engagement activities proposed.

During the meeting, TSMV presented four very high level concepts for the Smith Creek area for discussion. These draft concepts were intended to show CAG members the possibilities and provided a foundation for the workshops in September. Notes from the meeting are posted on the website: www.smithcreekcanmore.ca

Community Advisory Group Workshop: September 21 and 22, 2015

Based on the August meeting, an interactive workshop with the CAG members was held over two evenings on September 21 and 22. Members of the Advisory Group presented and discussed recreation opportunities including bike trails and community needs and desires including affordable housing and economic development opportunities. Community Advisory Group members also heard from the Province and Golder Biologists on wildlife corridors and wildlife sensitive design and human use management tools. Notes from the workshops can be found on the website at www.smithcreekcanmore.ca

Development Principles:

Three overarching guiding principles for the development were crafted from the Workshop with the Community Advisory Group. The principles were used as a basis to develop a draft concept plan. The principles were reviewed by the CAG and are as follows:

Smith Creek will be an example of a resilient development balancing the built and natural environments by

- respecting our place in the landscape
- remediating and re-using a brownfield site (undermining)
- accommodating wildlife movement through the final corridor link for the area
- ensuring flood risk remediation to the area
- ensuring that viable commercial nodes are sensitive to their surroundings
- reducing human and wildlife conflict through mitigation strategies

Smith Creek will add to Canmore's position as a key Rockies' Destination Hub by

- providing an authentic visitor experience through diverse all season leisure attractions and hospitality amenities and in doing so increase the incremental visitor spend
- providing new recreational opportunities through new and longer trails for visitors and residents
- evolving and growing residential opportunities for families and others through perpetually affordable accommodation (for sale and rent) and other affordable housing mechanisms

Smith Creek will be economically viable and vibrant by

- increasing land supply and ensuring a mix of uses within the development producing an economic resilience for the Town (new funding and longer term tax base for the Town)
- offering residential housing opportunities that meet the needs of diverse markets, increases the number of new residents and spending in the community
- creating a complete community where residents can work, live and play enhancing walkability and access to products and services
- ensuring a fiscally sustainable development that benefits the initial developer, subsequent property owners, and ultimately, the long-term sustainability of the Town
- adding commercial nodes that ensure employment diversity and produces actual growth in targeted economic sectors thereby supporting community amenities such as healthcare facilities, schools including the potential for post-secondary education and other community amenities
- creating new job opportunities (both permanent and temporary) in a variety of industries not just the service industry including local construction job

Open House: October 5, 2015

Two Open Houses were held on October 5 - one in the afternoon and the other in the evening. Over 90 members of the community attended. Input varied and ranged from the need for affordable housing to the strengthening of the authentic mountain experience to a defensible placement of the wildlife corridors and improved connectivity for wildlife movement to a need for balance between wildlife and human uses and a desire for better trails and recreational opportunities.

Site Tour: October 13, 2015

A tour of the site to map the area was conducted on October 13th to map the site using GPS. The intention was to look at the landscape with respect to slope and wildlife movements. The results of the tour provided a good base for corridor discussions.

Community Workshop: October 17, 2015

A community workshop was also held on the 17th of October to further explore the options for the Smith Creek area. The viability of the development was discussed. Commercial development and a mix of uses are critical to the viability but also keeping the Town affordable. The larger view of what attracts people to Canmore was discussed as was the need for a more clear vision for the Town. With respect to the wildlife corridors, participants suggested that the landscape/terrain should determine location, that the crossing should be moved to where the animals are going and that the boundary or line of the corridor be determined based on best practice. Soft edges were preferred (e.g., no fence).

A full summary of the open houses and the workshop is available on the website www.smithcreekcanmore.ca.

Refinement of the Concept Plan

A number of Community Advisory sub groups were formed to further refine the Concept Plan developed in October and early November. In addition, the framework for the ASP policy document was advanced.

November 23, 2015: Land Use Sub Group - the Land Use sub group met to discuss the mix of uses proposed within the Smith Creek area. There has been a shift in what constitutes "authentic" Canmore over the last 25 years and land use needs to reflect that change. There was general consensus that the land use mix was right on both plans and that further analysis should determine whether commercial or light industrial will work better. The plan should be bold but not a radical plan and should build on what Canmore does well. In general, both scenarios are good and if it can work for wildlife all the better! There is a desire to see reasonable commercial real estate, specifically from an expanded and diversified tax base perspective. And, affordable housing is an important component of the ASP and future development.

November 24, 2015: Recreation Sub Group - the Recreation sub group met to discuss the opportunities for trail development and other recreational needs for the Town of Canmore. The pending application for a Highline extension is looking to cross the corridor in a direct manner and to provide a few up/down connections. If these connections aren't provided, people will build their own. There was support of moving the animal crossing connection. Use of a high quality trail along the corridor may be a good option for managing human use out of the corridor - but we need to make sure the trail is worth being on. Investing in information kiosks to inform people about the corridor and patches is important as signs don't work.

November 26 and December 3, 2015: Wildlife Sub Group

The **November 26** meeting summarized discussions to date and talked about what a win would look like for both sides. Participants expressed that we were a long way from resolution and concerns were raised that more developable land was being put forth than during the first few meetings. By the end of the meeting, both sides were discussing options and solutions and agreed that we were closer to a wildlife corridor solution than expected.

Movement on both sides was necessary and the group focused on a few outstanding questions - how do we balance developable land while respecting the environment and ensuring functional corridors? Are we able to meet in the middle and what does that look like? There was much discussion on trade-offs and whether they are workable. It was agreed that key corridor areas are needed to avoid creating pinch points and was there a possibility of movement in other areas to ensure more corridor width in the areas that mattered. QPD agreed to explore a couple of scenarios where they could salvage developable land potentially from the pods which bisected the 350m line in Site 7 (e.g., gaining more land for the wildlife corridor) and explore recouping in other areas along the proposed 2002 Wind Valley Corridor to add some additional developable land closer to Thunderstone quarry.

The **December 3** meeting continued the discussion on the boundary of the wildlife corridor. Additional trade-offs were discussed and refinements made to the boundary. The focus of the discussion continued on two areas: the developable land by the Thunderstone quarry and the additional of an across valley underpass and the width of the corridor near Site 7. While no resolution was reached at this meeting, both sides agreed to continue the discussion after the Christmas break to allow more time for further analysis of the developable area, steep creeks and other costs associated with the development.

What We Heard

The information that follows is a compilation of what we heard in Phase 2 of the process. All the information is available on the website: www.smithcreekcanmore.ca

Community Advisory Group Workshops

Two evening workshop sessions were held – CAG members, Town, QPD and their consultants attended the workshops. The sessions consisted of presentation and hands-on workshop discussion. CAG members brought the ideas and thoughts in from their constituents through the presentations. Notes from the workshop can be found on the website:

www.smithcreekcanmore.ca

Presentations

Canmore Business and Tourism

Canmore Business and Tourism (CB&T) is an independent, contract based economic management organization whose mandate is to deliver the long-term economic vision of Canmore Kananaskis while maximizing return on investment to its stakeholders.

CB + T have 5 key areas of focus:

- Growth: Canmore shows continual economic growth across all targeted sectors
- Authenticity: Growth of the economy is true to our identity, and does not diminish our existing assets
- Ease: Canmore is a business-friendly environment where barriers to opportunity are diminished
- Resilience: The economy is sufficiently balanced that not all sectors and markets are susceptible to the same risk – if one area diminishes, others present opportunities
- Affordability: Canmore residents can earn a living enabling them to live locally.

Core Strategies are to:

- align stakeholders
- make it easy to do business
- drive stakeholder revenues
- innovate and diversify, and
- drive organizational excellence.

We are promoting something quite different than other mountain towns – mountain lifestyle experience focusing on travelers not tourists and expanding mountain sports to health and wellness, unique shopping, arts and culture, and remarkable dining.

In 2012, visitors spent \$278 million in Canmore with the largest area being food and beverage. There are risks to this success, particularly in funding, workforce and infrastructure. Smith Creek and developments like TSMV can solve some of the areas of risk through the building of

interesting uses and amenities but the revenue derived from the full development for the Town and other Canmore business is critical.

CAG Discussion

- Commercial and retail development is required for sure within Smith Creek but needs to be sensitive to location – we really need to keep the community scale of our downtown and our current businesses whole. We really can't kill what we have and need to work through new markets and grow what we already have in Canmore.
- Larger commercial will be required to pay for other areas of the development. Of the 756 acres held by TSMV, over 420 acres of private land are being suggested by others for wildlife corridors, over 270 acres in terrain that may not be developable due to steep creeks, undermining, roads, etc. leaving only about 60 acres for actual development. We need to maximize the developable acres, and the developable acreage must be significantly higher.
- It will be important to locate commercial near highway and good access points – perhaps make areas multi-use commercial. We need to think about retail and/or Business Park and even light industrial within Smith Creek. We need to real jobs that pay well to keep families in Canmore. It is not just about balancing environment and growth – it is about sustainability of the future.
- The commercial area must be flexible for future business and industry that may develop in the future – we don't know what the jobs of the future might look like. Commercial development should respond to the authentic experience, and consideration of downtown businesses should be included, but can't eliminate normal commercial competition either.
- A post-secondary institution would be really great – it would drive smart growth. Technology parks often associated with these institutions could really drive the tax base up for the Town and benefit local, existing business. It will be important for us to work with CB&T to complete sector mapping.
- We do really need to be sensitive to economic viability of our community and need to balance commercial growth with our desire to be an authentic natural experience – this can be done.
- Diversification is key, used food and beverage as example for long term growth potential. In fact, CB&T has mapped out the economy in order to identify opportunities and then needs so the valley can be investment ready.
- CB&T wishes to conserve what drives people to Canmore, for example, mountain setting and the authentic experience. How we do that will be very critical for the future and, particularly critical to find the right mix within Smith Creek. Canmore business and tourism is very cognizant of this and we need to find the right mix to conservation and the right growth. We need to have the right visitor who spends the money in the right way.
- There are opportunities for major attractions in the area to support this authentic experience in Canmore. For example, an interpretive centre may tie into the need for more education around wildlife and human conflict – Canmore is already leading the world in this area. High-end authentic experiences around hiking, biking, health and wellness are important opportunities. Festival spaces are key to

the food and beverage industry so this could also be a real draw with local benefit.

- Recreation is a key component to the experience visitors want in Canmore – we are very different than other

mountain towns – we have a big opportunity.

- We should think about adding things like campgrounds and perhaps we could build while the development is phasing in – a temporary use perhaps.

Adequacy & Suitability: Affordable Housing in Canmore

“One of the most complex and challenging issues facing Canmore's desire to sustain a population of diverse residents is housing, both the availability and affordability of adequate housing” (from the draft MDP). The target market for affordable housing is a) non-permanent residents (i.e., industry workers, work visa, “stage-in-life” and b) Permanent residents (i.e., employees, immigrants, seniors, families, business owners, work from home/commuter and others).

Parents are in the peak of their productivity and are engaged in the community (school, sports, daycare, and extracurricular activities). They are employees, business owners, volunteers, etc. Families interact with numerous segments of the population, create social stability and spend money (kids are expensive!). Children will become the next generation of leaders and entrepreneurs.

Affordable housing provides young families with the money and time needed to be healthy and productive members of the community.

- Health: buy necessities, reduces stress associated with being over-worked or stretched too thin.
- Productivity: well supported young families are in a position to buy or start businesses, shop locally, enroll children in services (providing other income sources), pay taxes and generally add to the vibrancy and sustainability of the community.

CAG Discussion

- Maintaining young families in Canmore depends on affordable/accessible housing. This is the future of the Town not only in terms of population but tax base. Families with kids, assumption being that if it is affordable for couples with economic burden of children should also be affordable to families without kids.
- Affordable housing must become part of the community and it is not about putting this type of housing on the outskirts of town where land values are typically less. Walkability and connection is critical to those living within affordable housing – proximity to services and schools must be accessible

if this is to work so embed housing within the development. Families currently face isolation and the further out, the more isolated they are. For example, in the co-op housing in Exshaw.

- Housing should be a) connected to non-vehicle transportation routes (bus, pathway); b) close to open space available to children (parks, schools, etc.); c) close to commercial amenities and family-supportive service providers (doctors, daycares, and schools) and d) incorporated into the overall neighbourhood so as to reduce isolation and stigmatization and promote a sense of belonging.
- Place families in the heart of the development with a range of housing

options and price points. There is a real desire in the community to have high occupancy homes where people live. Right now, there are areas that are a ghost town.

- There is a need for: a) Three bedroom units; b) garages (attached or unattached); and c) suites and small SFH or townhomes. There is NOT a need for:

a) views, vaulted ceilings, etc. or b) high-end finishing (slate, stainless). Homes without frills – function over fashion.

- Affordable housing is also tied to supporting real jobs in the sector industries to be available – new jobs need workers and workers need affordable places to live and raise a family.

Province of Alberta

The Wildlife Corridors have been in discussion since 1998. There is still a disconnected area, from wind valley study that has yet to be agreed to between TSMV and the Province. There is a difference of opinions on the significance of the 25 degree slope referenced in the BCEAG Guidelines (see Golder 2013 report). The Province and TSMV have been conceptually considering an addition to the width of the designated 1998 corridor, but this has gone no further than the discussion stage.

The past work is great for west areas, so the question is now what can we do to the east? There are opportunities to look at land exchanges to align the corridors and solve the issue of disconnection. The province is interested in better alignment of the 1998 corridor and has been exploring roughly 350m from 25 degree slope line, which would be a significant amount of developable land in Smith Creek ASP, including potentially eliminating some land for affordable housing that would otherwise been provided to the Town. The Province would potentially get back from TSMV title to such lands, and in exchange give up lands closer to the highway.

The discussions have been about balancing social, economic, and environmental values and find a solution so it make sense on the landscape. The important connections for wildlife are through the along valley corridor into Wind Valley, as well as across the highway through underpass to Dead Man's flats (although it was noted that recent science had shown the underpass could work with development in near vicinity proposed by MD of Bighorn). In Canmore we don't want to say we have wildlife we want to actually provide for them.

The 350m minimum width comes from NRCB decision, which TSMV and the Province already agreed to with existing approved 1998 corridor. The 25 degree slope came later from BCEAG guidelines and it was explicitly acknowledged that BCEAG is not applicable to TSMV lands.

Wildlife sensitive design principles

The real problem is to find solutions to mitigate human/wildlife conflict that keeps people out of wildlife habitat and to keep wildlife out of people habitat. Wildlife sensitive design can be divided between those pertaining to construction and those that relate to the development over the long term. The overall goal is to

1. Minimize overall footprint
 - Restricted activity periods during construction
 - Minimal exterior lighting adjacent to natural areas

- Off leash areas within the development
- Avoiding wetlands and riparian as much as possible
- 2. Minimize direct mortality
 - Adhere to restricted activity periods during construction
 - Restrict speed limits on roads
- 3. Manage Attractants
 - No bird feeders, cats and dogs not allowed to roam free
 - Proper garbage management
- 4. Provide education and ensure enforcement - this is a key factor and more needs to be done in this area

The two primary effects that we wish to minimize are wildlife/human conflict within development and the erosion of wildlife use in adjacent wildlife habitat, whether it's a corridor and/or a habitat patch. In 2002, soft edge mitigation involving the following was the science of the day (infamously, page 44 of the Golder 2002 report), however it was carefully noted that this approach was now believed to be outdated, and that hard edge mitigation or other approaches were supported by more recent science:

- Wildlife habitat
- Conservation easement
- Golf course
- Large residential lots
- Business park or hotel development
- Low density residential
- High density residential

Hard edge mitigation (which current science direction supports over soft edge approach) involves the following:

- Wildlife habitat
- Business park
- High density residential
- Lower density residential
- Dispersed human use

[CAG Discussion on Wildlife Corridors
\(Combined Presentation Three and Four\)](#)

- The CAG thanked the Province for their presentation and for coming to speak to the group.
- There was a discussion about the width of 350m and whether that was enough. A member was happy to hear things like "it is a debatable number, but it serves as a good guideline". It has taken a long time to get to even this discussion stage with TSMV and the Province and
 - some members would love to see that number larger than 350m.
 - There is a lot of history here and if this is supportable, does it need to take another 10 years? The 350m figure is debatable, it could be larger, it could be smaller, but if it is a figure that is achievable, and works economically for TSMV, it would be nice to have agreement after so many years. We want to define what that line looks like/how it works from three different perspectives a) wildlife, b) developer and c) Town. The end goal for everyone

is certainty so we are not debating this in ten years. Ultimately, it is about balancing environmental concerns with the needs of the Town, desires of the community and developer bottom line.

- Through this process, we are trying to have a discussion about options. This is a useful starting point for the discussion. While the final line has yet to be determined, it is being guided by the NRCB decision (350m) and the desire for BCEAG guidelines. It could be that it is wider in some areas and smaller in others. One member suggested that perhaps there is evidence that it shouldn't be 350m and that it should be 500m? There was broad disagreement amongst the CAG on this issue, remained a discussion point.
- It is getting to the question of what defines connectivity for wildlife. How wide a corridor is will vary, connectivity is a very species specific and varies among species. For example, BCEAG primarily looks at ungulates. There is literature that would support 350m but there is also literature that would support more. There is notably less literature to support the 25 degree slope constraint – animals will go above the 25 degree slope even though they may not prefer it, and this is well documented in the Bow Valley in particular.
- The NRCB and BCEAG defined basic numbers and then it gets into other spheres like politics and business. The conversation moves away from numbers and into risk. What is risk to wildlife? What is the risk to development? 350m could meet wildlife needs and more might be better, but it's not a proven exact science. Getting certainty on wildlife corridors lets us move into management of corridors so they can actually work. A recommendation that we can move forward with and that will keep our risks

low from a wildlife perspective and still allow wildlife to move across south slopes is the key. It was widely acknowledged that Bow Valley evidence is showing that human and unleashed dogs are far larger issue impeding wildlife corridor use than slopes or width, and efforts need to be made to separate people and wildlife use.

- The existing 350m could meet wildlife needs in combination with other mitigation measures, such as specific widenings where needed. This is a finer resolution than what we are discussing. It is going from a macro level to a micro site scale, those discussions need to happen at that scale and work through it. There is a process to work through that micro scale but the Province hasn't gone there yet. There is no biophysical barrier in cross-hatched area, but what seems to be missing is incentive to move through.
- Soft edge is an attempt to increase width of the corridor, increase space and then permeability. It does make it wider for them to move through, but need to think about how to not keep the wildlife from moving in further and invading "human conflict space". When talking about hard edges we are talking about keeping animals out and humans in. When talking about permeability we are talking about two things - reducing wildlife human conflict in the development, and reduce human disturbance in the area setting aside for wildlife. The conflict in the Peaks is an example of what are we talking about; conflict in developed area or within adjacent lands.
- Ultimately, the entire ASP will be approved by Council. The landowners and the province have their own process. The Town understands that

there needs to be trade-offs and we would like to explore options and ideas through the Smith Creek process. What we really want to see is the full

development picture, not just where the line is but moving towards solutions of minimizing human and wildlife conflict.

Recreation

An assumption is that in scope discussion includes playing fields, bike parks, disk golf courses, paved paths connecting inside and outside the Smith Creek area. These will be discussed at a high level but will not be precisely located.

There needs to be a managed approach to trails – we cannot make everyone happy but need to make an attempt at keeping the majority of users on one system. We need to acknowledge that people will make their own trails when not offered any other option, and this is showing itself to be an issue in the current discussions on human wildlife conflict and use level currently experienced in the corridors.

Trails within Smith Creek should be for walkers, runners, and cyclists but not for horses or skiers (other trails exist in Canmore area for skiers and horses). Wish list for three levels of trails should be considered in Smith Creek: a) paved or stroller friendly – located near the highway at lower levels; b) dirt trails on middle bench that stay in the woods as much as possible (e.g., Loki Trail); and c) more “technical” dirt trail linking to the Highline (above major 25 degree slope). Trail design should provide for no more than 3 wildlife crossing areas across the corridors. Trails are the number one recreation asset in Canmore – we have a great opportunity to make it better. People expect to use trails in the woods – not on the roads – trails work best when they have a logical flow. Canmore and TSMV have trail documents summarizing their approach to trails.

Signs are important but not always followed. The majority of the trails now are maintained by volunteers and this can strengthen the support for a logical trail system.

CAG Discussion

- Why not softball? What is the demand for soccer? There is a real demand for soccer fields in Canmore (all across Alberta) – it is a growing sport. There was a discussion about shared or the

multi-use fields/areas in UK. There is also a potential for recreation skating areas. What about all the other things people do, what is the lifespan of these activities? Is there a bigger piece of this we need to explore for Smith Creek?

Vision and Constraint Map for Smith Creek

The Consultant group presented a bubble diagram outlining the constraints within the ASP area. Wildlife corridors, steep creeks and other constraints including the Stewart Creek Golf Course were mapped. When we talk about constraints, we mean considerations as there is a lot that needs to be balanced and some considerations go together and some considerations can be mitigated e.g., earth can be moved, flood mitigations can be implemented. The intent was to use this as a major foundation for the concept discussion.

In general, there were a number of assumptions made – that there would be roads and other public infrastructure such as storm ponds, that there would be residential (all types), commercial (larger and smaller scale) and that in general the development would follow the high level principles or evaluative criteria.

Land Use Dotmocracy

CAG members were provided with images of various types of uses. The following is a summary.

Commercial

- Gas station
- Urban mixed use

Retail

- Resort/ mixed use area
- Green node/park in shopping area
- Whole foods market
- Upscale but not outlet mall

Employment Development

- Green business parks
- Brewery

Temporary Uses and Activities

- Market
- Play park integrated in trees
- Festival and concerts
- In tree sleeper

Community Civic, educational development

- Chefs graduating (e.g., culinary school)

- Daycare

Public Realm and Open Space

- Outdoor café
- Boardwalk by side walk
- Outdoor cushioned seating area
- Large open space, with trees, cobblestone, water feature and bike parking
- Water park attraction
- Urban bike storage
- Natural/ rustic park
- Fishing scenario
- Biking and trails
- Climbing wall
- Dog park
- Bike Parking Lot

Residential development

- Mountain style apartments
- Mountain style resort accommodations
- Mountain style homes – single family
- Affordable housing

The CAG noted that the images were hard to work with due to the photos meaning something to one person, and something different to another person (land use vs. architecture). Improvements were discussed as to how to address and use for public open house by the CAG.

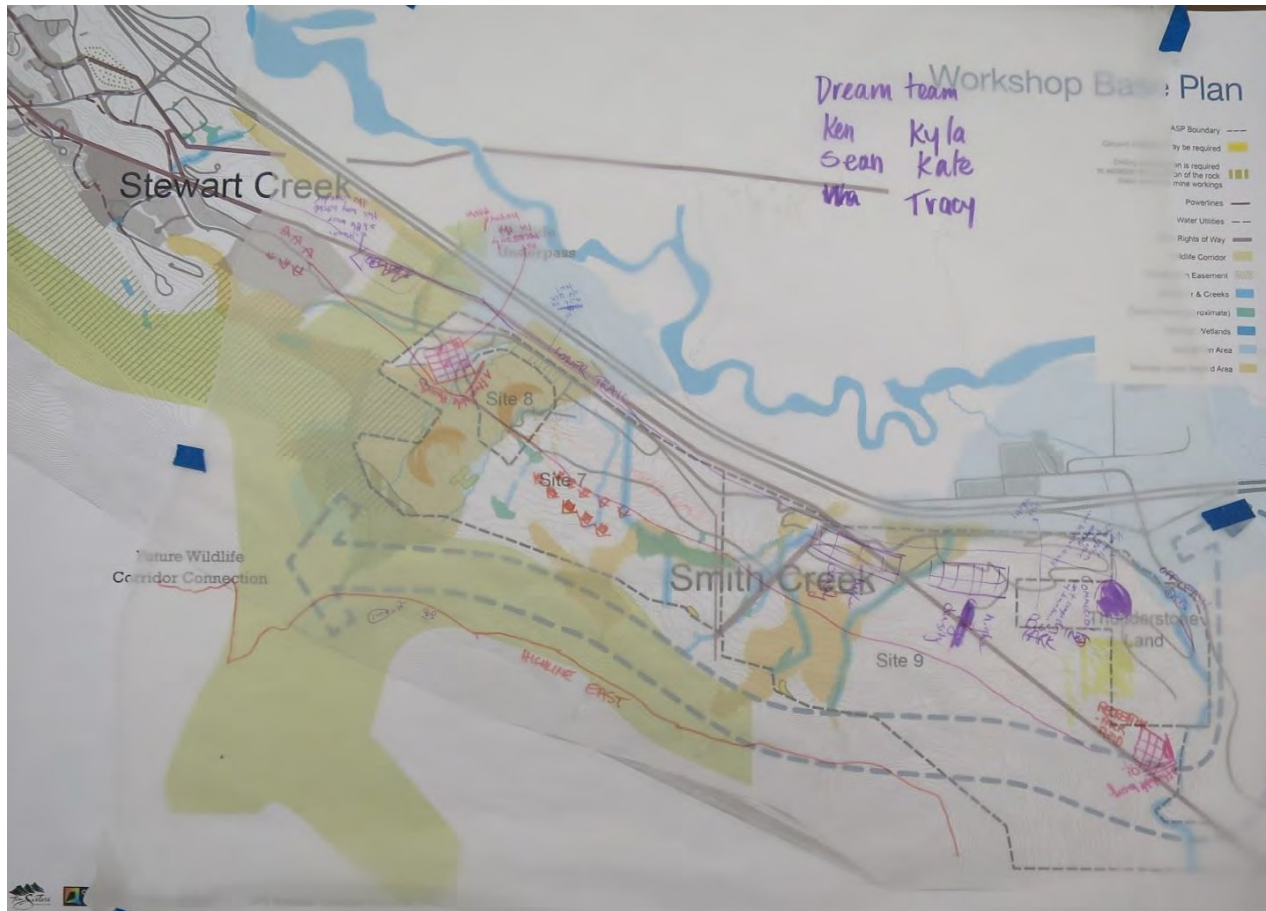
Initial Ideas and Concept(s)

Based on the presentations, the discussion of principles, the dotmocracy discussions and using the constraint mapping as a foundation, CAG members were asked to work in three groups to develop ideas and concepts for the Smith Creek area.

[Ideas from Group One: \(Ken's Group\) Big ideas!](#)

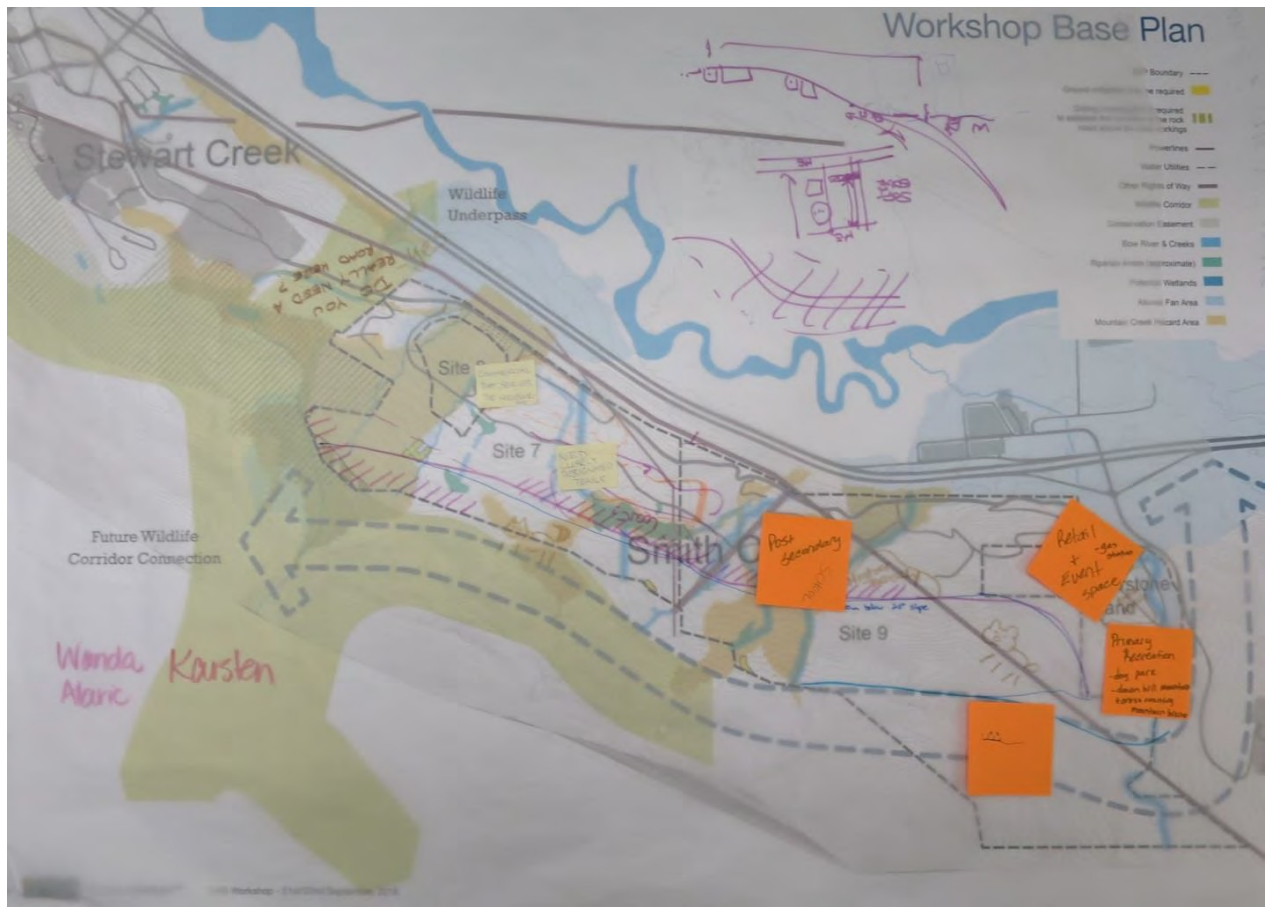
- Off leash dog trail on new lower trail by highway to keep them away from the corridors
- Commercial/business park/post-secondary education centre/affordable housing near interchange

- No exact line for wildlife corridor – based on topography and science



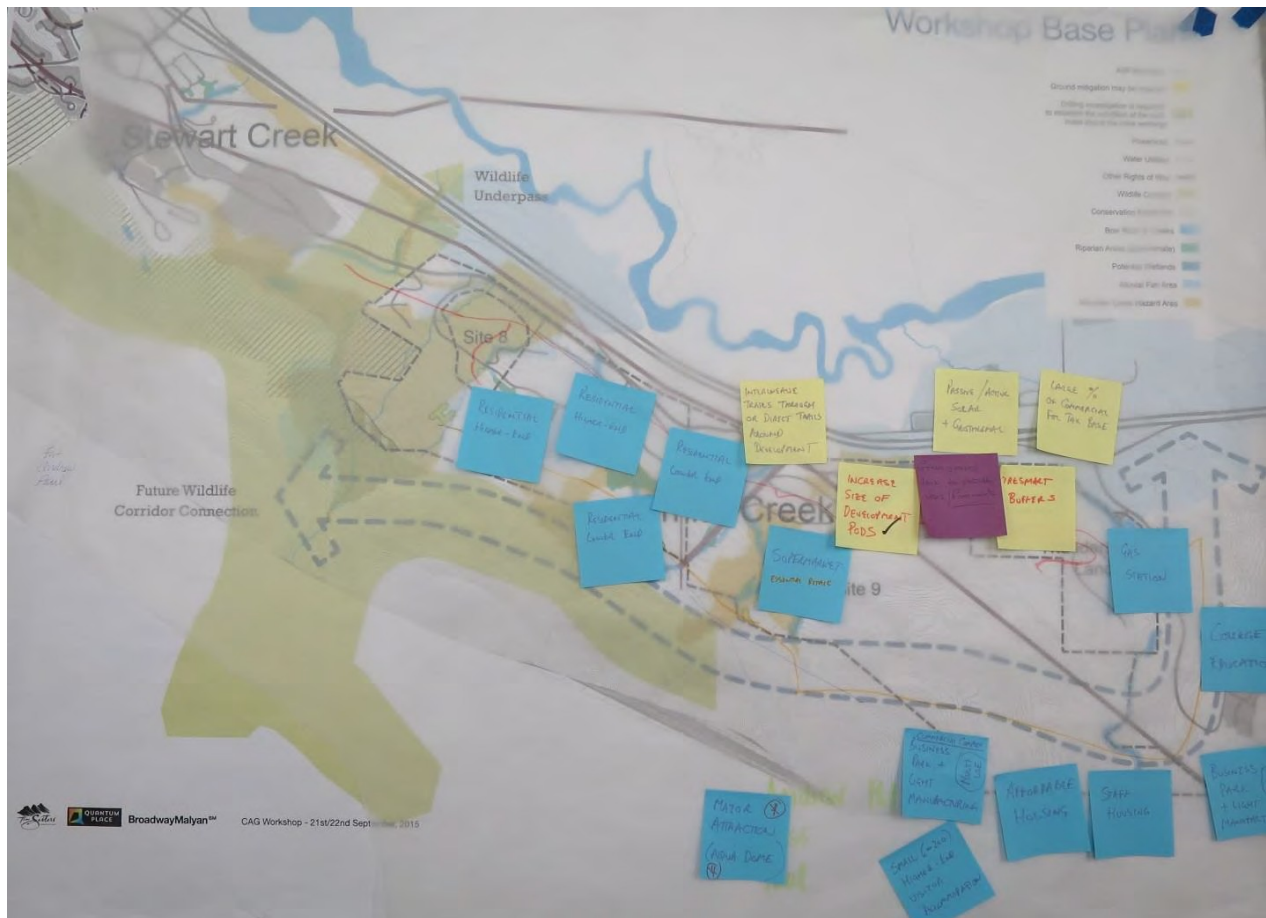
Ideas from Group Two: (Wanda's group)

- Human use amenities
- Primary recreation area at furthest east end higher use hub near roadway (including downhill biking)
- Higher density commercial hub below and closer to highway
- Higher density living spaces near post-secondary institution
- Tiers of trails throughout
- Wildlife corridor, increase effective width with long and narrow single family lots and disincentive for people to cross private land (these could be high end homes), immediately down slope of that create hard line. What continues hard edge between development pods (maybe ha ha wall or other ideas)
- We do need a road through it to keep it connected to the rest of Canmore



Ideas from Group Three: (Andrew's group)

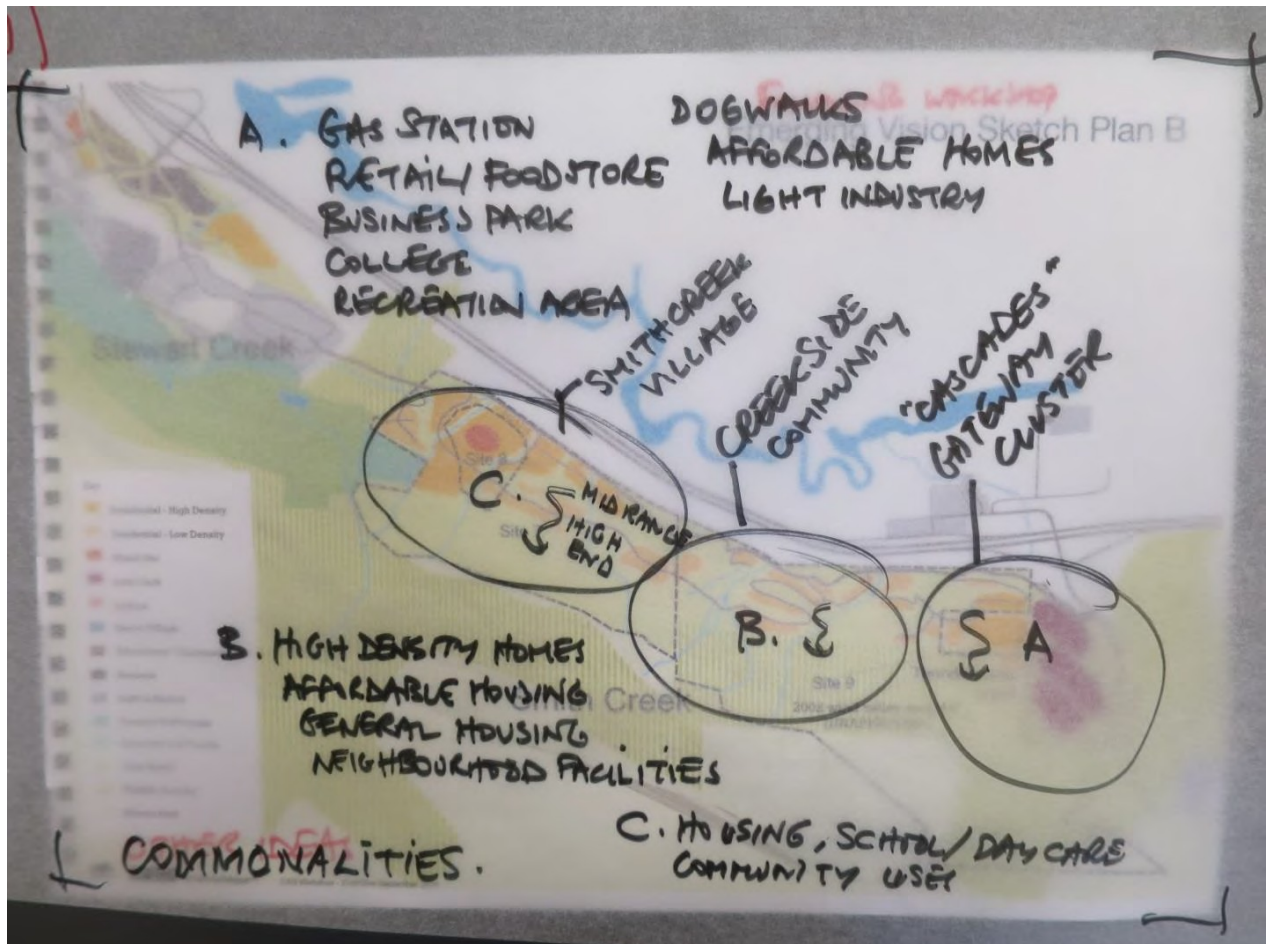
- Compromised solution for corridor as presented
- General premises like interweaving trails in and around the Smith Creek ASP area
- Green powered ideas where possible (geothermal etc.)
- How do we increase size of development pods where possible?
- Mix of residential and commercial development – make sure they are mixed and not separate
- Some higher end homes, slightly lower end concentrated in pods closer to commercial node
- Opportunity for major attractions being connected to a limited amount of hotel space
- Multi-use commercial area needed with adaptability and scalability for the future built in such a way so that it can provide different uses --- also an opportunity for upper story affordable housing and employee housing
- A gas station right at entrance to Smith Creek area
- Sector mapping --- work with CB&T



Review of the Previous Day

The consultant team reviewed the commonalities between the three groups and produced a single concept drawing with three distinct areas (based on physical constraints). The consultants provided four additional options for discussion. Each of the three areas identified would have its own centre. Option 2 involved narrowing the wildlife corridor at the bend and moving of power line right of way. Option 3 looks at phasing the development with interim uses for example, chalet resort, campground, festivals and cultural events, park and ride, outdoor gallery. Option 4 would include a major tourism attraction (style and type TBD). Option 5 includes a self-contained resort centre, although it was recognized that the context of Canmore is far different than other locales. The ideas and draft concept drawings were developed earlier today by Broadway Malyan based on the multiple conversations that occurred on the first day of the workshop and their experience globally in other areas.

Ideas and Options Discussion



CAG Key Discussion Points

- There might be a bit of a risk if an interim use is developed and it is something people get really attached too. There would need to be an exit strategy. What would the motivation be for the temporary use?
- There are likely opportunities for convenience amenities like a gas station at some point along the highway but not necessarily in Smith Creek.
- There is a general feeling the area A is primary mixed use area. The Quarry has good potential for development from clearing of rock and connection to Dead Man flat's interchange. The Creek side community has limited opportunity for development as the terrain potentially lends itself to lighter and more interspersed development use.
- Where would an attraction fit into the site? The only place it could fit is in a portion of quarry or commercial area by the interchange. The major attraction could be here instead or in combination with the Resort Centre. This is in some way aligned with our brand. The year

round aspects is major, both a destination and a diversion, retaining authenticity of our experience. The concept is right, just about getting someone to build it, building on the shoulder seasons and building on existing Canmore business growth too.

- The last option is problematic for Canmore but there could maybe be a variation of it that better fits Canmore. There is a potential model if it better aligns with the Canmore offer, and is far more inclusive of Canmore business growth of existing offerings.
- Generally, the developer likes the location of commercial but wouldn't put that much single family in that area. There should be a discussion about pluses and minuses for wildlife corridor. The school site is a serious challenge due to their funding and physical requirements, but likes the idea of recreational spaces. The roadways are a challenge and there will have to be significant earth moving.
- There are elements of these plans that work, some that don't and some areas that have been potentially overlooked (such as perhaps moving two holes of golf on Stewart Creek golf course; depending on steep creek considerations). Because there is not much land available for development, we will need to look at a range of options to get the right mix, and definitely need to increase the land area available for development to accommodate community desires and fiscal requirements.
- Is there a split on different types of development to make the draft concept acres work? The more area you have to develop the more potential. There should be more commercial and more development area overall. We will need to have more connectivity

between pods and then more can be absorbed.

- The 350m additional ask from Province was new and somewhat unexpected (which meant a corridor over 700 m wide in total). What would the development look like if took 500m more (over 850 m), what would be the gains -- -helps us understand why it is or isn't possible. 500m additional takes away most of the developable land for the Town and TSMV. The vast majority of CAG noted that everything is irrelevant if things don't make sense for the developer, no use in discussing options that won't work from a financial point of view, and essentially sterilizing Smith Creek was not seen as a desirable option. Of the 756 acres held by TSMV, over 420 acres of private land are being suggested by others for wildlife corridors, over 270 acres in terrain that may not be developable due to steep creeks, undermining, roads, etc. leaving only about 60 acres for actual development. We need to maximize the developable acres, and the developable acreage must be significantly higher.
- What is the scientifically reviewed standard for 25 degree slope? Wider is assumed to be better, certain aspects of BCEAG are guidelines and there is limited and un-reviewed scientific support for a 25 degree slope plus or minus. The slope can be steeper, it can be shallower that doesn't drive whether animals use it or not. It was noted that food, access and human use are larger drivers for wildlife movement than slope, and concern was expressed that there was too much focus for more and more land for wildlife corridors as a priority to all other aspect vs overall CAG preference for balance of all considerations.

- Some on CAG would prefer that none of the land would be developed as it could all be good habitats but that is not where we are. It really gets down to risk - there is risk that it won't work always but there is science to suggest it will. We should be more worried about how we solve the conflict between wildlife and human use through hard buffers and a more robust education and enforcement policy of human use and off leash dogs as a better bang for buck approach.
- The CAG is working hard to find a compromise that people can be happy with. We are all trying to reach a balance, if there is an increased amount for corridor space, there is decreased viability for development, and less opportunity to realize the desires and needs of the Canmore community. The point of this exercise is to bring all ideas and opinions to the table. We are not all going to be happy with every aspect.
- The current corridors allows development to have a good kind of mix (including amenities that can serve many constituents), large concern that every time it is suggested that we encroach even further into the developable area that we decrease the potential for affordable family friendly housing to be developed. Less available land has been shown to increase housing costs. Do we provide habitat for wildlife or for young families – this is the ultimate human-wildlife conflict.
- An important tool would be some helpful mapping so we can really see where the conflicts are. It is not a question of how wide the corridor is, it how well it functions and how well we are able to mitigate pinch points, if any.
- Are there success cases for hard edges in more sensitive areas (with higher risk)?

There was a lot to think about from the recreation presentation. Base conditions are not great for wildlife/human conflict - soft edges would exacerbate issues, hard edges seen as a preference. Golder approach seen as outdated by many including Golder (see 2013 Golder report).

- This issue hasn't been solved in 20 years, what are we going to do differently to do a better job?
- Let's put the trails in the right place. People will go on designated trails when they are great. The issue is that currently we are not in a good spot and we are talking about adding more people and unapproved use of wildlife corridors already the largest issue with their effectiveness as shown by science and data.
- We actually have to turn things back, increase effectiveness in regards to wild life conflict and reduce the amount of human use.
- On the flip side is the fact that we have one of the most poorly maintained trail systems in western Canada. We are hoping we can get a higher standard of maintenance, if you build it they will often come.
- Not a matter if there is going to be growth because there is a right under NRCB to develop. It is more a matter of how to manage it best, do need to change human use, and then there is the jurisdictional issue, everyone has limited resources-----it is a conundrum!
- There was a good deal of support for retail and food store, employment, education centre, rec area , off leash area, affordable homes, light industry (all within area a).
- Area B: high density housing (meaning affordable housing?), larger homes with gardens near corridor higher density as you move away, as with all need to

locate neighbourhood facilities in the heart of the area.

- Area C: more housing, with some higher end housing potentially.
- What about a big tourism attraction – it seems to be missing. The Resort centre would be primary focus for that type of amenity but it is something to explore to also include in Smith Creek. The most likely place is lower land in area by the Quarry potentially.
- The area is constrained by size and topography and other constraints but it is possible to develop smartly. Just might not be the easiest of wins, would need to ensure compliments not compete with Resort Centre.
- The consultant provided clarification of scale of the Wildlife Corridors in one of the options. The idea is to move the power line to follow the line of wildlife corridor and use something like a ha ha wall or fence or other hard edge to delineate separation between development area and corridor area. This option could also work as wild fire separation area.
- There will be a challenge in keeping humans out of it. The Corridor gets narrower, but effective use is the same if

human use reduced, especially off-leash dogs and off authorized trail use.

- While it creates a potential for smaller corridor, it does create the potential for a bigger gap between the homes and the corridor. There would likely be a lot of push back from the conservation community because ultimately means not using 25 degree slope as “the” criteria.
- Some of the ideas being discussed are talking about 756 acres of land in total, 529 acres or 70% of the land base as a wildlife corridor, plus additional potentially undevelopable due to steep creeks with the amount of developable land shown in conceptual illustration plan at only 61 acres of the entire land base or 8%. Clearly this was not viable for the landowners to work with, and several members of CAG expressed that there was no point in discussing too much additional land for corridors if the overall economics didn't work as a result. CAG was concerned about the low acreage available to achieve everyone's goals if wildlife corridors took up too much land on a “pre-cautionary” viewpoint.

Potential Evaluation Criteria

These criteria come from all of the discussions to date. This is the first attempt at drafting discussions into criteria that will be used to guide the development but also evaluate its success. Discussion of the criteria resulted in refinement the initial criteria and the following key points.

1. Accommodate wildlife movement/ preserve key habitats (area of natural space retained)
2. Length of new managed trails
3. Incremental visitor spend
4. New residents and spend increase
5. Citizen satisfaction and social prosperity
6. New visitor numbers
7. Increase in land development supply and affordability
8. Diversified leisure attractions/ amenities
9. Perpetually affordable accommodation (for sale and rent)

10. New jobs (permanent and temporary/ diverse sector/market appropriate)
11. Flood risk remediated/mitigated
12. GDP/ tax levy increased (fiscally sustainable finance)
13. Land use flexibility for economic resilience
14. Public transportation ridership
15. Authenticity/ integrity/ sense of place
16. New routes for cycles (bikes)
17. Local construction and fit out jobs
18. Clinics and healthcare facilities
19. Community supportive facilities (daycare, seniors, schools, kindergarten)
20. Post-secondary education
21. Employment diversity/ actual growth in targeted economic sectors
22. Brownfield remediation and re-use
23. Reduction of wildlife conflict
24. Complete community (live, work, play) and walkable, accessible amenities, products and services
25. Overall resident/worker/visitor satisfaction

CAG Key Discussion Points

- Affordability can't be achieved if there is no supply of land – there needs to be some significant land unlocked for development. There is ultimately a finite amount of land you can unlock in the area. Once land is available, there is a need to make sure that diversity of choices exists. How do we control this? Is there some kind of time block around the release? The Town only has so much influence, dependent on the applications that come in and market demand. It all relates back to CB&T presentation and strategies for how we get the demographics we want into the valley.
- An important aspect of affordability is the enduring factor of affordability. We can't have that for everything but needs to happen somewhere. There needs to be a wider strategy for this in the valley.
- This development and others seeking approval will produce new jobs both temporary for construction and long term market appropriate jobs. This will be a key factor to the success of the development that is eventually built in the Smith Creek area. Technology or business parks or even light industrial will be critical.
- Is there opportunity for emergency response facilities – perhaps in the area near Dead Man's Flats interchange?
- Community supportive facilities are required. Its more than just schools, it's about daycare, senior's amenities, schools and kindergartens. Schools are part of any ASP process - one school board in Bow Valley has indicated that they may have some need; however topography may not be supportive of another full "typical" school site.
- There should be consideration given to essential services for residents in the area for example a gas station. While one doesn't need to be located within Smith Creek, there are other areas that should be considered close to the development.
- Smith Creek may not be able to deliver all the needs and desires of the Town. It's also important to remember that some of the wish list items we are discussing might not be in the control of the developer; it depends on who builds there. Also important to remember that

there are other lands being developed by others, and that we shouldn't try to attempt to fit every want and desire in this area when may be done elsewhere.

- How do we capture facilities/amenities that reflect emerging and future trends? What are the experiences we are creating that drive people to the Town - is our vision compelling enough for the future? There is a place for emerging

trends in the MDP – it can establish a vision/plan for the Town to set the direction – the MDP even shapes redevelopment direction. Land use needs to be flexible for economic change. People are looking for an authentic experience, that Canmore experience which is really emerging from our conversation.

October Open Houses

Area	Comments
Corridors	<ul style="list-style-type: none"> • What value does Edmonton bring? Why can't we have a made in Canmore solution? • Definition of the wildlife corridor should be based on Canmore expertise and knowledge – not left up to the province • Solving the Wildlife corridor should happen before anything else • There needs to be a broad based stakeholder group that discusses the corridor definition • Where the Wildlife corridor is decided to be, needs to be a defensible, defensible explanation – need to see the rationale • Set the Corridor and work the pinch points • Note the distinction between wildlife corridors and wildlife habitat: Habitat needs are different from movement needs • Need clearings within the corridor to provide good grazing and habitat for Elk or other ungulates. Perhaps would increase effectiveness of corridor and away from human use areas • Can a wildlife underpass at Dead Man's flats help with the flood mitigation/relief? For that matter, could any underpass help? • Need a progressive strategy for human/wildlife conflict • Maintain a focus on green space and recreation in Canmore • Manage the corridors – planting restrictions in developed areas • Generous wildlife corridors • Wildlife corridors will show wisdom and foresight down the line • Province has inadequate enforcement and education • Original NRCB submission was to not cut old growth Douglas Fir. Will this commitment be honoured? • Isolate wildlife and cyclists from corridors • List all the document and work that TSMV has done to make corridors work – areas less attractive • Balance must include adequate corridors as a priority • Don't compromise corridors make wildlife a priority • It makes me sick that wildlife would be squished • Needs to be taken into context – recreation for humans and protected areas for wildlife • Have clearer signage – educate people about where they can and can't recreate • Smaller footprint of development, give 550m corridor below 25 degree slope • 550m corridor width below 25 degrees – slope to connect east and west

	<ul style="list-style-type: none"> • Wildlife fencing along the highway – Province needs to come to the table • Designate and protect corridors prior to first reading of ASP • Unapproved Wind Valley Corridor should have hard boundary with development • Need to think about connectivity to wind valley for wildlife corridors and in general the overall connection to where they want/need to get to • Stop MD for developing the north side of Pigeon Creek Wildlife underpass. Wildlife needs access to the Bow River. Restrict development in Dead Man's Flats so wildlife can move east and west. Get rid of the gun club/shooting facility at south side of Pigeon Creek wildlife underpass • Slope needs to be considered with wildlife corridors • Corridor needs to be more than 350m – minimum of 450m so that there is not a pinch point. Let's not take a risk with what the wildlife will tolerate • Create big dog parks outside the corridor so dogs/walkers have a place to go not in the corridors • Who is the Biologist you will be speaking with? Someone with ongoing, local knowledge I assume? • If wind Valley is so enviro sensitive, why do development parameters include the entrance to Wind Valley? • The slope also needs to inform wildlife corridors location and width • Wildlife can handle steeper slopes than we have been led to believe! Check out all the trails on the NW side of Wind Ridge on Grassiknob • Wildlife corridors do not have to be on flat land. I've walked to wind valley and they walk on higher slopes. • Consider fire smart requirement adjacent to Wildlife corridors as per town Fire smart guidelines • Website corridors are not part of the ASP planning process? • Should the province buy Smith Creek and leave it undeveloped? I think yes and there should be a plebiscite to gauge support.
<p>Land Uses/ Transportation</p>	<ul style="list-style-type: none"> • A balance between human and wildlife use within the valley. • I like the three guiding principles • Consider the following – We support development on Three Sisters Lands that will: <ul style="list-style-type: none"> ○ Preserve and protect the environment with viable wildlife corridors and habitat ○ Actively involve the community with a made in Canmore solution ○ Mitigate and avoid undermining risks ○ Preserve the integrity of the adjacent lands • Could facilities that Olympic athlete's needs that aren't here be considered? • Who wants to buy a house on the highway? What are houses being built on the highway? • Why is development being considered in Smith Creek in advance of the Resort Centre? Development should happen here first. • What's happening to the Resort Centre? Why is that not being considered now? • If only condos and no special recreation like Quarry Lake – why would Smith Creek be a destination – more condos and pavement? • Developers statements to build, sell and profit at the Canmore expense – want recreation opportunities – not just 3 story condos • And, only consider the golf course on the unfinished golf course – no houses!! • What will the impact be on the Kananaskis gun club? • How do we know what will be promised will be built? • How many amendments will be requested down the road? • Build industrial and commercial anchors first like in North Carolina • Importance of complete, walkable communities where people can easily access services • Why are we planning detailed variety of land uses in Smith Creek when we

	<p>have 15-20 years of zoned land supply for residential, commercial, resort development in Stewart Creek and Resort Centre areas?</p> <ul style="list-style-type: none"> • Where are the five star hotels? • Website mentions possible amendment to the Stewart Creek and Resort ASP – are trade-offs being discussed? • Do you think the town can support three resorts? Silver tip, TSMV and Spring Creek? • Telluride Colorado is an example of how not to do things • More lands that TSMV is giving up should be represented more graphically • Sequencing of development – do the Resort Centre first. • Worried about total people load • Dense pads contain footprint • Pattern is that TSMV always asks for more residential but resort ½ still not happening • Desire not to see a similar style of development as Stewart creek phase 3. Less clear cut • Without all of this being developed and thought of in a regional context – everything will be made worse by humans • Use what we have learned to date about human use in Wildlife corridors • How do we encourage full time occupancy to make full use of the built infrastructure and build a community not a come and go place • Concern that there is a pinch point arising in the wildlife corridor – a consistent width should be considered (larger rather than smaller of course) • Would like to have really nice tennis courts – tennis is really important • Need for amenities for young adults and youth – what about a riding centre – maybe for adaptive sports • Develop currently zoned lands west of Stewart Creek corridor prior to zoning the east • No matter what the uses are included need to think about how the development fits with and integrates with the rest of Canmore • What about servicing and municipal infrastructure • Need to take a longer view • Best practices for mountain development, especially when it comes to slopes and trees • Vision for green community – building designs, alternative energy, shared solar, dense housing with shared green spaces, moving toward a carbon neutral, non-carbon based • Car to go and buses • Need 400 square foot residents for new commercial area\ • Need more of a community feeling in TSMV – need grocery and other amenities. A general store – don't want to jump in a car and drive to town of basics • Develop areas closer in before Smith Creek • I'm concerned about the town sprawling • Keep Canmore at 12,000 people • New development should do a better job of fitting into the existing landscape • How do we encourage full time occupancy to make full use of the built infrastructure and build a community not a come and go place • The Town sprawling, let's keep Canmore at 12,000 people. • Dead Man's underpass has to happen • Alternate transit for bikes, walking, public transit – innovation is the key • Parking and car overload in downtown • Downtown is hell in summer – downtown past capacity • Envision Smith Creek and Canmore as independent communities which are linked together via transportation similar to European Mountain Towns. They will have a symbiotic relationship • Concerned with the high potential volume of traffic travelling through the
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	<p>hamlet of Dead Man's flats – Smith Creek needs access and egress that does not disturb the residents and business of DMF.</p> <ul style="list-style-type: none"> • Must consider transportation impacts on DMF – will all the traffic from Smith Creek go through DMF? I hope not. • What is the plan for public transportation? Extend the Roam bus? This is very important to affordable living. • To ensure affordable housing that is truly affordable, connections to public transit are essential • Think about getting a second and third opinion for the steep creek hazard studies
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October Community Workshop

<p>General Comments and Questions</p>	<p><u>Process:</u> There is still a degree of cynicism in the community with regard to the planning process. People just don't believe in the process or that we will come to resolution. There is a lot of history and baggage.</p> <p><u>Wildlife:</u> Canmore should really leave the wildlife corridor decision to the province and the scientists. The majority of residents in the Town are not qualified.</p> <p>There is a complete lack of trust with government and the process of decision-making.</p> <p>We are dealing with movement corridors and in some areas we are restricting that movement. We want animals to move through to habitat areas not stay within the corridors. Wildlife will adapt to what we throw at them.</p> <p>We need to stipulate corridors and get on with the planning. There is a concern about analysis paralysis. The real problem is that animals like the same areas that humans do – so we have a conflict.</p> <p>The focus should really be on mitigation and the edges and buffers to the corridors and what happens after the corridors are defined – we need to deal with human use of corridors.</p> <p><u>Affordability:</u> We need to ensure that we address the needs of poorer families in the valley. This development has the opportunity to address some of that.</p> <p><u>Vision:</u> What is the Town's future vision? This is not clearly articulated and all plans that come forward whether land development and/or economic development should align with that vision for the future.</p> <p>This will help define what the most productive uses are within the development and how the development can support the future vision, goals and objective of the Town.</p> <p>It will also help define how the Smith Creek area supports adjacent areas.</p>
<p>Group Discussions: Group One</p>	<p><u>Economic Development:</u> The development needs to include jobs to create demand for housing (don't build opportunities for second homes) – we need to have residents living and contributing to the Town.</p> <p>The more land there is to develop the greater attraction for commercial developers – there has to be an analysis – it has to work for everyone. The development really needs to look at economic viability – how do we know</p>

people would be interested in buying larger lots, what types of business are interested in settling in Canmore and the Smith Creek area? What are the incentives if any, to encourage economic development?

There is a need for an overall vision of the land – What are the Town and community goals for the broader Town and how can this development support and enhance those goals?

Affordable housing should be on most affordable (least desirable land) – this is reality.

A business/industrial park something similar to Elk Run light industrial and a business park (maybe a business campus) with learning opportunities rolled in.

Continuity/Balance: Need to see how this fits into adjacent lands (Resort Centre, Stewart Creek, and Dead Man's Flats) – Smith Creek needs to be viewed as part of a bigger whole. Wildlife and economics may not be balanced – they may not be equal.

Wildlife Corridors: What about the interface between the Wildlife Corridor and the development – consensus was to see a soft edge rather than a hard edge

- Buffer at the edge of the corridor and a fence would site in the park – linear park outside the fence – that way the trails would be established and there would be less opportunity for people to use the corridor
- The idea of a fence is sometimes problematic – seems like it should increase developable land and allows flexibility in other areas but the fence constrains the corridors and it is a harsh transition
- Who would maintain the fence? The Town would end up maintaining the fence. That may not be the case – HOA could be established for the sole purpose of maintaining the fence
- Large lots (potentially with an environmental easement) should be explored – not sure about the market but people are less likely to trespass on private land than lands held by the province through conservation easement
- Also, large lots are likely to see owners who likely are not there full time
- Large lots may also allow the economics of affordable housing to work better
- What about the powerlines? An industrial interface likely doesn't provide enough of a barrier or edge
- Could the Wildlife Corridor crossing be a tunnel?
- Continuity of the corridors should be considered. There is a disconnect the way it is proposed in previous decisions

The Smith Creek ASP should address the following key points:

1. Viability of the development is critical – what roles do the Town and developer play?
2. Macro – larger view of the ASP – what attracts people to Canmore? What is the developers responsibility vs that of the Town?
3. Widen Corridor – use logic, look at landscape/terrain, determine line based on best practice
4. Hard or soft edge – soft edge preferred no fence.
5. Commercial on the east by the interchange and think about mixed use – some residential including affordable (keep in mind that people don't always want to live where they work)
6. Move the Corridor crossing where the animals are going – steep creek areas
7. Look seriously at educational use as an attractant to the Town

<p>Group Discussions: Group Two</p>	<p><u>Transportation:</u> Dead Mans Flat overpass – there will be an increase in traffic through the hamlet as a result of Smith Creek. Need to make sure that transit is available to connect affordable housing to work areas. This will account for the potential reduction in walking distance.</p> <p><u>Wildlife Corridors:</u> What about swapping corridor and development area – corridor down lower and development up higher?</p> <p>No fences please – it constricts the corridors.</p> <p>Be careful of useable widths lost by actual creek areas – wildlife functioning should be paramount use and not be defined by widths.</p> <p><u>Recreation:</u> Can we incent people to recreate in the right locations by providing options that keep people out of the areas for wildlife. Focus on the carrots!</p> <p>Make great trails in more developed areas to keep use out of the corridors. Most people will follow trails, especially if the experience is good (challenge and variety). What about in Grassi lakes/Quarry lakes areas? Perhaps old Pigeon Mountain ski hill for a mountain bike park (some concerns for wildlife could be mitigated)?</p> <p>We need to ensure multiple surfaces and levels of experience for the trails – shale, pavement, dirt all provide different experiences. Variety is the key.</p> <p>Would shuttles help to access trails and provide better opportunities for maintenance?</p> <p>Involve the community in trail design particularly along commuter routes or residential connections. Small jumps, skinnies, rollies, fun small features for kids – really engage young people in trail design and use as part of education to keep them out of corridors.</p> <p>The entire area must be connected with walking pathway – not only for recreation but for connectivity to areas of work.</p> <p><u>Land Uses:</u> How do different uses compare with each other in relation to areas adjacent to Wildlife Corridors? Light industrial is best – few people, less access, no lighting. Residential development particularly multifamily is problematic as there is 24 hour use (dogs, BBQs, humans, etc.)</p> <p>We need to ensure the look and feel of a commercial area is consistent with Canmore – this is the entrance to the Bow Valley and it can't look like trailers.</p> <p>Large lots may be another option but soft edges encourage animals into human areas so this has to be considered.</p> <p>Can we find more developable lands between Site 3 and Stewart Creek? It seems to be good land and could balance the Town and developer needs.</p> <p>Can we have one focal point for commercial areas – perhaps by Pigeon Creek with access via DMF interchange? What about a focal point for the commercial area being a post-secondary institution – research centre, Technology Park - multiple uses with a focus on creating sustainable industry.</p> <p>Thunderstone Quarry area could host an attraction of some kind – planetarium</p>

	<p>perhaps or some form of interpretive centre – this would create an entrance to the Bow Valley.</p> <p>We had affordable housing at one point – that was the trailer park and now it's gone. What about modular homes or land pads but on government land not private land?</p>
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Smith Creek Area Structure Plan Phase 3: Policy Development Report

Background

The Town of Canmore and Three Sisters Mountain Village (TSMV) continue to work together to create a development plan for the Smith Creek lands in TSMV, more commonly known as Sites 7, 8 & 9. The collaborative process involves addressing opportunities and challenges from a variety of perspectives by providing multiple occasions for the community to participate in the process. **Phase 1** was completed in July of 2015, **Phase 2** was completed in December of 2015 and **Phase 3** was completed June of 2016, although there is not a clear distinct ending or beginning that can be identified between **Phases 3** and **4**.

This report deals specifically with the public engagement undertaken in **Phase 3** of the process.

Summary of Phase 3 Activities

Phase 3 focused on refining the draft Concept Plan for the Smith Creek ASP that was developed in Phase 2 of the process. Members of the Community Advisory Group (CAG) continued to meet in Phase 3 of the process and provide input and feedback as the Concept Plan was being refined and the policy document was developed. Four CAG meetings and one sub-group meeting were held during **Phase 3** of the process.

The Project Team began to refine the Concept Plan. This included a technical review of steep creeks, grading, transportation, and the mix of land uses in relation to needs of both the Town and the developer. The review also included a layering of recreation opportunities within the Smith Creek area. Discussions on the topic of wildlife focused on more holistic mitigation strategies and included recent learnings and new research. These mitigation strategies include edge treatments, such as fencing, attractant management and increased education and enforcement. It should be noted that some of these strategies are outside the scope of the ASP but the discussions were useful to inform other Town and provincial strategies. A draft Environmental Study was also completed and is now under review. . Notes from the CAG meetings and the sub-group meeting can be found on the website: www.smithcreekcanmore.ca.

As a result of the conversations in **Phase 2**, specifically focused on how Smith Creek ASP supported the vision for Canmore and how the area encompassed in the ASP connected with the surrounding developments, for example, the Resort Centre, TSMV made the decision to also apply for an amendment to the Resort Centre ASP and submit that amendment at the same time as the Smith Creek ASP. This will provide Council and members of the public with a deeper understanding of the interconnectedness of the two areas of Canmore. Although the Resort Centre ASP amendment application is separate from the collaborative process, information and ideas from the Smith Creek discussions are informing TSMV as the proposed amendments to the

Resort Centre ASP are prepared. A small group from the Smith Creek CAG are meeting to inform and advise the Resort Centre planning.

Next Steps

Phase 4 of the process has already started and the draft Concept Plan and ASP document will be further refined through a number of small focused community with targeted groups. Broader information sessions are planned for the fall. Information will be made available to the community on both the Smith Creek Planning website and PlaceSpeak.

Summary Phase 3 Engagement

Summary of the Community Advisory Group Meeting: January 7, 2016

The CAG meeting of January 7, 2016 focused on reviewing and providing feedback on the vision for the Smith Creek ASP. The vision document was drafted from a variety of reports and notes specifically, *Mining the Future*, Canmore Tourism and Business reports and studies, input from the open house and workshops from October, CAG discussions, particularly the September workshop and discussions held with the CAG sub groups in November and December. The process to develop the vision was an iterative one with an initial draft crafted by the facilitator and a second draft updated based on a discussion with the Town and QPD.

The focus of the Vision was on three main areas: social diversity, economic viability and environmental soundness. The first part of the vision addressed an overall vision for Canmore. The intention was to ensure that the vision conveyed what was heard during the process to date. The second part of the vision addressed how Smith Creek will meet these future aspirations using four main pillars. Ultimately, the vision document will provide the basis for the ASP policy and the policy statements that will guide the implementation of the Smith Creek goals. .

The following feedback was provided by members of the CAG.

- Y Overall, the vision document is great, vibrant and exciting. It is short and compelling.
- Y There is a real balance with everything that has been talked about to date and the document captures key points from a business and tourism perspective.
- Y The vision document certainly captures the comments from the sub group conversations. It is clear on affordability; a key component to the future sustainability of the Town.
- Y The document clarifies how Canmore can maintain the character of the downtown core while at the same time provide opportunities for those who live within Canmore to access other "necessities of life" without having to drive to Calgary.
- Y There was a discussion about the use of the word "solutions" in the context of the environment. What was the thinking behind the word solutions and is it not more about ethics than solutions. All agreed.
- Y There could be areas such as the environment that may be open to interpretation so this needs to be addressed throughout the policy document itself.
- Y Sometimes visions can be reduced to a tagline and one was proposed: *live - work -play - coexist*.

- Y The role of a “vision statement” is to be aspirational and it is important to remember what the role is (e.g., Suzuki's goal was to crush Yamaha).
- Y The brevity of the vision is appreciated. This vision will capture the attention of the reader and will hopefully encourage them to read the remainder of the document.
- Y Review of the words “the best or the most remarkable” as these works can come across as being elitist.

Overall, the comments were very positive. A number of changes were made to the Vision document. It will be used within the draft ASP policy.

Summary of the Wildlife Sub Group Meeting: January 18, 2016

The wildlife sub group meeting of January 18, 2016 was focused on mitigation strategies for wildlife/human conflict. Before these mitigation strategies were discussed, the environmental representative of the CAG requested the Project Team to consider four requests with respect to the discussions regarding the wildlife corridor identification and designation.

The Project Biologist then presented a suite of proposed mitigations for the project, including “simple” and “complex” mitigations.

- Simple mitigations are those for which mitigation does not have significant side effects and to which stakeholders have no objections (e.g. timing of construction to avoid disturbance to nesting birds).
- Complex mitigations are those for which mitigation may cause other adverse effects or for which mitigation may be resisted by some stakeholders (e.g. sensory disturbance such as lights or noise, wildlife exclusion fencing).

The consultant's analysis from the initial review of the project proposal was that the development has a greater potential to adversely affect wildlife populations through increased human wildlife conflict than through changes to wildlife movement.

The remainder of the meeting was questions and comments from the CAG members, including discussions on:

- Level of acceptable risk
- Attractant management
- Soft versus hard edges
- Education and enforcement
- Community acceptance of a fence
- Alternative design options for creating a “reverse gated community” within the corridor

Summary of the Community Advisory Group Meeting: March 10, 2016

The CAG meeting of March 10, 2016 began with a short presentation from the environmental representative and his notice of resignation from the CAG. The remainder of the CAG meeting provided a ‘snap shot’ of the technical conversations undertaken to this point and the progress and decisions that have been made with regards to:

- Transportation (Three Sisters Parkway alignment).
- Trails and Open Space strategies.
- Wildlife Corridor and associated mitigation strategies and how this feeds into the Environmental Study.
- Ongoing grading and land use discussions.

The final draft of the vision was reviewed and agreed upon by the members of the CAG. The vision has been the guiding principles for the project team discussions and the conversations to date have begun to test the concept plan developed against the vision. Policies will reflect the vision.

In addition to the vision, a number of important points were discussed around the wildlife corridors. It was indicated that four key points were essential to the plan if there was to be any support from the environmental community. These are outlined below.

1. Keeping existing Across Valley underpass and opening more area (than proposed) to the existing connection (decrease the proposed area of development around the existing underpass).
2. Achieve 450m – wide along valley corridor at Site 7 through the use of large development lots.
3. Decrease proposed development area up to 100m in the Wind Valley corridor at the area described at the “armpit” as the current alignment encroaches into the corridor up to 250m (over half of corridors 450m width).
4. Proposed an additional Across Valley corridor through the Smith Creek plan area.
5. Resort Centre ASP: No development above (south) of golf course cabin line.

While discussions at the CAG continued to focus on the wildlife corridor, the focus shifted to a broader discussion on how to balance these desires with those of the recreation community, the Town, the technical requirements of the land and the viability of the development. These conversations were instructive for the Project Team in furthering the technical discussions.

The meeting concluded with the CAG discussing their role in the ASP process and what success looks like for each CAG member at the end of the collaborative process.

Summary of the Community Advisory Group Meeting: May 5, 2016

The CAG meeting on May 5, 2016 focused on a review of the development concept, testing it against the vision and principles. A few shifts of the development pods and the road that lies between the pods were discussed. The key points discussed at the meeting were affordable housing, fencing, and Phase 4 engagement opportunities.

The CAG discussed community expectations with regard to affordable housing specifically, the challenges and solutions with regards to the provision of affordable housing. A spectrum of affordability and how the affordability can be provided was discussed including market affordability, market choice (which is essentially affordability based on where you are in your life), employee housing, secondary suites and PAH lands. The policy developed for the ASP will need to reflect expectations as well as challenges and opportunities.

The CAG discussed fencing specifically, the pros and cons and the new learnings from Banff National Park and another area where it is being used, Jackson Hole. Key learnings were the focus of the discussion. It was clear that hard edges from partial fencing or buildings would only work for about 95% of the wildlife but it is 5% of wildlife that are the causing the problem. Consequently, experts at the meeting felt that a full wildlife exclusion fence, such as the style of fence used along the highway, would be the most effective mitigation option. As a result, the Smith Creek ASP proposal now includes a full fence enclosing the Plan Area, connected with the existing fencing around the Trans-Canada Highway.

The CAG also discussed Phase 4 engagement strategies including information sessions, small community conversations with targeted groups, broader public engagement strategies, including using PlaceSpeak more actively.

Summary of the Community Advisory Group Meeting: June 16, 2016

The June 16, 2016 CAG meeting began with a review and discussion of an Impact Matrix that had been previously distributed. The Impact Matrix identified policy areas where there are differing impacts on the community, the developer or the Town, and the discussions that occurred to get to the resulting policy direction. The matrix represents a summary of the discussions that have occurred over the last year between the CAG, the Project Team, the consultants and the Province. The Impact Matrix considers topics ranging from wildlife, human use, affordable housing, recreation, steep creek hazards and economic development and identifies where there have been differences in opinions throughout the process as well as the pros and cons of various ASP components. The matrix will be used to inform a communication strategy.

QPD provided an Illustrative Plan and an updated ASP concept map.

- The Illustrative Plan is an artist rendering of one option of what could be developed based on the ASP policy direction. The Illustrative Plan will not be contained in the ASP but is a tool that illustrates visually for the public what could be. It is based on the concept map but provides more detail than the concept map that will be used in the ASP document.
- Both the Illustrative Plan and the updated concept map for Smith Creek reflect the substantial technical work that has been ongoing in the background over the past few months between the Project Team and the consultants.
- The Project Team explained the next steps in developing the ASP and the focus on policy development flowing from this technical work in addition to the work completed on the guiding principles and vision of the ASP.
- There was some surprise at the scope of the Resort Centre on the Illustrative Plan.

The Project Team also provided an update on the commercial/industrial components of the Smith Creek ASP policy as well as affordable housing. The CAG discussed these topics, including suggestions for diversifying the economy and opportunities in Smith Creek, and the limitations to how supply affects housing costs.

QPD provided an update on the application to Alberta Environment and Parks for the wildlife corridor. The application will contain two options: a re-aligned Stewart Creek across valley corridor and a new underpass, or keeping the across valley corridor in its current location.

The CAG also discussed and reviewed the proposed public engagement plan, including upcoming small group community conversations. The intent was to include various stakeholder groups on focused conversations on specific issues such as wildlife and recreation. Other meetings will be broader in scope for other interested resident and interest groups. The intention of these community meetings is to inform and seek feedback on the mitigation strategies proposed within the ASP. CAG members were invited to participate in these small group conversations.

Notes of the Community Advisory Group meetings can be found on the smithcreekcanmore.ca website.

Smith Creek Area Structure Plan

Phase 4: Draft Policy Review

Report

Background

The Town of Canmore and Three Sisters Mountain Village (TSMV) continued to work together to create a development plan for the Smith Creek lands in TSMV, more commonly known as Sites 7, 8 & 9. The collaborative process involved addressing opportunities and challenges from a variety of perspectives by providing multiple occasions for the public to participate in the process. **Phase 1** was complete in July of 2015, **Phase 2** was complete in December of 2015, **Phase 3** was complete in June of 2016 and **Phase 4** was complete October of 2016.

This report deals specifically with the public engagement undertaken in **Phase 4** of the process to review the draft policy. The results of the engagement activities will inform the final policy document.

Summary of Phase 4 Activities

Phase 4 of the collaborative process focused on seeking feedback through focused discussions and refining the draft Concept Plan and policy for the Smith Creek ASP that was developed in **Phase 3** of the process.

Engagement Activities

Members of the Community Advisory Group continued to meet during this phase. The following engagement activities were held during **Phase 4** of the process:

- One meeting with Parks Canada and Alberta Parks: Fencing – April 20
 - Although not part of Phase 4, this meeting informed the EIS and is therefore included in the summary
- One community meeting with wildlife groups: Wildlife mitigations – July 14
- A meeting with Hubman Residents: Wildlife mitigations - July 19¹
- One community meeting with Canmore Communities: Concept Plans – August 10
- A meeting with Hubman Residents: Wildlife follow up – August 11
- One community meeting with recreation groups: Recreation mitigations – August 13
- One meeting with Dr. Adam Ford and Dr. Anthony Clevenger: Wildlife Mitigations – August 23
- One Community Advisory Group meeting: Final meeting – August 30
- One online session: Wildlife Mitigations – September 14

¹ Although Hubman meetings were not part of the Smith Creek ASP discussions, discussions around the wildlife corridor informed the EIS completed by Golder therefore a summary of these meetings has been provided in the following section.

- Two Information Sessions: afternoon and evening sessions – October 18

Notes from these meetings can be found on the website: www.smithcreekcanmore.ca. A summary follows.

Generally, groups supported both the concept plan and the proposed mix of uses for Smith Creek. There was also support for the proposed trail systems, trail hierarchy and recreational amenities. Wildlife corridors were a large part of the discussion throughout the collaborative process for the Smith Creek ASP. Between animals selecting to be in the Town and people spending more time in wildlife corridors, there are more negative human-wildlife interactions affecting wildlife. As development increases, it is assumed that negative interactions will also increase if no mitigations are applied.

Discussions during **Phase 4** informed the development of the Environmental Impact Statement (EIS) that is required for the ASP application. The EIS ultimately will examine opportunities to mitigate, reduce or eliminate the environmental impacts of development. Discussions focused on several mitigation strategies including attractant management, fencing, recreational alternatives, construction mitigations and sensory disturbance mitigations. Key concerns are described below.

- Consensus was not reached on the proposed fence; some individuals thought a fence was a good idea while other individuals did not.
- Conversations regarding the fence focused on the following:
 - Why has the recommendation changed – hard vs soft edges?
 - Who will pay for and maintain the fence in the long term?
 - Will corridors be functional and maintain connectivity?
 - Where has a fence been successful?
- There were some groups and individuals that wanted no development as the only strategy for wildlife.

Supporting Reports:

In addition to the EIS, many other supporting studies were also refined during **Phase 4** including a Transportation Impact Assessment, Preliminary Steep Creek Hazard Report, Stormwater Management Plan, and a municipal Fiscal Impact Assessment.

Next Steps

Phase 5 of the process will begin when the application for the Smith Creek ASP is submitted to Town administration for formal review. Council will ultimately make the final decision on the Smith Creek ASP. The Council decision-making process includes three readings of a bylaw and a public hearing.

Summary Phase 4 Engagement

Summary of Fencing Meeting with Bow Valley Wildlife Managers: April 20, 2016²

The Project Team met with members of Alberta Environment and Parks (Wildlife Conflict Specialist, District Wildlife Biologist) and Parks Canada (Wildlife Conflict Specialist, Park Ecologist) to discuss several strategies for wildlife fencing. This meeting informed the initial first draft of the EIS. Topics discussed at the meeting included:

- Wildlife conflict data in the Bow Valley and current strategies for reducing conflict, including attractant management, seasonal trail closures, education and enforcement. Areas of concern including highways, areas along the length of the corridors, and urban green spaces adjacent to corridors.
- The effectiveness of past mitigation strategies was discussed, particularly the implementation of soft-edges (i.e. golf courses, parks).
- The goal for wildlife fencing was discussed, for which species and what purpose. Different types of wildlife fencing exist, such as post and rail or wildlife exclusion. The effectiveness of these different types of fencing was discussed, and determined that wildlife exclusion fencing would likely be the most effective for this purpose over the other types to manage the species that are the most problematic in human-wildlife conflicts.
- The effectiveness of wildlife exclusion fencing along the Trans-Canada Highway and other highways in the National Parks, surrounding the Lake Louise Campground, and adjacent to residential in Jackson, Wyoming and the lessons learned over the past 20 years were discussed. It was discussed that If wildlife exclusion fence is recommended as a mitigation strategy:
 - The need for a holistic approach with a fence being only one of the mitigations; others being attractant management, enforcement and education.
 - Design, maintenance and lifespan of the fence are important considerations.
 - Approximately 2.5 m high mesh apron at a 45-degree angle
 - Opening management is critical and consideration should be given to electromats, cattleguards, and swing gates or jump outs. Current testing is on-going for jump-out and electromat design, as effectiveness is not yet determined.
 - In addition, the fence should be fully enclosed so that animals do not become trapped
 - The location of the fence is important. It should be located on public lands so that it is maintained properly and will function as designed. The opportunity for the fence to be located on MR would also allow for a trail system reducing the likelihood that people will breach the fence) and to provide maintenance access.

² Although this meeting occurred during Phase 3, the discussions informed refining of the EIS and is therefore included in the Phase 4 summary.

- The fence must have gated openings to trails that bisect the corridor to connect people to trails above the wildlife corridor.
 - The fence must be well maintained to be effective.
- The goal of fencing should be to exclude wildlife from development areas. The fence will not keep all animals out but if combined with attractant management, it can be effective.
- The fence will also act as a visual cue for people, clearly delineating the wildlife corridor boundary.

Summary of the Wildlife Group Meeting: July 14, 2016

The Project Team met with Wildlife groups on July 14 to review the concept plan for Smith Creek and seek feedback on the wildlife mitigation strategies proposed. The original Human Use Management Review (HUMR) list was used to inform the invitation list. Members of Y2Y, WildSmart, the Town's Environmental Advisory and Review Committee (EARC), Biosphere Institute, and individuals with a wildlife background or interest attended the meeting. A member of the Community Advisory Group (CAG) was also present.

An overview of the Smith Creek collaborative process as well as the role of the CAG was provided at the meeting. Participants were provided with an overview of the proposed development within the Smith Creek ASP. The proposed amendments to the Resort Centre ASP were introduced by QPD as a separate application from the Smith Creek collaborative process. The discussion at this meeting focused on existing corridor conditions, negative human/wildlife interactions and wildlife mitigation strategies.

- Wildlife corridors functionality including corridor widths, pinch points and the 25-degree slope line and corridor width.
- The potential to decrease negative human/wildlife interactions through a holistic mitigation strategy including fencing, education, construction mitigations, attractant management (appropriate plantings and enforcement) and providing clear alternatives for people to recreate outside the corridors including designated trails through the corridor.

Participants were interested in examples of where fencing had worked in other jurisdictions, the potential issues associated with a fence including intrusions and the options for animals caught on the wrong side of the fence, the role of the developer and the Town in the construction and maintenance of the fence, and the extent of fencing within Smith Creek, Resort Centre and geographic features such as creeks and the Bow River.

There was general support for the mitigation strategies except Y2Y who reiterated their position on the width of the corridor, the connectivity of the corridor beyond the valley and the functionality of the fence particularly jump outs/swing gates.

Notes from this meeting can be found on the website: www.smithcreekcanmore.ca.

Summary of the Canmore Communities Meeting: August 10, 2016

The Project Team met with a few Canmore community service groups to review the concept plan for Smith Creek and seek feedback on several topics related to quality of life in Canmore including the need for Affordable Housing. Members of the Town Arts and Events and the Immigration partnership as well as a member of the CAG were present.

An overview of the Smith Creek collaborative process as well as the role of the CAG were provided at the meeting. Participants were also provided with an overview of the proposed development within the Smith Creek ASP. The proposed amendments to the Resort Centre ASP were introduced by QPD as a separate application from the Smith Creek collaborative process. The discussion at this meeting focused on how development in the proposed Smith Creek area could further support the following:

- The need for additional recreation opportunities and amenities for residents of Canmore.
- The desire for public art and more studio spaces within the Town.
- The concerns over transportation in particular transit options.
- The need for more affordable housing (employee housing, PAH, entry level housing, secondary suites and the "tiny" home movement).
- The desire for more childcare opportunities to keep young families in the community.
- The desire for greater diversity in the community and an ability to meet the needs of the growing immigrant populations.
- The desire for greater "adult" education opportunities within the Town.

Notes from this meeting can be found on the website: www.smithcreekcanmore.ca.

Summary of the Recreation Meeting: August 13, 2016

The Project Team met with recreation groups to review the concept plan for Smith Creek and seek feedback on the proposed recreation strategies within Smith Creek area. Members from Canmore Cycling Culture, Friends of Kananaskis, At Your Bark and Call and a CAG member were present.

An overview of the Smith Creek collaborative process as well as the role of the CAG were provided at the meeting. Participants were also provided with an overview of the proposed development within the Smith Creek ASP. The proposed amendments to the Resort Centre ASP were introduced by QPD as a separate application from the Smith Creek collaborative process. The discussion at this meeting focused on how development in the proposed Smith Creek area could further support the recreational opportunities within and outside the Canmore area and work to reduce the negative human/wildlife interactions. The following is a summary of the discussion.

- The density proposed within both the Smith Creek ASP and the overall projected population of the Bow Valley.
- The significant and extensive use of the corridors for recreational purposes resulting in negative human/wildlife interactions and in some cases animal mortality.

- Discussed the concerns associated with the expansion of the development towards Deadman's Flats and the likelihood of more illegal trails. For example, the Tipple Valley corridor is already showing significant human use.
- The types of trails proposed within the Smith Creek area should be well thought out and include designated trails within the developments; paved, multi-use and graveled trail beds, with clear but limited access points through the corridor to the trail system above the wildlife corridor.
- The types of trails proposed within the Resort Centre area should be more urban, walkable and pedestrian focused and more similar in nature to Whistler but ultimately needed to be connected to the Smith Creek ASP. Cycle trails should connect the TSMV development areas.
- The clustering of recreational amenities in both development areas and include amenities such as playgrounds, trailheads, washrooms and picnic tables. Both should also have dog parks and off-leash areas.
- The opportunities for unique recreational amenities such as ropes courses, indoor/outdoor terrain parks, and larger fields for soccer, baseball, etc. should be provided. These types of recreational amenities will ensure that people feel more connected to TSMV.

Notes from this meeting can be found on the website: www.smithcreekcanmore.ca.

Summary of Hubman Landing Resident Meetings:

QuantumPlace Developments met with residents of Hubman Landing five times over the course of Phase 4 engagement. Although the Resort Centre was not officially part of the Collaborative Process established for the Smith Creek ASP, there are close connections between the two areas. Smith Creek was discussed during these meetings. A summary of the meetings dates where Smith Creek was discussed are as follows.

- Review of Concept Plan and proposed ASP Amendments: June 20.
- Wildlife Mitigation Strategies: July 19
- Wildlife Follow Up: August 11

Notes from these meetings can be found on the website: www.smithcreekcanmore.ca.

Summary of meeting with Dr. Adam Ford and Dr. Anthony Clevenger: Wildlife Mitigations – August 23, 2016

The Project Team met with Dr. Adam Ford and Dr. Anthony Clevenger, two well known wildlife experts familiar with the Bow Valley. The Project Team provided an overview of the Smith Creek ASP as well as the concerns raised by wildlife groups specifically Y2Y. The Resort Centre was also discussed. The discussion focussed on wildlife considerations and proposed mitigation strategies outlined in the draft EIS being prepared by Golder. The following is a summary of the discussion.

- EIS is proposing a fence, education, enforcement, attractant management, designated people trails bisecting the corridor and off-leash dog parks.

- Options for fencing were discussed and include a permeable fence or an exclusionary fence. The latter is preferred but the fence needs to be completely enclosed. Discussed fencing in detail, specifically that it is an effective method to funnel wildlife to crossing structures and, when combined with housing setbacks and vegetation management in the developed areas, it can reduce sensory disturbance.
- Corridor alignment and the history of the decisions regarding the alignment.
- The concern for movement is more in the across valley direction; therefore, the parkway will negatively affect movement if the road bisects the corridor. Options were discussed.
- The proposed additional underpass was discussed and the EIS guidelines for design at a later stage in development. The ideal is to have a single crossing for the parkway and all trails on the Stewart Creek Across Valley Corridor.
- Development on the unfinished golf course would eliminate the grazing habitat for elk. Initiatives to enhance habitat in the Along Valley Corridor would also assist in creating greater movement.

Notes from this meeting can be found on the website: www.smithcreekcanmore.ca.

Summary of the Community Advisory Group Meeting: August 30, 2016

A review of all the feedback received over the summer months was provided and a discussion occurred. CAG members were pleased with the amount of engagement that had occurred over the summer months. They noted the following key points:

- The discussion around wildlife is a difficult one as it is emotionally driven and has been for many, many years.
- While the collaborative process has maintained a high level of engagement and transparency and significant progress was made in creating a better understanding of the issues and concerns related to wildlife, there is still a diversity of opinions on this topic; some based in fact and some not.
- The conversations around the Smith Creek proposal were somewhat sidelined by the discussions around wildlife. This was one of the frustrations expressed by some CAG members.
- CAG members felt that a diversity of stakeholders were engaged throughout the process.
- QPD indicated that follow-up meetings will occur with certain groups when more detailed planning is initiated.

Notes from this meeting can be found on the website: www.smithcreekcanmore.ca.

Summary of the Online Session for Wildlife: September 14, 2016

Eighty people registered for the online forum and fifty-two signed in and participated. An overview of the collaborative process as well as the role of the CAG was provided during the

online session. Participants were also provided with an overview of the proposed development within the Smith Creek ASP. The proposed amendments to the Resort Centre ASP were introduced by QPD as a separate application from the Smith Creek collaborative process.

The focus of the online discussion was on topics ranging from the mix of uses and proposed density to existing wildlife corridor conditions, negative human/wildlife interactions and wildlife mitigation strategies to process and decision making. A summary of the questions and concerns follows:

- The collaborative process and mechanisms for decision-making.
- Proposed density for both ASPs within the context of the NRCB decision.
- Questions related to the need for growth in Canmore and the ultimate population growth numbers.
- Concerns related to the functionality of the current wildlife corridors including corridor widths, pinch points and the 25-degree slope line and corridor width.
- Concerns with an increase in negative human/wildlife interactions related to growth and a concern regarding projected future numbers.
- Concerns with the fencing mitigation strategy including impacts on wildlife, impacts on the connectivity of the Bow Valley wildlife corridors, costs associated with construction and maintenance of the fence, proof of concept and where this has been successful in highly populated areas and a general concern about what has changed and why fencing is being suggested.

The Team answered over 80 questions during the 2.5-hour session. The video, summary notes and FAQ's from this meeting can be found on the website: www.smithcreekcanmore.ca and www.resortcentrecanmore.ca. In addition, a FAQ document can be found at: http://resortcentrecanmore.ca/files/7314/7510/3089/092816_-_Online_Community_Conversation_QA-FINAL.pdf

Summary of the Information Sessions: October 18, 2016

The Smith Creek ASP information sessions was held on October 18, 2016 at the Coast Canmore Hotel and Conference Centre. Approximately 70 people attended the sessions. The first session was held between 1:00 and 4:00 PM and the second was held between 7:00 and 9:00 PM. The same information was presented for each session. The sessions were a drop-in format where attendees looked through display boards.

QPD also held an information session for the Resort Centre ASP amendments at the same time and the ballroom at the Coast was divided by a wall partition to create a clear delineation between the two projects.

In addition to the Smith Creek Project Team, there were also representatives from Golder Associates and MMM to answer questions related to wildlife, undermining and site servicing.

Comments and Feedback

- Overall, the comments and feedback presented at the open house were very similar to the messages that we have been hearing at previous engagement sessions. In general,

the most frequent comments and areas of concern were related to wildlife and an overall adverse reaction to new development.

- Comments on the general development included:
 - Need for affordable housing.
 - Would like the golf course to remain a golf course (Resort Centre).
 - Concern related to property values due to fence not allowing wildlife to access their properties.
- Comments related to wildlife included:
 - Concern that higher density development in proximity to the wildlife corridor would result in more negative human-wildlife interactions and increase human use in the wildlife corridor.
 - Who will pay to implement and maintain the fence?
 - The opinion that wildlife in one's backyard is desirable, and the fence will limit that opportunity.
- Comments related to engineering and servicing:
 - Concern about the increased population and the impact that would have on servicing infrastructure and traffic.
 - People do not want a repeat of the Stewart Creek Phase 3 grading.

Conclusion and Next Steps:

The Project Team has engaged in a significant number of external conversations, group meetings, open houses, online sessions, workshops, and information sessions. The input and feedback from these engagement sessions has informed the development of the proposed Smith Creek Area Structure Plan and significantly shaped both the concept plan and policy development.

QPD, on behalf of TSMV, will now complete the final ASP document and all application submission materials for the Town to review for approval.

October 5, 2015

Open House Comments (Afternoon and Evening sessions)

Corridors

Summary

- Definition of the wildlife corridor should be based on Canmore expertise and knowledge – not left up to the province. Solving the Wildlife corridor should happen before anything else
- Wherever the wildlife corridor is decided to be, needs to be a defensible, defensible explanation – need to see the rationale. Set the Corridor for optimum width and work the pinch points on the landscape. Use what we have learned to date about human use in Wildlife corridors
- We need a progressive strategy for human/wildlife conflict. How we define our Wildlife corridors will show wisdom and foresight down the line. The corridors are of primary importance.
- Continue to maintain a focus on green space and recreation in Canmore and isolate wildlife and cyclists from corridors.
- Our solutions need to think about connectivity to wind valley for wildlife corridors and in general the overall connection to where they want/need to get to. It is about movement.

Full comments

- What value does Edmonton bring? Why can't we have a made in Canmore solution?
- Definition of the wildlife corridor should be based on Canmore expertise and knowledge – not left up to the province
- Solving the Wildlife corridor should happen before anything else
- There needs to be a broad based stakeholder group that discusses the corridor definition
- Where the Wildlife corridor is decided to be, needs to be a defensible, defensible explanation – need to see the rationale
- Set the Corridor and work the pinch points
- Note the distinction between wildlife corridors and wildlife habitat: Habitat needs are different from movement needs
- Need clearings within the corridor to provide good grazing and habitat for Elk or other ungulates. Perhaps would increase effectiveness of corridor and away from human use areas
- Can a wildlife underpass at Dead Man's flats help with the flood mitigation/relief? For that matter, could any underpass help?
- Need a progressive strategy for human/wildlife conflict
- Maintain a focus on green space and recreation in Canmore
- Manage the corridors – planting restrictions in developed areas
- Generous wildlife corridors
- Wildlife corridors will show wisdom and foresight down the line
- Province has inadequate enforcement and education

- Original NRCB submission was to not cut old growth Douglas Fir. Will this commitment be honoured?
- Isolate wildlife and cyclists from corridors
- List all the document and work that TSMV has done to make corridors work – areas less attractive
- Balance must include adequate corridors as a priority
- Don't compromise corridors make wildlife a priority
- It makes me sick that wildlife would be squished
- Needs to be taken into context – recreation for humans and protected areas for wildlife
- Have clearer signage – educate people about where they can and can't recreate
- Smaller footprint of development, give 550m corridor below 25 degree slope
- 550m corridor width below 25 degrees – slope to connect east and west
- Wildlife fencing along the highway – Province needs to come to the table
- Designate and protect corridors prior to first reading of ASP
- Unapprove Wind Valley Corridor should have hard boundary with development
- Need to think about connectivity to wind valley for wildlife corridors and in general the overall connection to where they want/need to get to
- Stop MD for developing the north side of Pigeon Creek Wildlife underpass. Wildlife needs access to the Bow River. Restrict development in Dead Man's Flats so wildlife can move east and west. Get rid of the gun club/shooting facility at south side of Pigeon Creek wildlife underpass
- Slope needs to be considered with wildlife corridors
- Corridor needs to be more than 350m – minimum of 450m so that there is not a pinchpoint. Let's not take a risk with what the wildlife will tolerate
- Create big dog parks outside the corridor so dogs/walkers have a place to go not in the corridors
- Who is the Biologist you will be speaking with? Someone with ongoing, local knowledge I assume?
- If wind Valley is so enviro sensitive, why do development parameters include the entrance to Wind Valley?
- The slope also needs to inform wildlife corridors location and width
- Wildlife can handle steeper slopes than we have been led to believe! Check out all the trails on the NW side of Wind Ridge on Grassknob
- Wildlife corridors do not have to be on flat land. I've walked to wind valley and they walk on higher slopes.
- Consider fire smart requirement adjacent to Wildlife corridors as per town Firesmart guidelines
- Website corridors are not part of the ASP planning process?
- Should the province buy Smith Creek and leave it undeveloped? I think yes and there should be a plebiscite to gauge support.

Land Uses

Summary

- Why are we planning detailed variety of land uses in Smith Creek when we have 15-20 years of zoned land supply for residential, commercial, resort development in Stewart Creek and Resort Centre areas? Develop currently zoned lands west of Stewart Creek corridor prior to zoning the east
- There is a desire not to see a similar style of development as Stewart Creek phase 3. We need to encourage full time occupancy to make full use of the built infrastructure and build a community not a come and go place. We also need more of a community feeling in TSMV – need grocery and other amenities. A general store – don't want to jump in a car and drive to town of basics.
- No matter what the uses are included we need to think about how the development fits with and integrates with the rest of Canmore. We need to take a longer view.
- We need to ensure best practices for mountain development, especially when it comes to slopes and trees. We need a vision for a green community – building designs, alternative energy, shared solar, more dense housing with shared green spaces, moving toward a carbon neutral, non-carbon based.

Full Comments

- I like the three guiding principles
- Consider the following – We support development on Three Sisters Lands that will:
 - Preserve and protect the environment with viable wildlife corridors and habitat
 - Actively involve the community with a made in Canmore solution
 - Mitigate and avoid undermining risks
 - Preserve the integrity of the adjacent lands
- Could facilities that Olympic athlete's needs that aren't here be considered?
- Who wants to buy a house on the highway? What are houses being built on the highway?
- Why is development being considered in Smith Creek in advance of the Resort Centre? Development should happen here first.
- What's happening to the Resort Centre? Why is that not being considered now?
- If only condos and no special recreation like Quarry Lake – why would Smith Creek be a destination – more condos and pavement?
- Developers statements to build, sell and profit at the Canmore expense – want recreation opportunities – not just 3 story condos
- And, only consider the golf course on the unfinished golf course – no houses!!
- What will the impact be on the Kananaskis gun club?
- How do we know what will be promised will be built?
- How many amendments will be requested down the road?
- Build industrial and commercial anchors first like in North Carolina
- Importance of complete, walkable communities where people can easily access services
- Why are we planning detailed variety of land uses in Smith Creek when we have 15-20 years of zoned land supply for residential, commercial, resort development in Stewart Creek and Resort Centre areas?
- Where are the five star hotels?
- Website mentions possible amendment to the Stewart Creek and Resort ASP – are trade-offs being discussed?
- Do you think the town can support three resorts? Silver tip, TSMV and Spring Creek?
- Telluride Colorado is an example of how not to do things
- More lands that TSMV is giving up should be represented more graphically

- Sequencing of development – do the Resort Centre first.
- Worried about total people load
- Dense pads contain footprint
- Pattern is that TSMV always asks for more residential but resort ½ still not happening
- Desire not to see a similar style of development as Steward creek phase 3. Less clear cut
- Without all of this being developed and thought of in a regional context – everything will be made worse by humans
- Use what we have learned to date about human use in Wildlife corridors
- How do we encourage full time occupancy to make full use of the built infrastructure and build a community not a come and go place
- Concern that there is a pinch point arising in the wildlife corridor – a consistent width should be considered (larger rather than smaller of course)
- Would like to have really nice tennis courts – tennis is really important
- Need for amenities for young adults and youth – what about a riding centre – maybe for adaptive sports
- Develop currently zoned lands west of Stewart Creek corridor prior to zoning the east
- No matter what the uses are included need to think about how the development fits with and integrates with the rest of Canmore
- What about servicing and municipal infrastructure
- Need to take a longer view
- Best practices for mountain development, especially when it comes to slopes and trees
- Vision for green community – building designs, alternative energy, shared solar, dense housing with shared green spaces, moving toward a carbon neutral, non-carbon based
- Car to go and buses
- Need 400 square foot residents for new commercial area\
- Need more of a community feeling in TSMV – need grocery and other amenities. A general store – don't want to jump in a car and drive to town of basics
- Develop areas closer in before Smith Creek
- I'm concerned about the town sprawling
- Keep Canmore at 12,000 people
- New development should do a better job of fitting into the existing landscape

Recreation

- A balance between human and wildlife use within the valley.

Full Comments

- Need more human use recreational infrastructure to help manage human use
- Extension of the high line trail seems to be closed
- Existing single track trails are high value – we need more of these trails
- Human animals need natural areas too!

Land Use/Transportation/Infrastructure/Process

Summary

- How do we encourage full time occupancy to make full use of the built infrastructure and build a community not a come and go place
- The Town sprawling, let's keep Canmore at 12,000 people
- People are skeptical of the process but are hopeful and willing to give it a chance.

[Full Comments](#)

- This process is different and I am waiting to see what happens
- Names of weeks on maps please
- How do we encourage full time occupancy to make full use of the built infrastructure and build a community not a come and go place
- The Town sprawling, let's keep Canmore at 12,000 people.
- Dead Man's underpass has to happen
- Alternate transit for bikes, walking, public transit – innovation is the key
- Parking and car overload in downtown
- Downtown is hell in summer – downtown past capacity
- Envision Smith Creek and Canmore as independent communities which are linked together via transportation similar to European Mountain Towns. They will have a symbiotic relationship
- Concerned with the high potential volume of traffic travelling through the hamlet of Dead Man's flats – Smith Creek needs access and egress that does not disturb the residents and business of DMF.
- Must consider transportation impacts on DMF – will all the traffic from Smith Creek go through DMF? I hope not.
- What is the plan for public transportation? Extend the Roam bus? This is very important to affordable living.
- To ensure affordable housing that is truly affordable, connections to public transit are essential
- Think about getting a second and third opinion for the steep creek hazard studies

All Verbatim comments following development of the draft ASPs

*The following are **all** verbatim comments received through Phase 3 public engagement (Website feedback, Open Houses, Community Group meetings, and surveys. Any names have been removed but comments are otherwise unedited.*

Note: Questions that arose during Open Houses and Community Group meetings were answered at the time.

Comments:

Are there any plans to incorporate community-based infrastructure such as gathering places or performance venues or other type of creative spaces. are you open to the conversation?

Can you clarify the extent of pathways or other amenities proposed/ encouraged within the wildlife corridors? this concept is not clear on the asp diagrams

creative placemaking is often a community led process - will the community have an opportunity to say what that means to them

fence follow up: the indicated wildlife corridor appears to "pinch" next to the golf course. is the thought that some wildlife movement will happen on the golf course, or will exclusionary wildlife fencing keep the entire golf course space off limits to wildlife?

what happens to the existing thunderstone quarry?

are there currently any funds earmarked for public art installations as part of initial builds, eg. in the resort center?

are the current existing overhead power lines going to be buried? if not, why aren't they shown on the maps?

i will ask the fencing question another way. since the golf course appears to part of the existing wildlife corridor, is it intended that the new boundary fence will reduce the existing width?

how does steep creek hazard mitigation influence climate change?

will the suggested fence surrounding developed area also be surrounding golf course lands?

tsmv and today's discussion of asp's are based on decisions and plans that are now 25 years old. has tsmv done a "business case" study to confirm the real need for the number of residences; commercial facilities etc.

is it thought that builders will not create net-zero builds without incentive?

has there been any consideration given to artist studios, work/live space or lofts in commercial/warehouse type spaces that could accommodate artists studios - we there be an opportunity for the expansion/satellite space for artists

will there be creation hubs?

has the notion of creative placemaking been considered in the development of tsmv

has tsmv referred to the cultural master plan in its planning?

is the proposed wildlife fence a requirement of the province's wildlife corridor decision?

was there a phase map for tsmv?

are you able to share the slides/presentation afterwards to attendees?

what changes, if any, are contemplated for existing three sisters parkway? with anticipated population changes, is congestion expected? |

is the town of canmore provide the public transit?

with the opposition in the valley with regards to this development, how can we support this plan or insert positivity in the toc moving forward?

please review the unit count and potential occupancy for the three sisters village overall site, missed some of the numbers

how many participants have there been in this series of presentations to date?

a lot of the parking and mobility design seems to be focused on walking and biking to destinations in the village - this is fine in summer, but winter is very long in canmore and walking from the proposed intercept areas is not likely to appeal to visitors to the village. how has this been considered?

locals and tourists have two very different lifestyles, and patterns; who is the encouragement and education for less vehicles in tsmv meant for?

can you clarify that last statement about no sf homes in the resort are, but sf will be suite'd (where?)

there are a lot of singletrack trails in the area that are highly used, such as lowline and guy lafleur, will there be any effort to preserve these? will there be alternates sanctioned, or will they be replaced with pathways that form part of the development? i think one of the trails through smith creek forms part of the trans canada trail. thx

how many hotel rooms and visitor accommodation are you anticipating in total?

what was the reasoning behind not having any sf in the village?

can you speak more to the parking capacity of the plan? for both higher density areas as well as the commercial spaces?

can you describe the feel of village centre and what you are trying to achieve there? i'm not sure i understand what you mean by pedestrianised

can you touch more on the green building standards. will the "green standard buildings" change the look of the existing architecture in canmore?

what is the background to the decision not to have single family homes in the three sisters creek area?

curious to learn more about the 2 access points and the province's plan related to that. it's a struggle to understand how the landscape will be articulated...looking forward to learning more from the province

future question to log: i was also wondering about the indoor recreational district and if the vision for it to be town run? or privately run? there's enormous opportunity here, and with the continuous growth in recreational experiences, foresee this as a very desirable draw for our visitor-base and residents.

additional question to get a 'feel' for the resort - happy to get offline answer... 1) landmark hotel - are you thinking canmore-style condo-based, or higher-end traditional?, and 2) are you still looking at an "icon" anchor tourism product?

just to clarify - the wildlife fences around both centers are to keep people out of the wildlife corridors as much as keeping wildlife out of the townsite- and that the only gate points are at official provincial trailheads, correct?

phasing... tsv could be 20 to 30 years. is smith creek concurrent or consecutive?

to get updates from the province will be important. need better communication on this since the discussion has been 11 years

questions on village centre... what does it look like. what's the mix of retail? ped high end or matching dt canmore right now. built to complement or is it its own self-contained village in its own place.

super stoked to see where you got to. connectivity... easy between 2 areas? improved trails?

fence...who will become responsible for maintaining the fence. who will pay for it.

fence...how will it be built? when?

fence...if there are issues? where did the elk or deer go... there's an opportunity to make adjustments.

what about potholes or sinkholes. any resolution?

landmark hotel, are you thinking canmore style condo-based or a higher end traditional. are you still looking at an icon anchor tourism product?

have all the studies mentioned in a previous slide (e.g., environmental impact statement) been completed? are they publicly available now or soon?

right sketch but the explanation was weak about wildlife accessing the river.

why is it that the alberta environment and parks approved the smith creek wildlife corridor after they had rejected an almost identical proposal back in 2018? what specific change occurred that caused them to reconsider?

can you please speak more to education programs and enforcement? by who? budget?

but are the assessments and studies available to the public?

considering the many pressures that wildlife already face in this valley (railroad, highways, housing, industry, development, etc.), how does tsmv feel about putting even more strain on the movement of wildlife through and past these two developments? the bow valley is 1 of 4 east to west corridors in the entire yellowstone to yukon region - making it essential for wildlife connectivity.

in the image showing the entire asp for the village and smith creek, it seems like there is a major pinch point between the border of the corridor and the stewart creek golf course. are wildlife expected to travel through the golf course or is the corridor wider than depicted in that area?

what is meant by habitat enhancements in the tsmv area? is the goal to restore the ecosystem to a state prior to development of the abandoned golf course?

would the new wildlife underpass be built before any other construction begins?

design considerations were mentioned but has a risk assessment (safety, environmental, etc.) been completed. if so, can it be shared publicly?

are there any plans for innovative building designs (solar, efficiencies, etc) to be a leader in climate change adaptation/energy transition efforts?

will y2y be consulted on habitat enhancements?

you mentioned the studies and assessments will be available to the public. was one completed specifically on wildlife? it will be interesting to see if risks (eg, wildlife breeding) and mitigation strategies have been identified for the various species.

i notice that there is intercept parking in the middle of the village centre but it's planned as a "pedestrianized area". is the focus here pedestrians? will any part of it be closed to cars?

affordable housing continues to be an issue for the town. is the housing deemed affordable? what is the projected cost range of residential living?

is the indoor recreation visioned as privately owned/run or municipally run? might not have those details yet but i'm curious

from the sketch, it looks this new development significantly interrupts the ability for wildlife to access and travel along the river. is this correct? is this intended?

exactly how much space is the combined footprint of the village and smith creek (in square km)?

when you say that existing development could be "impacted" by three sisters creek, what do you mean specifically? flooding, rock slides, etc?

early in your presentation you mentioned that 3 sisters has included significant wildlife corridors in these proposals. yet the wildlife corridor science is clear that corridor is too narrow, too steep and has very narrow pinch points. you discussion is based on humans entirely. how about coexistence and solid corridors?

what is the reduction in width of the wildlife corridor once all of the development is finished?

chris, you mentioned potentially rerouting stewart creek into the new proposed wildlife underpass/across valley corridor (back to it's historic alignment). how might this impact the functioning of the corridor/underpass?

will access to the playing fields at the top of the three sisters boulevard be from the new village, three sisters blvd, or both?

are there any other areas planned for development or will these 2 developments be the last developments for three sisters?

when do you expect that construction of the first phase of smith creek development will commence?

does the gateway development include a firehall?

what entity is responsible should the undermining lead to a catastrophic collapse during or after the development is finished?

are there to be service oriented businesses in the communities (i.e grocery stores) to reduce traffic to the town centre for daily essentials?

my concern is the traffic on the parkway which has increased 4 fold with the existing developments. is there any alternate access from the new area other than the parkway being considered?

what is the proposed population for this entire project?

followup to the undermining risk: how long is the developer's warranty period?

we are seeing tremendous pressure on existing community parks such as quarry lake currently. what is the responsibility of the developer to create similar attractions so that the development does not add to the current use?

it's interesting to hear about the proposed development with no single family homes in the asp. this development seems very european which i agree with. there are far too many single family homes already built which sit empty for much of the year. it would be a shame for more to be built, especially with the lack of affordable housing.

could you describe the intended recreational use of the segment of land that sits above hubman landing?

how many people are on the call?

you mentioned that flood mitigation would be relatively easy. can you elaborate?

how would human use be discouraged in the wildlife corridor?

am i understanding correctly that the bonuses are actually given by the town not the developer?

can you elaborate on market rentals? as an investor, market rental housing has made sense financially for many years.

thanks for answering re: random trail usage. to clarify, tsmv will be closing and rehabilitating random trails?

is tsmv funding the creation of these connecting trails to existing trails? will maintenance of these trails also be supported in the long term by tsmv? will user groups be involved in the creation and maintenance of these trails?

it was mentioned in passing that it is tsmv's intention to surround both developments with wildlife fencing. this approach is inconsistent with existing developments in this area. nevertheless, will tsmv

The community is being asked to review these ASP's even though several supporting reports cited in the ASP's are not yet available - mining report for Village, EIS for Smith Creek, Socioeconomic for both ASPs - so a lot of significant info not available for review.

The unfinished golf course also provided a buffer to improve the width of the corridor. Not a hard/soft edge issue, more to allow more space for a functional corridor

Hi Jessica... not sure how to respond to your question using the Q+A. The photos Chris used made me wonder if the design for TSMV and Smith Creek mirrors another development in existence. It would be great to see it.

comment made that proposed mitigation of monitoring and adaptive management "will work" is not in alignment with the EIS statement (section 5.8) that expresses uncertainty: "The consequences of being wrong about the potential effects of the project or the efficacy of mitigation could be substantial for wildlife in the Bow Valley. If the planning is to proceed without the proposed mitigation, or if proposed mitigation is less effective than predicted, the project has the potential to contribute to a high environmental consequence for wildlife."

I think the plan does address the local concerns related to the lack of affordable housing. I would like to see the commercial core accelerated to phase 2 in TS, as mentioned though. The commercial development at the 4 corners is important to move forward now to address the needs of the existing and future residents at Stewart Creek, etc.

Thank you all. Impressed with your presentation.

The MSES review DID not agree with conclusions and mitigations of your EIS and it has lots of warnings about flawed assumptions and conclusions.

o TSMV gets to do their full build out while the town, the province and thus the Taxpayer, have to pay in perpetuity for fence maintenance, public education and enforcement with respect to the corridor. Doesn't really seem fair but does seem like a great deal for TSMV.

The MSES review DID not agree with conclusions and mitigations of your EIS and it has lots of warnings about flawed assumptions and conclusions.

+ the cost to build the affordable housing, school, and any other public use recreation facilities

These expenses will also fall to the town and thus the residents

The TS village plan is absolutely awesome. Like the 600,000 SF of pedestrian oriented retail and commercial as well as the 188,000 SF of indoor recreation space. Along with the hotel and spa district. The innovation district adds as well. The open space and recreational amenities space is great. This all provides a critical mass that will provide for a vibrant and successful village development.

Apologies, I missed Mac's answer, got called away to deal with something in my own business. However, this is a key issue that has to be done right. I try to commute by bike into Town but do use the Parkway so don't want to be held up by traffic line ups on the Parkway. Access to the parking is key. - Thank you

Smith Creek ownership map shows Crown and Thunderstone ownership of some of the land. Can you explain their interest in development? Why are you planning their owned lands? How will that work?

SO... from what I understand, we are not being given an indication of the expected increase in traffic flow along Three Sisters Parkway into town? Or will that be forthcoming?

thanks for hosting these sessions for the community, hope the turnout was good

Who will be taking financial responsibility for the maintenance of all fencing and new community trails or is this burden eventually go to the town of canmore?

given the large potential impacts on an already stressed wildlife population in the bow valley that this project will bring, what will be done to ensure ecological integrity, biodiversity, and wildlife conservation are prioritized within this project?

if the incentives are coming from the town have they come up with what that value is? for example is this a specific line on the balance sheet for budget purposes? is this a specific budget item for a number of years during development?

when will the financial impact assessment be made public?

what defines a "steep creek hazard"?

you mentioned the innovation centre could include light industrial and light manufacturing. please elaborate more on what this could look like within an area you previously mentioned that would prioritize environmental stewardship. how would emissions, sewage, water use, etc. be managed effectively in this sensitive environmental area?

would you be willing to explain why you don't incorporate the bceag guidelines for corridors?

thanks for showing the proposed fence gates/trailheads. will there now be fencing around the already built three sisters development? if so are there gates from that area? right now there would be a gate at three sisters creek and then not another one until well east of stewart creek about 3km by my measure.

is the cabin line no longer a consideration for village centre planning?

it would be helpful to provide a map showing the existing wildlife corridors as currently approved with an overlap of the proposed changes to the wildlife corridors which tsmv wishes to make for clarity.

if asps must be consistent with the municipal development plan, what's the rationale for pushing changes to the mdp *through* an asp?

what changes have been made in the smith creek development area compared to the previous proposal presented to the toc?

who will be hiring and making the decision on who the third party reviewer will be for the eis?

in the current tsmv development every living tree, bush and blade of grass including topsoil was removed prior to the commencement of servicing work. is it tsmv's intention to undertake a similar approach if so how is this being environmentally sensitive?

will all the bonuses require public hearings because toc will be required to change densities or are all change ideas a given?

can you specifically show the trailheads that will permit access to the trails on ab lands (e.g. links to highline)?

i might have missed this but what is the approximate population of the 3 sisters area?

as a developer, how do you ensure that all of these recommendations are followed? how do you ensure houses are built with solar energy, low emissions, etc.? how do you ensure trails are built and maintained as your plan? what assurance can you provide that these elements are followed through as the proposed development progresses?

can you explain the bore holes and what results have been found.

do the 2020 steep creek guidelines clarify liability?

how will random trail use in the corridor be discouraged?

what is the status with the province of the proposed new wildlife crossing under tch?

what is the breakdown of what constitutes "recreational" trails?

will you be sending a link to the recording to all participants afterwards.

on the smith creek asp, there is a parkway connecting smith creek and tsmv with a wildlife underpass going through it. is this a road or a walking path? if it is a walkway, what confidence is there that wildlife will actually use this underpass?

so, as of right now, there are no plans for land allocated for single family homes?

shouldnt the asps provide more detail on building energy efficiency, to ensure consistency with the town's climate action plan and its declaration of a climate emergency?

actually that wasn't the graph i was refering to...if you look at a different graph it stated 63%.

will there only be one developer for the commercial area? how about for the residential? will there just be a single developer?

when will work commence on mountain bike trails such as the extension to the highline trail? will "quebexican" as a trail to the immediate east of stewart creek phase 3 be eliminated with smith creek development?

do you have a slide showing overlay of elevation contour lines regarding wildlife corridor?

undermining in three sisters golf course, how changed to being developable? what is the vision of undermined areas vs today in three sisters golf course area? the original concept of wildlife corridor buffer vs today, where the buffer has been greatly reduced?

the land set aside for school development is in phase 3. what is the time-line for each of the phases?

who will be paying for the maintenance of the wildlife corridor fence, how often does it need to be maintained, and what is the cost over a 10 year periode? i learned from you, that private property

owners would be responsible for this. is this still the case? or will this be added to the town's costs and thus put onto tax payers?

wasn't the same wildlife corridor denied by the previous government? what changed besides the government to change the decision?

how is development at the base of smith, cairns and marsh creek different from the development that never should have occurred along cougar creek? should we expect massive mitigation to those three creeks similar to what has and is occurring with cougar creek?

what about increased traffic on 742 - are there plans to deal with that? already it is busy.

is there a limit on the size of single family homes e.g. limit on square footage?

three sisters parkway east, where it enters and transits stewart creek phase iii, isn't large enough to handle the current traffic. it's often a single lane only with cars parked on both sides. with many more residents to come, who will pay for the upgrade to allow for the thousands of new residents transiting into smith creek and how will this happen with the road allowances already built out?

what is the estimated timeline before you start the first couple of phases that you mentioned including the commercial at stewart creek and then the start of the former resort center?

if i'm not mistaken, the unfinished golf course has 3-seam undermining and according to gerry stevens could not be mitigated.

if i understand what you stated, at the 4 way stop, there will be commercial development. what will that include?

who handles the liability of any "undermined" problems?

this question was not answered. it was brushed off as a comment

has ollenberger watched the stephenson's video? he was an engineer; not a developer with all of the ingrained biases.

page 47 of smith cr asp refers to table 2. where do i find table 2?

if/when sink holes do occur, like they have in the existing three sisters development, who will be responsible for damage, loss of life, repair, and so on?

canmore currently has 6 schools. how do we double the population of canmore with only one k-12 school site being provided? is there land set aside for another fire hall? what about all the other public services?

what are the plans for three sisters parkway between stewart creek and dead man flats? particularly, there is a good deal of development in stewart creek immediately adjacent to three sisters parkway which assumed that it will be a residential road (not a collector street).

should the original wildlife corridor south of the current stewart creek phase 3 development be maintained and combined with the new smith creek asp to make a larger wildlife corridor?

specifically at the 4 way stop at three sisters drive when you come off the trans canada. on the ne corner, land is being cleared

what does "community lands in exchange for road right of ways" really mean? what community lands are you talking about? what are people giving up?

could you please clarify your pah numbers. what is the proportion of pah in canmore now, and what would it be after your full-build-out?

what exactly are "non-market rentals"? who owns these?

did you say that all single family homes will be required to have secondary suites? the smith cr asp says that secondary suites will be "encouraged" (p.44)

how are you going to guarantee/ encourage that there really will be enough business/industry moving into the town? empty store fronts won't help.

also, if 63% of people are concerned with the wildlife corridor, why are you, according to what you said earlier in this presentation, not open to making any additional changes?

to what extent do you expect that developers will participate in the density bonus program, and what are you proposing to do to encourage energy efficiency of buildings where a developer declines to participate in the program?

you've mentioned indoor activity, arts and culture and outdoor spaces, have you looked into response times it would take ems and fire calls in this area? i believe the required time to arrive on scene is somewhere around 10 minutes. has your plan taken this into account or are you addressing fire reponse in any way?

would off-site levies pay for an upgraded bow river bridge? (impact of adding 10,000 to 15,000 additional residents on the south west side of the river)

michelle, yes your private answer does help. thanks.

how does the developer plan to address the increased need for crucial infrastructure (water, especially; waste; hospital, ems, etc) in light of the dramatic populaetion growth they desire???thank you for following up.

"the architechtrual controls in stewart creek include both a firesmart landscaping requirement and a tree requirement. firesmart landscaping doesn't allow any trees within 10m of a home according to firesmart canada. if you look at the landscaping requirements, tsmv requires many trees within 5m of a home, 50% of which are coniferous (highly flammable).

the current stewart creek phase 3 is not firesmart at all, nor can you follow both the architechtrual controls while providing firesmart landscaping. what will change with the new development to address this?"

what business are in mind when you say that the commercial mix in the tsmv will reinforce the "outdoor lifestyle" brand?

is laneway housing a consideration for smith creek?

i don't feel jessica's answer re size of single family home is sufficient. there are some enormous houses in canmore. what is the limit in these proposed developments?

what are the main streets coming into and out of tsmv? i see the one by cairns by the bow and the existing ingress by hubman landing. will there be another street access on the west end of the development? while construction occurs, the trucks and construction vehicles and materials will all be coming in off three sisters pkwy, which would be an issue. also traffic in town and gridlock in town, how will this be addresses?

where will the main ingress and egress streets be?

are pah units to be provided in independent developments (ie a building/complex with only pah units), or is it mixed within all/most other development parcels

are suites and suite ready residential development potential residents included in pop estimates?

who are the developers?

will the single family lots be sold without a commitment to a builder?

are you proposing anything to require or encourage energy efficient buildings other than the density bonus program?

don't forget about the map with roads in and how and if there will be a road coming in from the west side and where will all the construction trucks be coming in and going out

so are you saying...that if there is a sink hole, tsmv would pay to fix it?

"the explanation given before the break did not answer the following question. awaiting the undermining report will not answer the question either, so once again..."

when sink holes do occur, like they have in the existing three sisters development, who will be responsible for damage, loss of life, repair, and so on?"

grizzly bears are widely considered to be an umbrella species for many other wildlife species. if the post-mitigated consequences for bears is moderate, then why is it deemed low for other species?

the eis does not address climate change. i recognize that the terms of reference did not require you to address climate change, but the tor was drafted 2 months before the town approved a climate action plan. why did you not add this area of environmental impact once it became clear that this was an area of high concern to town council and residents?

what long-term environmental change are you looking to promote?

who will be paying for these education programs and enforcement? and for how long? will this be yet another tax on canmore residents?

has the light and noise pollution from tsmv and smith creek been taken into account when considering the impact on wildlife?

what did the data show about wildlife travel as a result of the mitigative fencing? will the fencing not cause the wildlife to be forced to travel along roadways more frequently? and secondly, do you feel that a single off-leash dog park is sufficient for the additional 14000+ residents?

will the data collected on the efficacy of the fencing in controlling human use (misuse) of the wildlife corridor be publicly available?

canmore's climate action plan sets targets that include a 30% reduction in community ghg emissions by 2030 and an 80% reduction by 2050 (relative to 2015 levels). the asps address climate change at a high level; however, the policies proposed in the asps are not in sufficient detail for citizens to feel confident that the development will take place in a manner that is consistent with the targets in the climate action plan. could you please provide greater definition of what proportion of the town's target emissions reductions are expected to be met by federal and provincial initiatives and what remaining reductions, if any, would be required by the town and the developer to fully meet the targets. yes, the asp needs to align with the mga and provincial legislation — neither the mga nor provincial legislation prevent the construction of net-zero buildings now. thank you!

are you aware that the new 8 ft fence surrounding centennial park is not keeping the elk out? and bears can easily climb fences?

if the fence goes in pre-development, where would it start and stop? will the wildlife fencing continue behind existing developments like peaks of grassi?

who pays for the ongoing wildlife monitoring?

can you tell us about the status of the new proposed underpass? has it been approved by the ministry of transportation?

in 2018 it was stated that the width of the corridor needed to be increased by 50 -100m, why is this new corridor only increased by 25-39m?

can you please repeat your comments on the location of development. is it all east of the stewart creek overpass? or is the initial development west of the cairns on the bow?

is it reasonable to think that with the large projected population increase in the new development will be able to be controlled by a fence with education? education rarely works without enforcement and can the province be counted on to provide the enforcement for instance of off leash dogs and informal trail building and use?

mse had some concerns with the uncertainty of using a fence. what strategies do you have in place if after reviewing wildlife data the fence does not allow for the proper movement of wildlife species?

what are some examples of adaptive management that might be used if monitoring showed that identified thresholds were not being met?

why doesn't the developer develop a trust fund to pay for the long-term maintenance of the fence, potential sink holes and education programs?

the access planned to the wildlife corridor will be used by people not living in three sisters and smith creek. has that been considered in the planning and mitigating measures for the wildlife corridor?

"elk regularly bypass the cattle guard at 742 and hwy 1 and now the new school fencing. this often leads to wildlife trapped in dangerous areas, ie. highways and playgrounds.

what happens if the monitoring reveals that the fence is completely ineffective and instead increases wildlife conflicts? what do we do when everything is already built out and tsmv has already handed the development over to the town?"

if the existing development adjacent to the village were not built (like peaks of grassi) would it have impacted the results of the eis?

so you are basing your entire adaptive management plan on the potential that multiple agencies would pay for this, agencies that have cut these types of programs? there are fewer conservation officers with alberta parks. town of canmore doesn't have the financial base to have sufficient programs to deal with our current wildlife-human conflicts and bylaw?

the info is in the current issue of the rocky mt outlook - there is a photo of the elk in the fence enclosed area.

knowing that the 2 catholic school is stewart creek (our lady of the snow and école notre-dame des monts) are almost at capacity and knowing that usually for approximately every 5000 residents a school is needed how come when you look in the document provided for this asp there is no plan to have msr put aside for a school in this asp, since you are estimating an population increase of 12-15k with this asp

how are you going to stabilize the tsmv area from the undermining issues?

"what size lot do you have put aside for these schools?"

when you talk about school in phase 3? what are the odds that you have school sites ready at the start of the project."

knowing that the 2 catholic school is stewart creek (our lady of the snow and école notre-dame des monts) are almost at capacity and knowing that usually for approximately for every 5000 residents a school is needed how come there is no plan in the written document to have msr put aside for a school in this asp?

"can you explain what you mean by a complete community if there is no school involved in your asp?"

what size lot do you have put aside for these schools?"

i repost it seems that my questions got deleted

i believe there was an answer earlier regarding mr land set aside based on overall landscape size. does this percentage change dependant on the density of buildings? ie. a single family home subdivision (less population) will have a lot less residents per acre and require a lot less mr set aside for fire/school/park etc. whereas the three sisters village will have a very high density (large population) and require far more fire/school/park mr to be set aside per acre. did tsmv adjust the mr reserve to account for this increased population?

"i do believe that it would be really beneficial for all parties (town, developers and school district) to sit down and discuss the needs and the best practices at the asp stage^[P]_[SEP]"

is there room for these meeting?"

i do understand if the location is not exact on the asp but i do believe that the size for a msr should be known at the asp stage (since we already know that a k-6 is about 10 acres and k-9 about 12 acres and 7-12 about 14-18 acres these includes the recreation/sport fields)

regardng transportation plan. what happens in winter?

will the trails/sidewalks provide opportunities for people in wheelchairs, with walkers etc to use successfully?

will the population added in this development help canmore reach the usership necessary for a regular commuter bus to calgary?

what about water, waste management, hospital,ems and police services. in addition, none of this has to do sustainability -it is all about consumption.

great presentation, how quickly can we move these great ideas forward ?

thank you jessica i do believe that we will need to get together as a group and i do believe that this is an opportunity to have amazing schools be part of these new communities

thank you all for this great presentation really informative

is the space between phase one and three of smith creek, where i believe a wildlife over and underpass is proposed, the only opportunity for wildlife to cross the valley?

i asked this question right at the beginning - will you be providing a link to this recording?

if you could please shoot me a message with a more direct answer on how you will resolve the traffic/parking issues on three sisters parkway east. if parking is no longer allowed on the parkway, where do the residents park? "the slopes" units going in will add to this congestion as will all the other housing with little to no parking provided for guests. where does everyone park? even if we all start riding bikes and buses, people still arrive in canmore by car and need to park it somewhere.

we attended gerry stephanson's last mine tour before his death. he was very concerned about the risk of undermining in the tsmv golf course.

how did the unfinished golf course, that was built because that was determined the only reasonable use for that land due to undermining suddenly become a reasonable place to build 5/6 storey structures? who is responsible for the costs of issues caused by building on undermined land?

what is the estimated timeline to complete the build of three sisters village

how effective do you feel fencing this area in if elk are getting trapped in the new high centennial park fences now? the wildlife corridor is very compromised by this asp.

21 ha, or close to 52 acres of municipal reserve is impressive. has there been consideration to allocating any of that for school reserve? adding as many as 8,000 people should include plans for education. two of the school systems in canmore - the separate system and the francophone school - are quite

desperate for space, and either can make a good case for another school in canmore, but currently there has been no accommodation made for school reserve.

based on maps provided (map 2 - ownership, map 7 - land use concepts), the smith creek flex industrial-commercial district appears to largely overlap thunderstone quarry lands, which asp states another 15-20 years of extraction then reclamation. so, at least 20 years before that district is developed?

will tsmv be providing designated trailhead parking to access the trails?

i am curious why so many of the photos in the asp have photos from whistler, bc?

chris speaks about economic engines for three sisters villages, what is expected, is it all about tourism and shopping, what other economic activities be encouraged and supported?

is tsmv and or the town of canmore working closely with educational institutions in alberta to encourage them to base in canmore, to offer environmental education and research and to support local athletes while they train?

when will the eis for smith creek be available? would help to be able to see some specifics that are referenced broadly in the asp.

as canmore taxpayers, can you tell us who bears the liability when the undermining produces sink holes in the development? sink holes in the public spaces and sink holes under the buildings.

the drawings should do a better job illustrating the unpaved mountain bike trails and the paved multi-use trails within the two development areas. although the presentation by chris mentioned them, the drawings should show them to give the community a better level of confidence in them. i don't see much in any of the drawings and this is very important to the existing owners in the area. can you expand on this aspect? thank you.

i like the idea of the commercial core in the ts plan but am disappointed it is so late in the phasing plan. with the existing and all the new residential development the commercial development would provide a more balanced living experience if it were accelerated.

it is disappointing that tsmv, as the developer, is choosing not to effectively or functionally widen the wildlife corridor in these plans. it is a privilege to develop these lands, and tsmv should be open to play a leadership role in this regard.

you mention the highline trail extension, but alberta parks has not approved that nor do they have concrete plans in place to build it. there are no designated trails, except the pigeon creek trail, from smith creek. therefore, any access points from the development into the wildlife corridor are not connecting to designated trails. this compounds existing issues that alberta parks has managing existing human use in the wildlife corridor. it is not tsmv's responsibility to manage human use in the corridor, but this development will compound an existing issue. it's just not responsible planning. there is little evidence the fence will work, but i look forward to the wildlife segment of the open house to see if there is additional information in this regard.

if three sisters village is to be a place for visitors what provisions are being made for vehicle parking and how will you "encourage" visitors to use local transit or to walk and bike in canmore? many of us have experienced the line ups to get into parking in banff ... really do not want that in any part of canmore.

so who pays for the cost of rebuilding law suits etc. from any future collapses?

although the outdoor recreation spaces are great, i haven't seen any data that would suggest that this form of recreation will reduce recreation pressure in the wildlife corridor. riding a bike around a neighbourhood isn't the same as riding a bike down the highline trail. i think it's naive to assume internal site recreation will replace recreation in the corridor. the reality is far more likely that this recreation will be additive on a landscape level.

this year my insurance company denied coverage for overland flooding on my home in three sisters due to proximity to three sisters creek. do the development plans include work to mitigate this risk and restore the confidence of the insurance industry?

does the town have any financial liability for sink holes appearing? before or after the 10 years?

the hard edge of the fencing will not eliminate the sensory disturbance of having thousands of people recreating next to a wildlife corridor. how will you reduce sensory (light, sound) disturbance of human activity on the wildlife corridor? that sensory disturbance could reduce corridor functionality.

i am traveling and unsure of my ability to listen to today's open house hope this goes through.

firstly, as i understand it chris ollenberger stated something to the effect at last night's open house that gerry stephenson felt the new undermining regulation was "impressive" gerry died in oct 2019, the new regulation came out in april 2020 how did he see a final version to form that opinion?

secondly, what chris states is totally contrary to everything gerry stood for and fought for relative to development on the three sisters undermined lands.

if you really want the facts as to how gerry felt, he made the film learning from experience a history of development of three sisters undermined land as his legacy and his "insurance" that there would be no confusion or doubt about how he felt, particularly after he was gone.

finally, i am asking mr. ollenberger to retract his statement about gerry as it is highly offensive"

what is being proposed to reduce recreational use in the wildlife corridor?

where will visitor parking be located? day visitors will need to park their cars.

q re total unit counts - q not really answered - why does the asp say certain units won't count to overall unit count?

what reassurance do we have that you will build the commercial components of your development?. tsmv has historically not developed the commercial to anywhere near what you promised. (case in point hundred of thousands of square footage commercial undeveloped while all/most the residential development happened.)

can you provide more detail on what the current commercial construction is going to be that is taking place in the three sisters

will the current low line trail be affected? will it have to cross the fenced areas and how will those crossings be managed?

i wonder if people who wanted commercial development were really asking for a grocery store to be located somewhere in the ts, stewart creek area? is there a location available in the area?

banff has the banff centre ... arts, school of management and much more. how do we get a canmore centre going that focuses on environmental education and research, human health and well being and more. not to compete with banff but to offer something unique to canmore that drives and supports the canmore economy?

what about the resort you were going to build? that you have approval for. again you are promising a resort....but how do we know it will ever happen ? your 2004 resort centre didn't.

if you are redirecting water flow superficially on your lands, do we know that won't change watercourses underground? if it did, couldn't that increase risk of unexpected undermining issues.?

how many data points (people's feedback) does this date being shown represent?

canmore was once part of banff national park, the undeveloped golf course is worthy of that distinction. why build on it, for profit only, there are ways to build and there are ways to create value for canmore. if we learned anything during the pandemic, we learned the need for open spaces. the golf course could serve the community both human and wildlife and be an awesome marketing option for tsmv. we would not have seen the beauty of the course, but for it being almost completed, trees cut and a holding pond and paths built. build on beauty, why is commercial development to primary goal here on lands not zoned for commercial or residential structures. you could do something memorable for canmore, this is our central park, was the intent in addition to undermining concerns,. i am so disappointed to see a change in the tsmv original image as to the golf course, lets go back and make something wonderful happen, tsmv might win so much from a shift in asp.

pearce - wondering about the the social impact... do you reference max neef's work on human scale development? https://en.wikipedia.org/wiki/manfred_max-neef%27s_fundamental_human_needs

will the new developments be built to conform to "fire smart" guidelines and will tsmv and the town of canmore support work to help existing communities/homeowners comply with "fire smart" ?

what percent of the housing will be considered "affordable" ...pah, accessory dwelling units, employee housing, entry level housing?

my question was answered - i just heard that there is a k-12 school site planned. thank you.

sorry, could you please elaborate on what are "current pressures on schools in three sisters" ?

has the developer considered throwing some money in to help build the highline extension along with working with the province to help achieve the final approvals?

does the mix of revenue from residential and non-residential properties need to be reconsidered in light of what has happened in calgary with the economic downturn and what we are now experiencing with covid ... is this assumption perhaps risky?

how do you assure the community that the proposed pah units will be built?

does the fiscal analysis assume full build out of commercial districts? and, if it does, if the commercial doesn't get built for 20 to 30 years, do you do a staged analysis telling us what the cost to the town

would be during those 2 to 3 decades before the commercial is built? i know you do minimum scenarios but what if the 66:34 (residential to non-residential) ratio that you assumed doesn't get reached and its more like 80:20 or 90:10 ?

where do meeting sustainable development goals factor in? <https://sdgs.un.org/goals> and <https://sdgcompass.org>

encouraging secondary suites in large single family home does not create lower rental spaces. our neighbour built a 2 million dollar home with a suite.....that suite rents for over \$2000 for a single bedroom. what assumptions were made by your firm that the suites and entry level units would actually be affordable? history in this town, would say, unless its pah designated, its not affordable and nowhere near an entry level

where in the timeline does your model assume the hotel/resort piece is built?

have the pah units committed to in stewart creek been built?

those of us living in three sisters have had to deal with the impacts of nearby construction and other development activity ... what assurance will tsmv provide that during the next 20 years that they will do a much better job of minimizing or eliminating impact on existing residential areas?

re hotel and resort timing in fiscal analysis model not tsmv's plan

the guy who talked about the fiscal analysis said they made some assumptions re when the hotel component would be built.

i haven't heard, but will there be a safe transportation link between south-canmore and ts for resided to access both neighbourhood quickly and safely (walking, bicking, etc.)?

thank you for speaking more about the innovation district, setting the land aside is a good start but getting something significant to happen there such as a "canmore centre" will require someone to champion and market the opportunity. will tsmv do that, is the town of canmore doing it already?

will you be able to get back to us directly if our questions weren't answered during the live session?

will tsmv actually build pah units or will it be left to town to build units?

very disappointing you are not willing to add buffers to the corridor. this is your responsibility because the community is asking for it and, it is the right thing to do. you can choose to be a developer that respects and honours the community values and desires or, you can be a developer who just wants to maximize your return on your land and are willing to hide behind incomplete science and poor provincial decisions to justify not doing anything else to enhance the corridor.

probably a technical problem. i did not get the questionnaire and am not seeing other than the q and a for the first topic. what am i doing wrong?

the town has a 2050 goal of reducing 2015 emissions by 80%. how are you working with the town to get to that goal, within the scale of proposed development?

re: fencing for village centre plan area - looks like no fence along north (ts parkway) edge of project - correct? so wildlife entry from north still possible?

the plan shows picture of gates at the wildlife fences. they are not friendly to hikers with mobility issues, dogs on leashes, bikers, etc. steps should not be included at the gates, as shown. thank you.

did golder look at any other scenarios of a development, ie less population/human density or were you asked to look at minimizing impacts on wildlife and wildlife corridor based on a development of this size?

the town's independent review of your eis, calls into question the data and models you used to reach your conclusions. it clearly states conclusions made from that kind of data and modeling, given its limitations, could be significantly flawed . of your proposed mitigations, none will make up for a corridor that is too narrow and/or too steep. all the fencing, public education and enforcement won't make up for that. what then? the corridor is only as good as its weakest link. if you don't know that's a weak link until its been built....you can't undo it. what then?

what % of tsmv lands could be developed such that there would be minimal impact on the wildlife and not require a fence to keep them out? it seems building the fence is a necessity out of building the development itself as humans and wild-life co-exist well in this area at present. has tsmv considered reducing the size of their development?

is a wildlife fence going to be built around the existing three sisters residential area ?

we have a long history of failure to enforce (lack of willingness/lack of funding) off leash dogs and inappropriate use of reserve lands in canmore. is this now changing and improving?

do you have an estimate of total length of all the fencing that is proposed to be built.

in what ways does your planning incorporate the global situations... social, technological, economic, environmental and political? have you retained futurists to this regard?

monitoring will happen during construction and mitigations will reflect monitoring results. the challenge is that the asp says that monitoring will stop at full build out and when mitigations have been implemented. who will conduct long-term monitoring years after the development? the current monitoring plan won't be happen once thousands of people are living up there.

surely you looked at incidence of wildlife getting across fences in other examples here in the bow valley (like the highway fence and/or fence at lawrence grassi). can you share those numbers with us?

maintaining fence is expensive and takes significant human capacity. who will be responsible for maintaining the fence over the long term?

the eis references tsmv's participation in the human wildlife co-existence technical working group as a component of mitigation strategy, but at the province's presentation on the corridor in march it was questionable if this group was still active and supported by the province....any status update on that?

all the fencing, public education and enforcement won't make up for a corridor that is too narrow or too steep. what then? the corridor is only as good as its weakest link. if you don't know that's a weak link until its been built....you can't undo it. what then?

all the time! the wildlife cross three sisters parkway on a regular basis.

i'm hearing lots about uncertainties which is concerning. although the fall back is an adaptive management plan, it may be too late. how can significant change to adapt take place if structures/roads are in place? wouldn't it be better remove the uncertainties before proceeding with development?

have you considered the increased potential for human-wildlife conflict at the end of the fence ie. peaks of grassi?. fence end issues are a significant issue in banff national park.

re: enforcement - aep corridor presentation in march stated specifically that management of human use should not fall to the town of canmore. has aep confirmed more details on the human use management plan for the corridor?

could you please share the cost estimates you used for the fence monitoring and maintenance that chris olleberger said were factored into the fiscal analyses?

re: total population/units - why do pah and 'bonused' market units not count in overall unit counts? so total population could be higher than stated, correct?

who is doing this ongoing monitoring you speak of?

did you look at data for wildlife incursion rates across the trans canada highway fence in banff national park?

will the local community be able to use the indoor amenities proposed in three sisters village? are you still open to suggestions on what to include in the field house?

perhaps repeating my question but really want to know how this plan avoids the line up of cars we now regularly see in banff as cars try to access parking and or drive through banff? don't really want to see this happen any where in canmore.

where is the school site again? i missed that.

are there new/more path connections planned for the gateway development to smith creek and ts developments to encourage biking and walking between?

what is the anticipated increase in cars/day of traffic from tsmv into downtown on three sisters parkway?

so, there is no parking lot in tsmv? will the town of canmore be required to build parking lots outside the area?

there are already conflicts between walkers and cyclists on existing pathways. how will the project address the increasing conflict level resulting from the increased population and trips resulting from the project?

what is the total increased traffic volume on both the parkway and the tch from this development. this is important to know in this day of climate change and especially in a town that has declared a climate emergency.

are there examples of what is proposed already exist? if so, where are they?

will three sisters drive be redesign with the potential increase in traffic to ensure kids riding to and back from the tsmv to get to other neighbourhood will be able to do it safely, just like in other tofc neighbourhoods?

in the area to the east of three sisters creek, behind miscow and and hubman, can you tell us the vision for the playing fields, access roads, and parking? how will people get to these fields and where will they park? thank you.

re: slopes in smith creek, map 2 shows a lot of areas with slopes >19 degrees, with a note that slopes of that degree or greater would be avoided for buildings/structures. thinking about biking, would there need to be a lot of mass grading to make feasible grades for path systems?

please provide responses to unanswered questions to all by posting to website. i hope the presentations will also be posted.

in this day and age of climate change and, living within a town that has declared a climate emergency, how do you justify sprawl on this scale? would you be willing to put an increased ghg estimate on the increased traffic alone, to and from town, that will result from your development?

it would be helpful to include high level timelines for implementation of the two asps through development and construction.; in general i found the presentation very informative and i am generally supportive. while elements of the presentation tied into the triple bottom line approach to sustainable tourism, it might be helpful to have a couple of slides that directly speak to the linkages given the town's approval of a triple bottom line approach. ; as a resident of a new home on stewart creek close, i look forward to additional amenities in three sisters as contemplated in the village asp. however, i would like to understand better the traffic management plan to handle 5k to 10k additional people during peak periods.

perhaps a clearer statement explaining the build-out sequencing and possible timing between the various developments.; overall a clear & concise presentation; easy to understand.

i think you have everything covered.; i think the information was complete and clear.

the presentation was generally very good -- but, as they say, the "devil is in the details" ... and there were not many details about trails to be closed, new trails, and the nature of proposed trails (paved, not paved, mountain bike, etc).; the entire process seems to assume that continued development of tsmv is welcomed by everyone. i am not sure that his is any longer true.; zoom. remember that there are several different platforms that support zoom... and buttons and screens appear different on different platforms.... so instructions from michelle were not always possible to follow.

i guess i might have missed some of earlier comments, but how much of this is a go? how many more hurdles (besides the overpass/underpass issues west of deadman's) do you need to pass before phase 1 is a reality in tsmv? ; it would be helpful to have available ability to print off many of the slides chris showed. i tried to take photos of them off my laptop since my husband was out of town and would like to see these up close. but the iphone photos left a bit to be desired. traffic and parking concerns remain the biggest issue for most of us living anywhere in canmore. many of us will never be "bus" people. ; a repeat of your presentation would suit our paper trail which is distributed to all canmore

seniors who have paid their dues-about 600 + at present. david minifee is president of our association. just go to canmoreseniors.org site to access contact.

i was viewing it through a lens of "would i want to live there". ; could you do this on a somewhat regular basis?

additional info on commercial center planed square footage/ unit, intended operators,... more detail on the wildlife fencing surrounding the communities. i think it is positive in that it will create focused access points + trail networks but would appreciate more information on how this interface will look and work for different trail users. also would like to hear how tsmv will partner with trail groups to assist with costs of rebuilding + improving trail network for multiple user groups (mtn biking for me). it's possible this info may have been provided in one of the other sessions. ;

when answering questions about the wildlife corridor, information was only provided about aep's decision to approve the corridor, not about the actual parameters of the corridor. it would be most helpful if the science behind the corridor was discussed.; i'm concerned about the undermining of the abandoned golf course and the many risks that will arise from building three sisters village in this location. i would like more information about the wildlife corridor with corridor ecology integrated into the asp. i would generally like to see that the main concerns of canmore residents, ie. the wildlife corridor, undermining, and population growth are addressed. ; i'm disappointed that these sessions weren't entirely oriented around the wildlife corridor and undermining. these are the main issues that canmore residents have brought to the table and i feel that have yet to be addressed in a meaningful way.

based on the fact that this is an asp and a very high-level plan, i thought the level of detail provided was great. there was clear information about topics that i immediately found concerning/interesting (wildlife movement, flood/creek risks, pedestrianization, population and unit numbers, affordable housing, and tourism). i thought the responses to questions were really respectful and well thought out.; i was impressed with the thought put into the wildlife corridor and the need to exclude humans from that area, as well as with the addition of a new, better underpass with the relocation of stewart creek. i was also really pleased to see that with significant tourist housing/hotels, three sisters village has enough amenities to be a destination in and of itself. part of my concern going in was that these new developments would house thousands more tourists, who would just get in their cars and crowd already busy areas such as canmore's downtown strip, quarry lakes, etc., but the plan looks like it gives tourists another beautiful, engaging location to explore.; i really appreciated that three sisters reached out to cyan for a session. i think it helped to tailor the session to what is particularly of interest for the young people in the community and kept the q&a relevant to our group. also want to say, if development needs to happen in the valley, it looks like you've done a great job planning it out in a responsible and forward-thinking way. we're looking at buying a house/condo in the next 2-5 years and are starting to think that the village might be a good place for that.

the intent of where the asp is currently at, specifically, was clearly explained. alot of controversy regarding the wildlife along the development side of the river, seemed to upset some of the meeting participants because the two travel spaces didn't appear to be adequate or inviting for animals to pass through.; i understand that plenty of research and background skill sets in asp's are considered during conceptual development phasing. a concern that comes to mind with planning an area, is applying "green space" where the wealth of a forest was. i respect vernacular projects that celebrate the land's

delicate natural state and ecosystem.; thank you for having prepared, and for explaining a thorough project proposal.

my reaction to the proposal to fence 3 sisters is strongly negative. seven to fourteen thousand new residents for a town of fourteen thousand people is ridiculous.;

i think tsmv is providing a balance of commercial and residential development. the fact that the commercial includes ways to diversify canmore's economy is very positive...it is not just the same old combination of retail, hotel and restaurants. the residential also contains a balance of low, medium and high density which will provide the opportunity for more affordable housing. i think that the amount of pah or entry-level housing needs to be very clearly presented so people understand the benefits of the development to the community.; thanks for hosting these sessions.

i support the development of a golf course as originally intended. i do not support the development of the golf course lands and most certainly do not support fencing any development. you purchased the lands with a soft vs. hard boundary. leave it as such

my main concerns surround the short turn around time for this request for feedback. from what i can see the draft area structure plans was released on the 2nd of september and is quite a substantial document. especially during this stressful time of covid, schools re-opening, and the regular busy fall activities, having only one month for review and only two virtual meetings seems too limited.

from reading the asp my largest concerns as a community member surround the increase in population for the town. the goal of living in an area like canmore is to co-exist with the wildlife in our valley and adding 14k - 16k more people seems crazy and unnecessary. much of the community seems to be tailored to the wealthy weekend visitor, or secondary home user. this aspect of the plan serves neither the existing community nor our animal neighbours.

i have concerns about the proposed fencing. the fencing around centennial field isn't even working well. the fence idea seems like a poor substitution for actually respecting the needs of animals and their mobility needs.

the extent of the development seems unnecessary and irresponsible. i don't see how adding this much density fits in with the town's philosophy on sustainability or environmental responsibility.

at this stage, i would rather see the development plans be put on hold until an in-person information session can happen again.

Canmore's commercial infrastructure and road capacity is already over-capacity. Adding thousands of new residents is the opposite direction development should be headed. I urge decision makers to consider supporting existing residents before flooding the community with an increase in population.

"this development is a travesty of trust. never was this land to be built on

i am very concerned about the tsmv proposal's disregard for wildlife science. the animal corridors are not sufficient. much study has been done since the nrcb hearings and we now have an established understanding of what a wildlife corridor needs to look like to be functional. tsmv's suggestion is that a fence will work instead of creating the needed width, but there is no scientific data to back that

assumption. the developer has said that he isn't responsible to incorporate the bceag guidelines because of a political decision 20 years ago. and while that is correct, i believe responsibility for the planet and all its life is required by us all.

i am also concerned about building on top of heavily undermined land. the town will be left with the liability for their own infrastructure, and sued for negligence by homeowners for allowing development where they knew it was unsafe. the developer will be responsible for 2 years and then the burden will be on the taxpayer for generations.

this is an email from a friend who couldn't have said it better. please watch again gerry stephenson's warning video.

"I think its extremely important to maintain a distance in the wildlife corridor that aids the wildlife to stay in the Bow Valley. If you decrease the width of the corridor, wildlife will not be able to travel safely through the Bow Valley. Please reconsider putting more and more houses and alternative residences around Canmore as the wildlife is impinged upon enough already.

This is a beautiful area and unique in Canada. Please do not destroy it with too many houses which will eradicate the natural elements found surrounding the town of Canmore. More precautions are needed, not less."

unless there are supporting research to show how the increase in canmore population is sustainable. i do not support such a large expansion.

"i honestly don't see how tsmv has listened to canmore residents with this "new" plan. residents were clear about not wanting a fence around our community to force wildlife to go around further upslope, to further disrupt wildlife movement and remove wildlife breeding grounds.

the idea of a pedestrian friendly area seems to be mainly for the benefit of hotel guests not the actual bulk of residents current and future.

again it seems irresponsible to build in areas that are fraught with undermining issues. this golf course area was never suited for residences or hotels etc, it was intended to be a wildlife buffer zone with limited recreational use. be creative and get back to something that suits the land, the wildlife and community.

all i see here is how tsmv is hoping canmore residents get tired of fighting for the right things so tsmv can make a lot of money."

I support the new ASP.

it is very important to consider incorporating the nature/pathways in the community! we are current residents at stewart creek close and we are very upset how pathway system is not developed!! sidewalks are not pathways around the community, nature must be part of these systems as the benefits of living here is not overpopulation but to experience the nature right outside. please consider building a strong community that incorporates young families as this is the future not investment properties or vacation homes.

let me start mby saying that I would only support a wildlife corridor that was determined to be the best scientific and development comporomise prior to the UCP coming to power. I also could only support

development that caps vacation homes and other purchasable lodging types at 30% of all housing in Canmore and that has at least 20% low income housing. There is a community here that is being eroded by rampant development for tourists.

We are in support of the ASP. We look forward to seeing what great opportunities this expansion will bring to our community

you e been told an unequivocal no in court, by a judge! stop wasting tax dollars to further your own agendas. you've made enough money, go enjoy it.

if you truly want to keep canmore a place that people love to live then do not give in to this developer. the reports in the science have all been done and yet they are presenting almost the same proposal again. honestly i used to be so proud to say it was from canmore and now i really don't know what to say. grow a spine and stand up to these developers dangling their carrots of prosperity. the average person doesn't benefit only those looking to profit from destruction of irreplaceable wildlife corridors.

The Smith Creek and Resort Center ASPs draw a good balance. It is challenging to present a vision that appeals to all residents however I feel that TSMV has addressed the wants of the majority of Canmore residents.

I believe the Three Sisters Village and Smith Creek ASP's are well thought out and will provide addition needed amenities to the Bow Valley community. It seems there has been a significant effort by TSMV to listen to the community and strike a good balance for their proposal.

"statement on the area structure plans of three sisters mountain village (three sisters village and smith creek)

background

sustaindriven is an environmental consulting and operations company based in canmore owned by joey o'brien. we believe tsmv and the town of canmore can together utilize this development to lead alberta in sustainable design and efficiencies.

climate change has emerged as one of the most important areas of environmental concern for canmore residents including the council and administration of the town of canmore. however, that concern is not yet adequately reflected in our actions. in particular, it is not reflected in how we deal with important development decisions.

by unanimous vote on december 2, 2018, town council adopted the climate action plan (cap) for planning purposes. it's commitment to that plan was given further emphasis by the unanimous decision, on october 1, 2019, to declare a climate emergency. the cap set targets that included a 30% reduction in community greenhouse gas emissions (ghg's) by 2030 (relative to 2015 levels) and an 80% reduction by 2050. it is important to recognize that these are absolute targets, not per capita targets and that canmore's population might double over that period.

some of the targeted reductions must be met by energy efficiency retrofits of existing buildings and more efficient transportation in existing neighbourhoods. however, it is widely recognized that it is more difficult and less economic to achieve energy efficiency in existing neighbourhoods than to build it into plans for new neighbourhoods. this means that canmore must achieve a very high level of energy efficiency in the very significant amount of new development that is expected over the next three decades.

the commitments in the cap have not been adequately reflected in canmore's development processes. in september, 2018, just three months before the cap was approved, the town developed terms of reference for the environmental impact statement (eis) for three sisters mountain village (tsmv). the terms of reference had a very heavy emphasis on wildlife management and required analysis of seven areas of environmental impact but made no reference to climate change. we believe that when the cap was adopted the town should have revisited and amended the terms of reference in time for the developer to reflect this heightened concern for climate action in its eis. no such amendments were made and the eis presented by tsmv does not address climate change.

one month after approval of the cap, in january 2019, the town adopted its sustainability screening policy (ssp) to apply to development of all statutory plans (including area structure plans). it required that all such plans should include "decisions and practices that respect the environment, defined development boundaries, limiting water usage and greenhouse gas emissions..." among others.

tsmv has addressed climate change in its area structure plans and we applaud them for doing so. however, we believe that the asps, as currently written, do not adequately address climate change issues. we recognize that in canmore, as elsewhere in the world, public concern about climate change has accelerated rapidly in recent years and it is challenging for developers and planning agencies to adapt quickly. however, it is not too late to bring current development plans into line with our climate change goals.

tsmv area structure plans

in july 2020 tsmv produced two asps, for three sisters village and for smith creek, and is currently seeking public input prior to finalizing the asps for presentation to town council. the two asps are similar with respect to climate change commitments, and for purposes of this position statement bvca is restricting its comments, for now, to the three sisters village asp.

the asp addresses climate change rather briefly and mostly at a high level. it acknowledges that greenhouse gas emissions are the primary human contributions to climate change. it states a number of general principles and aspirations which we fully endorse: promotion of a compact urban form; encouraging connectivity and active modes of transportation and the use of green building technologies. specifically, it states that:

"the environmental objectives and policies that will guide all future development in three sisters village include a comprehensive suite of policies proposed within the asp – many of which are not specifically mentioned within this section but comprehensively examined, help work towards targets outlined in the town of canmore's climate action plan 2018".

our assessment is that the policies proposed in the asp are not outlined in sufficient detail to provide any confidence that the development will be consistent with the targets of the cap. we are concerned

that if approved in its current form the asp will provide insufficient structure for future development decisions.

- with respect to the energy efficiency of buildings, the asp appears to rely heavily on the assumption that federal and provincial building codes will require net-zero energy ready status by 2030. working jointly with the town of canmore, the developer should:
 - o provide greater definition of what proportion of the town's target emissions reductions are expected to be met by federal and provincial initiatives and what remaining reductions, if any, would be required by the town and the developer to fully meet the targets;
 - o define a process by which these targets might be achieved in the event that such initiatives are delayed or fall short of expectations.
- section 5.8 describes a proposed bonus system that would provide density bonuses and other offsets for development proposals that go beyond the requirements of current building codes and which provide a net zero feasibility report at the time of submission of a development permit. the asp does not demonstrate how such a bonus system would contribute, in any significant way, to more energy efficient buildings. we ask the developer to respond to the following questions:
 - o how, and to what extent do the density bonuses and other incentives, where they apply, contribute to significant improvements in energy efficiency?
 - o are the levels of bonuses sufficient to encourage participation from developers? what level of participation is expected?
 - o why are there no bonuses or other incentives provided for single family homes?

in summary with the volume of new structures planned within the asp we are confident that the capital price premium that is currently anticipated for these standards will decrease to a value consistent with other jurisdictions where they are advanced compared our building codes. vancouver is a good example where the premium is less than 4%.

we challenge the town and tsmv to meet the towns climate change goals and provide this necessary leadership.

"sadly, we have little hope ot cancel this massive development, as canmore town council has thrown in the towel as usual to the developers, i know you know this is a fact.

but. 14000, more people in this valley is absolutely horrendous, for the wildlife and the valley.

the first question i have raised on this and the many other developments that canmore council has pushed through...is quite simple, and i have said it over and over and over again.

and the infrastructure for all of this massive plan is...? where is all the water coming from, where is it all going once ""flushed"" obviously to the bow river !

who pays for all the infrastructure, pipelines, poles, streets, lights and everything else? who pays for all the cost over runs ? and finally how will what is a small town complex deal with 14000. more people...? is it big box store time. likely !!

a perfect example of our infrastructure issues is very apparent currently and has been for well over 6 months, the major intersection at bow valley trail, and everything beyond, east or west, huge cost over runs, barely reported, bad planning and of course a "gas line" rupture, which could have caused major catastrophe on that corner.

so in the final analysis, do i trust tsmv, (no) do i trust canmore council (no) do i trust alberta government overview or protection policies (no)

at this point, i throw up my hands, we have been protesting so many things now lost for years, and "smiling john" is not our friend, as development rules, sadly for myself and family there is only one option, to find our way out of this "suburban town as it will be". d.m. 29.9.20"

"i am very concerned about the tsmv proposal's disregard for wildlife science. the animal corridors are not sufficient. much study has been done since the nrcb hearings and we now have an established understanding of what a wildlife corridor needs to look like to be functional. tsmv's suggestion is that a fence will work instead of creating the needed width, but there is no scientific data to back that assumption. the developer has said that he isn't responsible to incorporate the bceag guidelines because of a political decision 20 years ago. and while that is correct, i believe responsibility for the planet and all its life is required by us all.

i am also concerned about building on top of heavily undermined land. the town will be left with the liability for their own infrastructure, and sued for negligence by homeowners for allowing development where they knew it was unsafe. the developer will be responsible for 2 years and then the burden will be on the taxpayer for generations."

"i strongly oppose the three sisters village and smith creek area structure plans.

undermining:

an answer has not been provided as to who will be responsible for any and all undermining land issues including damages, repairs, loss of life and so on.

creek mitigation:

the extent to which the creeks, including three sisters, smith, marsh and cairns, will be subject to mitigation has not been outlined. the fact that these naturally occurring features require mitigation at all suggests that development should not occur near, along or at the base of these life sources.

tsmv resort centre commercial:

the resort centre commercial has been explained as 'complimenting' canmore's downtown yet does not provide details as to how it will accomplish that. if anything, a second 'downtown' or 'centre' suggests that it may compete with downtown canmore.

wildlife corridor and movement:

fencing hardly appears to be helpful in mitigating the movement of both wildlife and humans. this is obvious in the failure of the new fencing at lgms and the amount of human use in wildlife corridors around canmore. also the question of who will be responsible for fencing maintenance and the education and enforcement of human activity within the wildlife corridor has not been declared.

the one wildlife crossing proposed between phase one and three of smith creek appears inadequate as the only passage across the valley for wildlife over an expanse of development.

although the current provincial government approved the wildlife corridor, science indicates that the wildlife corridor allowance is not sufficient and was passed quickly and without thoughtful consideration and due diligence.

while i understand that some of the issues mentioned above may be addressed in more detail once the next drafts are created for the asps, i do not have confidence that these issues will be attended to in detail or in a manner that benefits wildlife and the community as based on past issues and actions taken by tsmv. for example:

the original tsmv was left in a state of deficiencies and disrepair prior to handing over its maintenance to the town of canmore. crumbling asphalt, overgrown green spaces, common space pergolas and buildings in disrepair, unmaintained landscaping and so on were prevalent throughout the community. when i questioned one of the quantum place planners as to why tsmv wasn't completed in full prior to starting phase iii or developing the smith creek asp, the planner blamed the town of canmore for the numerous issues. any resident of three sisters can say definitively that tsmv did not maintain the community prior to passing it to the town of canmore and simply moved on to the next project.

phase iii of tsmv is a poorly planned development lacking any kind of care, consideration or creativity. clear cut and planned for maximum profit rather than community health and consideration for nature or wildlife is yet one more example of how tsmv has failed the community of canmore and wildlife.

theses two above examples, among many others, demonstrate the manner in which tsmv manages development which leaves the community with no confidence that issues with tsmv resort centre and smith creek will be attended to proactively, with thoughtful consideration, in a manner that benefits canmore, its residents and wildlife and that in the end, these major issues will simply be passed on to the town and its residents to solve."

lifetime greenhouse gas emissions should be calculated or at least estimated at least a year before ground is broken and while changes can still be made. our town has declared we are in a state of climate emergency, last week, climate change caused wildfires were so bad i go not go outside. i grew up here, this is my home, and i could not breath the air. it is everyone's responsibility to do thier part to decrease emissions from their activities to the greatest extent possible. if you want to be here, act like it. do your part. do not fill our forest with asphalt and fossil fuel heated homes.

i forgot to mention that this was once a very important corridor for wildlife such as elk. this gross level of development has encroached directly on their corridor and winter habitat.

i think that the three sisters area has been grossly mismanaged by the town of canmore. there is an obscene amount of new development in this area. we have had a condo in three sisters since 2016 and we don't recognize the area any more. there are cars parked on both sides of the road and the amount of vehicle traffic is very disturbing. i am very disappointed with the uncontrolled expansion of high density residential developments in this once quiet and quaint part of canmore. i have nothing more to say other than this is an abject failure on the part of municipal planners.

hi- i very much appreciate the desire to engage the community to view and voice concerns about the asp plans in three sisters and smith creek. i have two main concerns: the first being the development of the unused golf course which currently acts as a buffer for wildlife and also has been heavily undermined and is apparently unsafe for development of any structural building according to a local expert on the matter. secondly, the idea of wildlife fencing around developments which may restrict wildlife movement and has experts questioning the effort act of such a proposal. this is a beautiful town with wildlife being a main attraction and while some continuées development is inevitable and even desirable concerns relating to wildlife corridors as well as the undermining issue need careful consideration.

it's no secret that bold action is required to respect our planet and slow down climate change. bold leadership by tsmv would include i) net zero construction and ii) sustainable sourcing of construction materials. i challenge you to show that it is possible. lead the way!

"on behalf of myself and my family i would like to add a comment that any new and ongoing developments should and must take into account the urgency of climate change. climate change and ghg emissions should be included in every aspect of any new developments.

in my mind we have occupied too much of the wild

life space from animals here in the valley that we call home. infrastructures of housing, roads, highway and railway uses up too much of the bow valley floor base and now they want to continue to climb the sides of it.

turn it off now. we have to think hard about more development in the bow valley as we can't undo it."

"<https://www.canmorecommons.com/videos/2017/3/15/learning-from-experience>

""the mitigation for residential purposes would have been very difficult, very costly and would not have 100% security when it was complete."" -gerry stephenson the last canmore mine's ltd foreman."

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absolutely no fence. stupid idea just to close off the wildlife. i thouht we have to live together not against each other. how is it with a fence for the highway? way more important.

"this proposal is not acceptable.

the responsibility of the current canmore community in my mind is stewardship of our unique environment. this means that when thinking of any new development the primary concern must be adequate wildlife corridors that meet well proven scientific parameters.

the proposed number of new homes is unacceptable and would totally alter the canmore community. the many additional people would also have a detrimental effect on our unique lifestyle. we all feel that the town is already overstressed. the town services are at full capacity.

in addition building homes on this previously mined land is courting with disaster.

with covid and the down turn in the alberta economy this is time to re-think your proposal and put the values of the current residents and the environment first."

no fence please

no fence,!

the best,

feedback | three sisters"

i'm interested in the village aspect of quality shops , cafes and restaurants and a village square. i have not seen any drawings yet. also, i;d like to see a lot of green space where wild animals can pass.

maintain the wildlife corridor!

"hic

thanks for soliciting feedback. my main feedback is that we should think long-term protection of this beautiful place which includes planning for animal coexistence and land for their movement. please don't expand even further than we already have without serious solutions addressing that.

thanks,"

how do i comment on the asp?

i absolutely fully support this development. as someone who spent much of his childhood visiting family who lived in canmore and enjoying the town as a venue for cross country ski racing later on, i have enjoyed the benefits of an increasingly developing and evolving canmore and fully support the next stage of development. i believe canmore has much more to offer and still stands to grow and change a lot. i would love to see some more integrated recreation path system connecting to the town separate from the roads from the proposed eastern development for biking, walking and rollerskiing, but otherwise this plan is promising and looks to have a lot of potential for the positive growth of canmore. the town must do what it can to grow to keep up with growing tourism and real estate demand to retain its original character that is so easy to love. let it flourish and it will stand to be a great town for years to come. i would also very much like the town to push alberta parks to help improve access to the outdoors by building more trails to viewpoints, ridges and other such potential destinations around the town, including above the stewart creek and three sisters village area to help disperse traffic to keep the overall tourist and resident traffic manageable.

no to any expansion/development, for this particular proposal

increasing the population of canmore is a terrible idea. where are the jobs to support double the population? the town's infrastructure is already suffering from high tourist volume. not to mention the quality of life for the current locals is already deteriorating. this will no longer be a quiet mountain town. this will now be a small city full of angry and unhappy people. the essence of the town is already changed enough to the point where it doesn't feel like home anymore. canmore locals are starting to feel like strangers in their own home. not to mention the obvious negative impact this will have on the local wildlife. you may be creating new homes for new residents, but you will be destroying many other homes. please do not go through with this plan. the town of canmore will thank you for not doing so

wildlife corridor needs to be the most important aspect in any development

i see no corridor between the highline trail and three sisters parkway for wildlife - which survive off of the lower valley bottom. i avoid this area in the summer because of the frequency of bears and elk in this habitat patch. i can't imagine the impact this will have on their survival and likelihood to be killed on the road with a large increase in traffic.

"your wildlife corridor design fails to fully support wildlife movement and risks severing continentally-significant connectivity routes that keep iconic wildlife populations viable. wildlife was the most-voiced input at the asp engagements in 2018 – our community has indicated it is a priority they value deeply. additionally, the proposal of a fence surrounding the entirety of village centre and smith creek as a hard edge to the corridor is experimental, risky and the antithesis of community co-existence values.

do the right thing and follow current corridor science to maintain wildlife connectivity. there is no second chance to get it right for wildlife."

tsmv should dust off the approved asp for the resort area - with no incursion into the undermined areas. there is no appetite for taxpayers to shoulder liability that the contractor will not cover. this is the same contractor that refuses to enforce the caveats on title in the existing areas of three sisters, as part of the obligations to developing the area. i also don't believe we should have the density proposed to double the population in a footprint similar in size to south canmore. is tsmv also paying to double the size of our sewage plant, water treatment plants, and increase then hydro lines into the valley to support the additional population, or will that fall onto the backs of the existing taxpayers?

ditch the fence. still not sure whose idea this is, but they obviously live in an ivory tower, not canmore. our world is best without it.

"from my understanding the y2y group was much more involved in previous conversations than in the current proposal. i hope there can be opportunities to consult this group to help provide the town of canmore and its citizens information on the environmental impact for animals? this way we can balance development with foresight into what impact might be seen.

i am also concerned about the infrastructure's ability to support a doubling in population. parking and traffic solutions are currently being proposed but even perfect implementation will leave major traffic concerns through downtown.

thank you for your time and for your long term planning beyond our generations."

i am concerned that the accommodations for wildlife are not following the latest research. this issue has not been fully addressed and the project should not be moving forward without concrete commitments to protect this ecosystem and the viability of the animal populations within.

i have lived in town for 3 years and do not support this development. i believe that it will change the atmosphere of town towards the worse. canmore does not need to expand into more wildlife areas, and i personally don't think we should increase the town's population by this much.

i strongly oppose this project. this project has the ability to increase the traffic in canmore to an even higher level that is already seen. canmore does not have the infrastructure to support such a population increase. the parks and natural habitats are already being greatly impacted by the increases in annual visitors, not even considering the environmental consequences of the buildings themselves. i think it would be irresponsible for the canmore community to approve this project. many residents choose to

live in canmore, because they desire a "small town feel". the ongoing development of canmore, continues to take away from the aspects of community that many canmore permanent residents enjoy. there are more negative consequences to this project, than positive, and therefore, i urge you to consider this in your decision.

"thanks for the opportunity to provide feedback regarding the tsmv draft asp.

there are many aspects of the draft asp that align well with the values of canmorites, including the need for more perpetually affordable housing; continuing to build out infrastructure to support active transportation (cycling and walking) and to support increased use of public transit; broadening the business tax base in canmore; and adding more public recreation spaces - both indoors and outdoors.

on careful reading of the draft asp, i am particularly concerned about four things:

1) coexistence with wildlife - notwithstanding the alberta government's conditional approval of the along valley wildlife corridor, studies i've read show that wildlife prefers to move through relatively flat land. the conditionally approved along valley wildlife corridor is situated on relatively steeply-graded land. and the proposed 35 meter buffer zone adjacent to the along valley wildlife corridor is not sufficient to allow large predators and large herds of elk to freely move through their preferred terrain. a wider buffer zone should be used to reduce the overall footprint of the developed area with the tsmv lands. also very concerning is the proposed wildlife fencing. i grant that a fence may be a useful tool to help educate humans who (knowingly or unknowingly) disrupt wildlife by recreating in designated wildlife corridors. however, since the proposed fence ends at the west end of the tsmv lands, wildlife will simply be able to go around the fence and become effectively trapped in town. human/wildlife conflict is inevitable and will likely escalate in the peaks of grassi neighbourhood.

2) undermining - as stated in the draft asp, much of the tsmv lands was mined for coal, which means there is undermining. you state that you've done detailed studies of the undermining and that mitigation will be done as/when appropriate. more detail on planned mitigation measures should be shared. what will be the process for deciding that mitigation should be done in a particular location? once roads, pathways and parks are turned over to the town of canmore, it's the town that is liable for the costs of any repairs needed due to sinkholes that make roads, pathways and parks dangerous and unusable. a sizable (\$100 million?) performance bond should be posted with the town to cover such potential costs. and for the community housing corporation, businesses and individuals who end up owning land, buildings, and homes in this area, is undermining an insurable risk? perhaps another sizable (\$100 million?) performance bond should be posted for this group of landholders. appropriate experts would better be able to suggest an appropriate amount for the performance bonds, taking the dyrgas gate pathway sinkhole remediation cost into consideration.

3) access - the draft asp indicates the potential for more than 14,000 new residents of canmore, effectively doubling the size of the town. the three sisters parkway is inadequate to the job of providing safe access to/from home for these 14,000+ individuals. who is on the hook for the inevitable necessary upgrades to the three sisters parkway? how will this unimaginable increase in traffic volumes on the three sisters parkway affect wildlife? and while it's great that the draft asp includes sports fields and an off-leash dog park, how will the citizens that use those facilities get to them? there is no road access to the sports field. and we know from first hand observations that dog owners often prefer to drive to an

off-leash dog park (such as quarry lake) than walk to the neighbourhood off-leash dog park that sits at the east end of the disc golf course in three sisters.

4) sheer scale - the broader concern relating to the potential for more than 14,000 new residents of canmore living within the lands subject to the draft asp relates to infrastructure - expanded transit service; utility services (particularly water, which is under threat from shrinking glaciers); basic services such as a neighbourhood grocery store, fire hall, and similar; on-going maintenance and repairs of the recreational amenities, trails and wildlife fencing, etc. who is running the numbers to ensure that the cost of the additional service burden on town of canmore services will be more than covered by the increased property and business tax rolls? and do the proposed green spaces and building standards go far enough to align with the town's declaration that we are in a state of climate emergency that requires extraordinary measures to reduce our carbon footprint and waste?"

"i hope that tsmv will reconsider and change its area structure plans, as those presented are not in the best interests of canmore and its citizens. i will opposed the development going forward as it is presently defined. .

one major concern i have is that tsmv refused at the open house held in late september to restructure its plans to allow for the essential wildlife corridor that is recommended by an important international scientific organization in canmore, yellowstone to yukon. that tsmv refuses to enlarge the space left for the corridor is, frankly, unforgiveable. in refusing to accommodate the space for animals to safely travel the routes that animals take in search of mates and food between banff national park and kananaskis,, tsmv is trading the health and survival of the bow valley's large mammals for profit. the public should not support such a trade-off. once ruined for wildlife, there will be no reversing the damage done. canmore is located in an important ecosystem that provides biological diversity for alberta and the national parks, as well as wonderful experiences in nature for humans. tsmv should respect and preserve the value that canmore places on that ecosystem and do everything it can to ensure the wildlife corridor is sufficient for the animals, with ""sufficiency"" defined by the amazing biologists and other scientists at y2y.

another concern i have is that tsmv proposes to heavily develop lands that are undermined by old coal mines, some of which are not fully mapped. acknowledging the problem, at its open house meeting, tsmv misrepresented and underplayed the statements of warning and concern that gerry stephenson has made about the safety of placing buildings on undermined land. if there is damage or injury due to undermining, the town of canmore could be found liable by a court. as a property owner i object to tsmv externalizing the potential and likely costs of such problems onto the town of canmore and its taxpayers. tsmv should establish a trust of 50 million dollars or more to be used to mitigate damage that may occur so that the town of canmore or the province of alberta are not forced to use public funds to pay property owners and businesses at risk from being located on land that is subject to collapse!

the proposed development of 4000-6000 units is excessive and will dramatically increase the population of canmore and strain public services and private businesses. during summer and other holiday periods, the impact of crowding and traffic on canmore will be a detriment to the town, and canmore will become a destination to avoid. the proposed density is not sustainable nor desirable in canmore. tsmv claims it will build businesses such as restaurants and shops in the ""mountain village"" but these will not be sustainable when the majority of housing built is for second homes. its hard to imagine that businesses placed up on the mountain side will effectively draw sufficient customers from larger

canmore to insure their viability in times of low visitor presence.. already in canmore, many businesses struggle and even close due to the lack of business during the seasons when tourist travel is low, such as spring and fall.

the tsmv area structure plan is greedy and destructive and it should be revised before being considered by the town of canmore. tsmv's promise that it will only do what is ""good for canmore"" is a bit of propaganda. i hope tsmv will enlarge the essential wildlife corridor and also reduce the number of housing and business units it proposes to place, unsafely, on the remaining land. i also would ask tsmv to ensure that canmore taxpayers are not saddled with future costs of building collapse or infrastructure collapse due to undermining."

to tsmv, i am writing to express my profound disappointment and staunch opposition to your recent asp's. in particular, i would like to highlight the following:

- a. the wildlife corridor is of insufficient width to preserve healthy animal movements for grizzly, cougars, etc.
- b. developing upon the undermined lands is unacceptably dangerous
- c. the idea of fencing our community in (and saddling canmore with the cost of its perpetual upkeep) is repugnant and counter to the spirit of canmore
- d. the development of more single family luxury homes upon prime wildlife corridor lands does nothing to address our community's housing needs which are a serious growing concern
- e. we do not need another ""town centre"" to compete and detract from the heart of our community - the downtown core.

it is completely unacceptable that after all of these years this is the best you have come up with and is really no different than your previous proposals.

"this development should not be approved for these reasons:

1. does not adhere to our "green" image of our town.
2. we do not at present have a town council or town administration that is educated or competent to take on a massive project like the tsmv proposal to insure proper infrastructure, roads, and services.
3. we do not need another massive development of empty weekend homes. we already have ghost towns in three sisters, stewart creek, and silvertip for great examples.

ask yourselves.. how environmental is an empty house?

"this proposal is not acceptable.

the responsibility of the current canmore community in my mind is stewardship of the unique environment. this means that when thinking of any new development the primary concern must be adequate wildlife corridors that meet well proven scientific parameters.

the proposed number of new homes is unacceptable and would totally alter the canmore community. the many additional people would also have a detrimental effect on our unique wildlife.

in addition building homes on this previously mined land is courting with disaster.

with covid and the down turn in the alberta economy this is time to re-think your proposal and put the values of the current residents first."

"re: tsmv public inquiry

i have been following the progress of the asps and have attended various information sessions over the past couple of years, in addition to immersing myself into the community through various avenues, including real estate, which is my main gig. i am actively engaged throughout the community having attended round tables, agms, networking circles, and events in various capacities, plus i have held positions on the boards of the rotary club of canmore and the bow valley chamber. most recently i am a mentor with the town of canmore smartstart program for new business owners and entrepreneurs. i am constantly taking the temperature of locals and business owners on hot topics and "feelings-of-the-day" by way of staying in the know, and my desire to really get to the root of this community.

the conversation i am interested in having in relation to the proposed asp by tsmv is actually about the lack of conversation surrounding the underlying issues that the local community are facing, and how the proposed developments will compound some of these issues and impact locals, their access to housing, affordability and the quality of life they are here to lead.

- local real estate market
- local condo management market
- local condo market riddled with special assessments due to poor construction and mismanagement over the years
- affordable housing for locals
- lack of adequate inventory suitable for local family living
- long term economic effects of covid

with so little of our developable land left, we must be vigilant in our long term planning and priorities, which is the local community; the families and business owners. tsmv owns 80% of what is left of our developable land. why would we push through a vision that doesn't actually help to sustain our local economy and community? why would we push through a vision that has been going in one direction for so many years, at a time when if anything is clear, is that perhaps all of our directions need to be (re)evaluated.

right now, canmore does not offer a whole lot for locals in terms of sustainability. in one 2017 study it is cited that our community has 10% less youth than it should. covid has been responsible for even more loss of youth with 48 students not returning to the region for this school year. and the numbers of families leaving the valley has been in a steady stream for the last few years, even before covid, many moving to cochrane but still commuting to work in the valley. this is a serious underlying issue.

more apartments for part time home-owners or weekend retreats is the last thing we need. but when complexes are forbidden by the property managers to post for sale signs, how would anyone ever know how many vacant apartments we have? actually, due to covid more people have been using their

weekend apartments, and guess what – the once, mostly empty apartments, except for locals – has resulted in noise complaints from children playing. is this what we can expect in the new developments?

our local condo situation is in a dire state. already not affordable and not geared towards family living, with so many condo complexes riddled with issues that stem from poor construction, years of mismanagement, and/or have a reputation of bullying the homeowners and tenants; or worse yet, a combination of issues. a \$500k+ apartment with \$600+/mth condo fees is no longer affordable. it also doesn't get you family living. but for those who again find a way to make a sacrifice, and move their family into a 2 bed apartment, they end up living as hostages, with constant complaints about their children who breathe too loudly or jump out of bed one time. this is the climate that exists for our teachers, civil servants and mountaineers.

the local property management is a monopoly, but dare anyone breathe a word of who or what, and more bullying ensues with threats of RCMP and lawyers. the heavy-handed property management filters down to the local condo boards who are now run more like a communist country than a condo complex. we have bylaws restricting children from making noise; heavy handed \$300-1200 fines for the slightest of infractions, and sometimes even accusations without finding. who is going to manage these new buildings? who is going to build them? who is going to sell them and for what price? which landlord sharks get to increase their portfolios? this is just repeating patterns that end in capitalist gains, to the benefit of a few, and the long term fallouts coming down on the little guy - more of exactly what the entire world is begging to end.

so who is going to manage the new properties of the resort centre phase? who are the landlords going to be? who will be allowed to live there? who will want to live there? not the locals; it's a resort centre.

the larch lands was a three year battle with picket fences and loud voices and the classic nimby (not in my backyard) attitude, when that complex was built for our store managers and posties; our civil servants and young families. but even those homes are barely cutting it for growing families and all the gear that comes with living a healthy, active lifestyle in the valley. the pah development was thrown up with toothpicks and bandaids (not my words) and not enough parking. this is not the development our community needs.

at what point did communities stop building the large family-style townhouse complexes, with three beds, two baths and two living spaces/undeveloped basement? that's what is needed.

and for under \$625,000; \$550,000 would actually be better.

we are in a pandemic where the future is very much still unknown. economists are forecasting a downturn not unlike the great depression and a w recovery, which again means we are still very much early days. we haven't even started coming down yet. much of the real estate transactions happening across the country fall into three categories:

1. insulated consumers who have not been affected personally by the pandemic, nor will be; their lives continue on as usual
2. people whose life decisions are not affected by outside influence; job transfers, retirement, relocations for personal reasons; these people have to make moves regardless.

3. the last category becomes quite individualistic and people start making decisions that make sense for themselves.

we saw this after the fires in fort mcmurray. three similar houses on the same street would be for sale, with the price varying by \$100,000, not for any other reason than personal motivations. perhaps the cheapest house is for sale because the sellers are retiring, their house is paid for and they are willing to take the \$100k hit in order to get out. house number three is a young couple who purchased a few years ago, but have been laid off and need to relocate/liquidate but they don't have enough equity to cover their mortgage penalties or realtor fees in their home, let alone recoup anything.

these are the realities we could be facing, yet the tsmv push is first and foremost for the resort centre which is geared towards city folk and their weekend trysts in the mountains, not locals. the fenced community and reworking of the wildlife corridors goes against everything the locals of the valley stand for in their quest to preserve the sacred nature we live amongst. at the tck community stakeholder round tables, it was identified that locals pride themselves in their lifestyle and don't want to be a banff. locals want to lead by example and live a healthy and active lifestyle, rich in the great outdoors, living a life that is mindful of environmental impact and sustaining our region, for the long term, both for the wildlife and local business owners and families.

the community engagement up to this point has not even registered at a 1% rate of the population. the last online seminar i attended had so few participants that it would have been difficult to pose any questions or comments without being identified, and there was no option to pose questions anonymously. the october 5th deadline for feedback has not taken into account the low turn-out rate over the summer, let alone taken any type of pause due to what covid has brought. sticking to this timeline feels very rushed and forced and is not taking into account any of the short term or long term effects of covid. we are still dealing with food security which could be part of the reason why the turnout has been so low. local stakeholders are still in "covid triage", trying to keep afloat, pay the bills, pay staff or secure steady employment, follow the protocols, keep kids safe, getting back to school, etc. now is not a good time to actually hear from those who are the most impacted, because they're very busy trying to survive their immediate circumstances or figuring out the next pivot for their long term survival. establishing "the new normal" will take years.

i am not opposed to development.

i am opposed to what kind of development. i am opposed to changing the wildlife corridor. i am opposed to developing real estate that does not benefit the people who already live and work here. i'm opposed to pushing forward old plans and old priorities in an ever-changing world. i am for true democracy, i am for real conversation. i am for collaboration and problem solving. there is more work to be done on this public engagement session. we haven't even got to the migration and breeding patterns of the elk and other wildlife. how many endangered grizzlies use the area? how many bird nests will be destroyed? how many species of wildflowers exist and what's the reclamation plan? where are the environmental studies?

what about the undermining?

did you know that condo insurance policies are up 70-350%, adding to the annual costs and increased condo fees? did you know that three sisters is red flagged by home insurance companies as high risk for

fires which drives insurance rates up even more? has anybody asked what this will do to our local real estate market? families? business owners?

there is a much, much larger conversation to be had and so far my experiences have been that there is a large group of locals wanting to have this conversation, but not feeling that they have the stage to do so. where are the other types of information sessions from the other groups on this?

"as a canmore resident, i believe we already have a community broken in many ways due to the resort bedroom community three sisters has created. we now have vast expanses of large, expensive homes that residents cant afford and are bought mainly by wealthy out of town/country visitors or investors. it also has taken away extremely important parts of the y2y wildlife corridor. furthermore, it is not an environmentally friendly project in the least. i see no solar panels on any of the new builds, or even trees around the homes. there are very few bike paths or walking paths, an nowhere to really walk to if a resident did decide to live up there (which most don't as it is eerily quiet except for the hammers and trucks during the day and the occasional weekender from calgary. i am strongly opposed to your current development plans for further expansion due to all the reasons listed above and more. it is painfully obvious you are building for other people, not for the people of canmore or for the wildlife that reside in the bow valley.

thanks for asking what the community thinks!

"re: three sisters mountain village asp

i have several concerns regarding the following with the proposed asp that tsmv is presenting. the following are; 1) regarding building on the undermining, 2) the density and scale of the units proposed and positioning of the village centre, and 3) the encroachment on the wildlife corridor and the impact a wildlife fence will have.

1) undermining is a concern from current and past examples. historically we know that there have been issues with sinkholes and mine collapses. from the one in 1997 to the parkway in 2004, to dyrgas gate, and now other instances on the property that can be found when walking the area, with several fenced off. building over/ around these exposes risk to not just the area structures on top, but to the utilities buried beneath the ground, even with engineered mitigation as was proved from the past on the site. several instances, like the parkway sinkhole and disc golf course depression, are related to failures of underground water pipes. given the 7 years it took for the dyrgas gate sinkhole to be repaired, there needs to be a process in place for the liability and expenses to fix future issues related to the ground instability, and they should never fall on the town of canmore or the taxpayers. three sisters mountain village should be liable and responsible for issues related to development on heavily undermined lands such as this well into the future. the golf course was established due to the fact the land was not suitable for building on. now this new asp has done a complete 180 and is recommending that "due to engineering advancements over the past 20 years" it is now a suitable idea for a very high-density resort to be built here. past mine engineer gerry stephenson made it his mission and legacy to rally against this ever being built on due to concerns about the risks of any development on this 'severely undermined' area.

2) i question the "village centre" placement and the strange location of it with its setback against the fencing, accessed by encountering multiple intersections, roundabouts and curved meandering streets

through residential to try to find it. it seems so hidden and uninviting from what is shown in the asp plan. the fact it is so unintuitive to find this "vibrant focal point" commercial area means is likely to be unsuccessful and thus will put further pressure on traffic in downtown canmore. how many decades has it taken for three sisters to have filled commercial tenancy in the dyrgas gate area building and that is easily accessed from the three sisters parkway and the trans canada highway? i believe that tsmv is placing the high density 5-6 storey buildings in an obscure area for a reason, and it is not to create a vibrant village community to enrich the town of canmore, but is to sell the maximum amount of tourist home/ residential units as possible. this density will greatly affect the town of canmore and doubling the population has an effect to change our mountain town from a vibrant community to a busy city suburb. current canmore infrastructure and property values will feel an effect from such growth as well. i don't want to live in a city, that is the reason i moved here 22 years ago and started a business 14 years ago. with a double in the density, i surely do not see myself and my family staying here long term.

3) thirdly, the land in question is a main wildlife corridor. introducing a high density of human population and activity, infrastructure and fencing, could have devastating consequences to the animals with whom we share the bow valley. this "village centre" density placed close to a wildlife corridor, adjacent to the fencing is not ideal. i do not understand how this strategy of animal management can be effective if there must be open and easy access for this volume of people in and out of the subdivision, with a fence placed along one side? take the new fence at centennial park as an example, it is a complete enclosure and the animals still find their way in and end up getting stuck inside, with instances already for calling conservation officers and rcmp to manage. i feel like the fence is placed on this asp to appease the "wildlife corridor" piece, however, this solution was not the functional recommendation of scientists and experts. with little room left to move, animals are forced to the edge, higher up the mountain slopes, in an attempt to avoid this man-made obstacle course and reach safer ground in the parks on both ends of canmore. by designating, maintaining, and respecting the importance of functional wildlife corridors that allow animals safe passage, we help to ensure that wide-ranging animal populations remain connected, healthy, and genetically diverse.

thank you for considering some of my feedback and concerns regarding the asp. "

please stop the development already! no need for expansion/additional housing inventory!!!

"dear toc, i hope this messages finds you well, i am very concerned about the area structure plan.

in short, please think with your heart. do what is right and what you know will leave a better future for the environment which includes not only the wildlife in the area, but the people. your kids, your grandkids.

i grew up in the united states and i have seen what over development has done to fragile ecosystems. i am afraid that this plan is going to destroy the very thing that makes people want to come to canmore. also, i do believe that from a marketing stand point, that preserving the wildlife corridor that is in 3 sisters will actually favour canmore in the long run. you might not be able to see it, but if you stave off development, the quality of life for all in the area will grow and canmore will be on the ""right side"" of history. i think that canmore could be a leader in how to co-exist with wild spaces. there are other ways and it is clear that people who live here want to be better, they don't want - growth, growth, growth. that won't work in the long run and it will haunt later in life i am sure.

the above is an emotional plea, the below is a letter my friend wrote earlier that clearly states the issues at hand in a non-emotional way. i hope that you reread them again and again until they reach you.

my first, and the most important, is the wildlife corridor that this plan will consume. we live in, and are part of, a complex mountain ecosystem. development is the number 1 stressor on the wildlife in the bow valley and their ability to move around freely has steadily shrunk over time. there will, undoubtedly, be pressure applied by tsmv on the town to maximize the developable area so they can increase their profit margin as much as possible. it's no secret that the main benefactor of this development is the land developers. the town of canmore needs to take a stand and not cave to their demands. an unbiased look at the environmental assessment must be done and respected. we need to keep the wildlife corridor as large as possible.

my second concern is what the addition of this many housing units, and people will do to this town. how will our current infrastructure support this? what is downtown going to look like on a summers weekend after this is complete? will anyone be able to afford to live in this development and raise a family, or will it end up just being for weekenders? why do we ""need"" this development? is it just growing for the sake of growing?

thirdly, it's my belief that any land developer who is building in a wildlife corridor should have the responsibility to fund and help maintain trails for hiking and mountain biking that parallel their development. this is crucial to supporting the community and healthy lifestyle for the town and it's visitors.

lastly, my concern is that tsmv will use the court system and the current government (whom we all know does not favour the environment) to bypass any resistance or concerns about wildlife movement and the wildlife corridor guidelines. tsmv is a member of the community, and they should give the current, full time residents the respect the we deserve.

please, do the right thing. you know what it is in your heart.

"expanding three sisters to the point of doubling canmore's population is unsustainable. not only does canmore not have the resources (ex; road infrastructure, grocery stores, etc... what about water??) this planned village will go strait through a wildlife corridor. also, built on the top of old mine

shafts. it's just a horrible, poorly planned endeavour and definitely does not have my support"

"i have numerous concerns in regards to the area structure plan.

my first, and the most important, is the wildlife corridor that this plan will consume. we live in, and are part of, a complex mountain ecosystem. development is the number 1 stressor on the wildlife in the bow valley and their ability to move around freely has steadily shrunk over time. there will, undoubtedly, be pressure applied by tsmv on the town to maximize the developable area so they can increase their profit margin as much as possible. it's no secret that the main benefactor of this development is the land developers. the town of canmore needs to take a stand and not cave to their demands. an unbiased look at the environmental assessment must be done and respected. we need to keep the wildlife corridor as large as possible.

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hello, i am writing you about the proposed three sisters mountain village properties (tsmvp). i have reviewed your three sisters village and smith creek area structure plans. you have put a massive amount of effort into these documents.

i am not in opposition to the entire development, however i do have 3 concerns.

the first concern is the volume of houses and structures that plan to be built. this will be a massive undertaking and will add significantly to the number of people living in canmore. it may effectively double the population of canmore. i am concerned how this will affect the quality of living in canmore in general (traffic, congestion, wildlife/human conflict). as well i am concerned on how this entire development will affect the water table, as more people living here will mean more resources being used.

secondly, as this area is under-mined how can the structures that you built be guaranteed to be safe?

thirdly, with the sheer volume of houses being proposed to be built how can the wildlife that pass through this area not be affected by a potential of 3,000 – 6,000 (or more) new homes? you mention fencing to help wildlife stay within the wildlife corridor. i think fencing may impede the movement of wildlife. there needs to be serious consideration about the impact two new massive developments on this one side of the valley will have on wildlife migration, movement and the potential for increased human-wildlife conflict. please consider the cumulative effect and impact. a full environmental assessment for the entire valley (banff to bow valley provincial park) is necessary to ensure we do not make mistakes on helping wildlife move through this valley.

canmore is already built at full capacity to handle its population and visitors, this proposed area has big undermining issues, is currently a wildlife corridor and even so it has an abandoned golf course it acts as a natural reserve and green space which we are losing in a fast rate in this valley.

"to tsmv, i understand your company has made a significant dollar investment in this parcel of land in canmore.

i also understand you will build on this land. but, you asked for comments so these are mine. i don not support this most recent asp.

- 1) first, it's nice that you want to call it building communities, but i'd prefer if you would be honest and call it what it is – housing for people with high paying jobs outside of canmore. only a fraction of people currently employed in canmore will be able to afford to live in what you're planning. at least half these units will sit empty most of the time. that our reality in canmore, and you are adding to it. a lot of resources go into building condos and homes that sit empty. no need to spin it as anything it won't be. we're smarter than that.
- 2) your proposed wildlife corridor continues to be smaller than what is recommended by most biologists who are familiar with the needs of wildlife of this area of the canadian rockies.
- 3) fencing around your "community". no. just no. anyone who wants to live in this valley, this town, must accept the presence of wildlife moving up and down the valley. don't like it? don't come here. and no, canmore taxpayers don't need to be stuck with the cost and effort of maintaining such an ill planned idea. a fence would be a total admission that as humans, we have failed to design our town half as well as we could have.
- 4) building luxury homes on prime wildlife corridor land is great is wrong. they will sit empty, and that is not in keeping with canmore's claim to be even the tiniest bit green, or pro-sustainability.
- 5) we already have a town core, thank you very much, and those businesses in our town core work really hard to provide that heart of our town. it's insulting to them to suggest you would create a "town core."
- 6) to be honest, i really can't see much effort into improving your last asp.

like i said, i know you have invested money in these lands.

but really, quit thinking about how you might "maximize" your profits. lower your expectations and do build what's right for canmore, not for your profit margins. i have no doubt you could do that and still make a decent return on your investment.

those of us who committed to living in this town, this valley, decades ago want to see wildlife continue to live here in another 50, 100 years. it's our responsibility to uphold that obligation.

this reply has been copied to canmore's town councilors.

hello, i believe that the area would be perfect for another disc golf course.

the two courses in town have been extremely busy this year, as families, seniors and tourists have used the facilities to their maximum potential.

anywhere from 25-40 acres would be ideal for a challenging course that would require minimal work to jninstall.

course equipment can be purchased for less than \$10,000 cad and maintenance is minimal, aside from mowing fairways.

please feel free to reach out with any questions."

"i am concerned and would like more thought put into:

- infrastructure such as hospital capacity, long term care facilities, fire stations, RCMP etc.

-there are currently 6 schools in Canmore. TSMV wants to double the population of Canmore with only adding one school

- fire smart safety including emergency egress (having an extra 14,000 people attempting to navigate the 3 Sisters Parkway to exit onto the highway in an emergency can only result in disaster. please share research and number on this safety concern)

-removing a large outdoor recreation area on that side of the valley while significantly increasing the amount of people in Canmore wanting to recreate outdoors can only increase the concentration of people in sensitive wildlife corridors. there is a minuscule amount of land set aside for MR compared to what Canmore currently requires with the current population.

- the 3 Sisters Parkway I'm by Stewart Creek is already over capacity for parking and closed in and almost impassible in winter (barely room for single lane traffic) - how will that accommodate the huge numbers of vehicles using that as access?"

I don't like it. ...we have developed enough in the three Sisters area and disrupted wildlife corridors. I thought this was discussed and kyboshed over 15 yrs ago when Ron Casey was Mayor. Did someone forget? Enough is enough.. let's keep Canmore as is. We settled in Canmore in 1989 and even though we welcomed some development for new housing, services, and infrastructure that was definitely needed, we also wanted to live in a safe, affordable and welcoming community to raise a family. Adding another 14k houses doesn't make sense for the community and the only ones benefitting is clearly the developer.

"to TSMV, I am writing to express my staunch opposition to your recent ASP's.

In particular, I would like to highlight the following concerns:

1. increased pressure on an already insufficient wildlife corridor width to preserve healthy animal movements for grizzly, cougars, and other threaten and non-threatened wildlife.
2. developing upon the undermined lands is unacceptably dangerous. the areas of former mines consist of highly complex substrata and complex mine tunnelling which has undermined up to 80% of the area, most notably the abandoned tree Sisters golf course development which is now propose for residential development . the golf course is heavily undermined and was mitigated without thought for residential development. holes were often filled with brush which decomposes and causes further instability. stability can never be 100% assured. collapse can happen at anytime, even 50 years after mitigation.

three sister's abandoned golf course area has been identified by past studies as highly unstable and unsuitable for residential development. surface collapse can happen anytime and has been seen to happen in Canmore 40 years after mitigation. costs for future mitigation and repair in residential areas can be astronomical and will fall onto Canmore and Alberta taxpayers after 10 years.

according to Jerry Stephenson, former chief mine engineer of Canmore Mines Ltd., who, in the 1970s was responsible for reclamation of Canmore's mine land and, in the 1980s, directed mine mitigation, the coal found in the Bow Valley is "friable" coal and is much less stable than "blocky" coal found in other areas.

stability tests cited by engineers working for tsmv are apparently based on blocky coal which is more stable than friable coal, so these stability tests do not apply to canmore.

3. the idea of fencing our community in (and saddling canmore with the cost of its perpetual upkeep) and further restricting human and wildlife movement, is counter to canmore's community spirit which embraces green space preservation and wilderness access.

4. the development of more single family luxury homes upon prime wildlife corridor lands does nothing to address our community's housing needs.

5. we do not need another ""town centre"" to compete and detract from the heart of our community - the downtown core.

there is good reason why past attempts by developers to develop these three sisters lands have been defeated by the residents of canmore. none of the reasons have changed. i stand strongly opposed to the tsmv proposal.

i am opposed to the tsmv development.

there is a reason why so many of us chose to live in canmore and that's due to small community size and abundance of nature and wildlife, which will diminish with this development.

the town of canmore already has infrastructure issues and cannot handle the influx of travelers on a daily basis let alone this development potentially doubling the population of canmore.

the three sisters area is already dense enough and it is driving wildlife out of the area and taking away valuable green space. work needs to be done on improving the already developed areas of canmore before any new developments or communities.

"the corridor proposed by tsmv is not effective. this needs to be re-evaluated and frankly, the development just should not happen. it is disheartening to see tsmv use reports that are in most cases greater than 20 years old to define an ""effective corridor"" when this field of science has been increasing greatly in the past two decades. i suggest this piece as a starting point:

https://www.researchgate.net/publication/343293494_effective_corridor_width_linking_the_spatial_ecology_of_wildlife_with_land_use_policy

when we consider that the allure of the bow valley is co-existing with wildlife, especially large predators, the proposed corridor will effectively cause species to be pushed farther upslope and increasing human-wildlife conflict."

"too much. canmore cannot handle the current tourism and population as is. even with covid, we were not able to handle the traffic alone.

in regards to travellers, public safety was swamped.

after the current projects are complete, this is enough."

"the wildlife corridor isn't wide enough for grizzly, cougars, etc.

developing the undermined lands is unsafe.

the idea of a fence is unacceptable.

more single family luxury homes in wildlife corridors is terrible. unaffordable, and squeezes out wildlife.

three sisters shouldn't expect to create a separate town with a ""town centre"". residents can shop downtown.

i've seen the three sisters offer various recycled plans since the early 90's. this is another unhelpful asp."

"i am disappointed in the plans for the following reasons:

it doesn't address housing for people that live and work in canmore.

i don't care to live in or in proximity to a 'fenced in' culture.

i don't see the need for more single family luxury housing. it isn't very 'green' with empty houses being heated and air-conditioned year-round

creating another town center will likely lead to a ""us and them"" culture instead of creating common ground.

it is timely to become more creative, more 'green', with a focus on cooperation and community rather than individualism and elitism.

i am writing to express my profound disappointment and staunch opposition to your recent asp's.

in particular, i would like to highlight the following:

- a. the wildlife corridor is of insufficient width to preserve healthy animal movements for grizzly, cougars, etc.
- b. developing upon the undermined lands is unacceptably dangerous
- c. the idea of fencing our community in (and saddling canmore with the cost of its perpetual upkeep) is repugnant and counter to the spirit of canmore
- d. the development of more single family luxury homes upon prime wildlife corridor lands does nothing to address our community's housing needs
- e. we do not need another ""town centre"" to compete and detract from the heart of our community - the downtown core.

it boggles my mind that given several years to come up with a better proposal that truly addresses the needs of our community, your current asp's are a rehash of your last attempt, and contain the same divisive proposals.

(please note, given your track record of diluting the opinions of our community, this feedback has also been sent to the town of canmore.)"

"dear tsmv, i appreciate your review of your asp and the opportunity to engage in this virtual covid-19 world. while there are numerous positive aspects about your proposal, including the thoughts on energy use, transportation considerations and others, i do feel that this asp falls short of adhering to the vision of canmore.

my concerns are based on safety, cost to tax payers and wildlife corridor.

safety

in the open house i attended, numerous questions were asked about the undermining issue. can it be mitigated? if there is a sink hole, who would pay for it? you stated that new guidelines were created and were considered 'impressive' by gerry stephenson. as you know gerry is considered an expert on this issue, and while it was confirmed that he did meet with you prior to his death and the release of the final guidelines, he did not feel that the guidelines were adequate. this puts your integrity in question and thus the effectiveness of the guidelines in keeping a safe environment for our residents. furthermore, there is precedent in this town that sink hole repairs end up costing residents money. your answer to this question was unclear. given that the integrity of your guidelines are in question and a significant amount of construction is meant to be placed on tenuous undermining, a trust should be set in place with funds from tsmv to pay for such long-term and costly repairs.

costs

this new development is intended to essentially double the size of our small community. it is expected to take 20 years for full build out. as we've seen in cities like calgary, sprawl is costly. the services, such as water, snow removal etc. is paid for by current tax payers. additionally, these communities need to be serviced by ems and fire from canmore. cochrane is a town of similar population size to the expected buildout. they have 6 fulltime firefighters on shift, while we have 2, and there is no plan to change that. in a time of economic uncertainty, and when our community is struggling, this development seems grossly out of sync. we are not in a financial position to support your development.

wildlife. identity. costs

finally, and perhaps most importantly, the future of wildlife and our town's identity is at risk. this development has been turned down consistently over the past 30 years (in various iterations) because it doesn't appropriately take the needs of wildlife into consideration and thus puts the lives of many animals and in particular grizzly bears at risk. when you purchased this property, you knew this was an important issue to address. it was your decision to purchase and your decision to gamble.

as i look at the asp, some modifications were made to it to allow for cross-valley connectivity, which i applaud. however, there remains 3 pinch points in smith creek that do not sufficiently address connectivity. i recognize that the alberta government has approved the wildlife corridor, but i question the use of science to make these decisions. under the ndp virtually the same asp was rejected for lack of functionality, based on the science. given that the two are virtually the same, i question the analysis of the science. furthermore, adam ford released the most up to date study in may of 2020 on this issue and specifically used this valley as a case study. published in the european journal of wildlife resources, this peer reviewed study indicated this valley should have a 4-km wide corridor. as such, adding 350 metres of wildlife corridor to address the 3 pinch points is a minimal request.

the opportunity to experience wildlife is unique to Canmore. and let me remind you, this is their home. at a time when we are in the sixth mass extinction of wildlife, it is unconscionable to add a massive development without making appropriate adjustments to secure the long-term viability for these special creatures. this is an asset that once gone, is extremely difficult to bring back. wildlife are intimately intertwined in our identity here in Canmore. it is why we carry bear spray, walk our garbage to bear-proof bins and why we live here. if you truly care about this community, you will take actions to safeguard this treasured asset.

in your presentation, you clearly stated that the wildlife corridor is not up for change. your job is to listen to what the community wants and what they are advocating. if the community is asking for modifications, i urge you to listen. i have no doubt that these modifications would have financial impacts on you. i do recognize that you are taking considerable risk, however, as i pointed out to you earlier, purchasing this land was a decision you made of free will—knowing that the corridor is a sticking point.

in response to how you have addressed wildlife corridor issues with a fence and education programs, as a tax payer, i have serious issues. this is a development unlike any other—undermining, wildlife, fencing public education. when asked at the open house how these will be paid for long-term, the answer was that it would be multiple agencies that would pay for them, including town of Canmore, ab government and possibly TSMV. the cost of maintaining a fence of this length is in the millions. and there are questions as to whether or not this will be an effective mitigation.

this development is situated in a wildlife corridor, this is the space wildlife use to move between habitats. you've often argued that a fence is needed to keep people out of the wildlife corridor and that is the issue. i'd suggest that adding 15,000 + residents is the issue and no mitigation would limit the impact they will have on wildlife seeking to pass through this region.

the cost of having long-term education programs that would effectively address human-wildlife conflict is also extremely costly. the Alberta government is cutting budgets—parks in particular. programs like WildSmart do not get funding from government and, while they are doing the best job they can, are not funded sufficiently to address the current wildlife-human issues we have in our town now. massive investment would have to be made to give them the financial resources to be effective.

the cost of this development to tax payers from fencing, education, sink holes and build out is beyond any other development. i would again suggest that a fund or endowment in the tens of millions be set up by TSMV to address these issues.

in closing, in your presentation it seemed that you are actively engaging with the town, affordable housing, and even with Camba. gaining input from the public is really important and working collaboratively with these agencies is admirable. i do see, however, that you have not collaboratively engaged with agencies that can appropriately advise on a functional wildlife corridor. this is more than disappointing when it is such an important issue—for the future of your project, for the future of this town and for the future of populations of wildlife."

we do not need any more development in the area, please do not build more and ruin my wildlife habitats. i ride by that area every day because it is so beautiful and full of elk - no more housing! not to mention the undermining issues that would make it a terrible investment.

as a resident of the three sisters area for the last 10 years, growing up in that community was very peaceful and quaint. the neighbourhood is a very safe place to live in and the forests around it is a great escape and very nice to explore. after reading the plans for the future development of the unused land in the area. i think that this is just another way for rich people to make money and take advantage of a town like canmore. this is looking like a replica of spring creek, where proposed residential areas is actually a bunch of rich people buying condo units that they will never use and just put in airbnb. when busy season comes i can guarantee you that three sisters village will be packed of tourists who doesn't know how to use proper trails or stupid enough to approach wildlife in the area and trust me there is a lot of them at three sisters. great ideas i have to admit, but you are losing the authenticity of canmore as the quiet next door neighbour of banff.

"i have some concerns regarding the asp's. firstly, i am concerned about the potential doubling of the population of the town of canmore and the increased incidence of human-wildlife conflicts that will undoubtedly lead to. if this occurs within the constraints of a wildlife corridor, it will cause serious problems for animals trying to move within said corridor. secondly, viable wildlife corridors have to be carefully designed and maintained to ensure that they work properly. the current plans for the corridor does not support proper wildlife movement, which simply defeats the purpose and sets that goal back even further. on a more personal note, i simply don't want to see such pristine land become a concrete haven for shoppers and spa-goers. these wild spaces that canada is so spoiled to have must be taken care of in a way that benefits both human and non-human animals. i simply do not see that priority reflected in these proposals. thank you for your time."

"three sisters mountain village development team & town of canmore,

i have been a resident of canmore for 10 years. i initially moved to canmore for the access to the outdoors and for the feeling of a small community who collectively had a passion for conservation and sustainable land management. this has changed.

now, the grocery stores are overwhelmed with lineups, parking lots to the dog park are over capacity most days and it takes me upwards to thirty minutes to cross the valley when it used to take ten. these are just a few of the problems i have noticed on a daily basis as a resident who lives here full-time. the influx of residents will not be sustainable for this community. if these are already current problems, how are we going to manage with double the population?

as an owner of a cleaning company, many of the homes i service in the current tsmv area are vacation homes. and many are vacant the majority of the year. i speculate that many of these homes will not be purchased by locals who are working in town. the reason for this is because the cost of these homes will be out of budget for the average person in canmore and will likely go to those who work out of town and let their homes sit empty for the majority of the year.

as stated on your website, the tsmv is hoping to expand on the last 80% of developable land in canmore. this land is known to be on mine shafts, which i am assuming will need an incredible amount of additional planning to be able to build on, if at all.

additionally, this area is one of the last habitable pieces of land that ungulates and other wild animals are able to use. i often walk there in the morning and notice elk, coyotes, and deer. this area is vital for these animals because of the space it provides them to travel and live without dealing with people,

vehicles, and other developments. additionally, it is the last largest untouched piece of land that is part of the wildlife corridor. i am tired of seeing the environmental degradation taking place in this special valley, which will inevitably lead to their demise.

i said no to this development in 2016 and i stand by this in 2020. the people in canmore do not want this development and we hope our voices are heard. thank you."

"hello, firstly, thank you for providing the opportunity for feedback.

i am concerned about the negative impacts that the proposed development will have not only on the immediate surrounding environment, but on a larger scale as well (i.e. through the bow valley and beyond.)

the bow valley is a rare, wide, east-west valley providing warm, low-elevation habitat for many plant and animal species. the bow valley, a significant gravel-bed river system, also helps with water retention and filtration. further, it allows for critical wildlife movement between the protected areas of kananaskis country and banff. this is just the beginning of what needs to be considered and addressed for the benefit of wildlife and people. i am deeply worried that implementing the proposed development at this scale will do irreversible damage to these movement routes for wildlife. at the end of the day, this will also have an impact on canmore as the beautiful wild place that people come to visit and reside in.

current wildlife corridor science shows that the proposed wildlife corridor design does not support animal movement. the 2018 provincial corridor decision placed a large emphasis on minimizing 25-degree slopes within the wildlife corridor; the 2020 decision does not. this corridor design risks severing major routes that keep iconic wildlife populations connected and viable.

concerned community members in canmore and beyond have shown that they care about wildlife and want to have healthy ecosystems for generations to come. this proposed development is a short-sighted decision that will put great strain on an already-stressed landscape. the canmore community wants to co-exist with wildlife, and this is not the way to do it. please listen to the many people voicing their concerns on this.

"the bow valley is truly a special place. it is so for those of us who live here, and for wildlife that need connected habitat through this area to roam. there's a reason the land has been determined to be a wildlife corridor. these development plans are significant and largely irreversible, and so we need to get this right.

as prior engagement on developing these lands indicates, the local community deeply values the presence of wildlife here, and their need to use lands adjacent to canmore. recent approval of tsmv's steep and narrow wildlife corridor was not based on wildlife science.: the 2018 provincial corridor decision placed a large emphasis on minimizing 25-degree slopes within the wildlife corridor; the 2020 decision does not. current corridor science indicates approved corridor is inappropriate to maintain wildlife connectivity. in addition, proposed fencing is not a proven method to prevent conflict with wildlife, and the burden of monitoring is placed on the town and province, an altogether too high a price for a development that will benefit tsmv.

another great concern is adding 14,500 residents (maybe more), effectively doubling canmore's population -- significantly increasing the impact of human use and development on an already-stressed

landscape. how does this align with a longer-term vision for canmore? the footprint is much too large, and the infrastructure insufficient. also, to maintain along-valley wildlife movement and mitigate undermining risks, three sisters village asp should not have any permanent structures south of the 'cabin line' from the approved 2004 asp. current plans are irresponsible in this regard. as well, representing 80% of canmore's remaining developable land, how does this development address community needs and community values of sustainability and affordable housing?

all in all, it is quite clear that this development does not align with current priorities for the town of canmore and area residents. community members have voiced concerns repeatedly and these plans do not resolve issues in the least. we need to do better for the people and wildlife that call this place home."

do not build it! canmore will be ruined. it's already snobby enough!

"along with many other residents of canmore, i am extremely disturbed at the tsmv development proposal. the decisions made now will literally affect the wellbeing of all future generations of people and wildlife in the bow valley. a very significant increase in the population without proper planning and infrastructure - and more importantly, without careful assessment and consideration of the cumulative impacts of development - would be completely irresponsible, and cause irreversible damage.

i am particularly concerned at the inadequate support for wildlife movement through the valley. the combination of steep slopes, in places too-narrow widths, and fencing will effectively further cut off already vulnerable wildlife populations - and for what? every time you squeeze in a few more houses, for a little more profit, you are destroying the very nature that attracts most people to our mountain communities in the first place. please do not ignore the science and the community, both of which are overwhelmingly telling you that the scale and siting of the planned development is inappropriate.

don't over build in canmore! animals already have a hard time navigating the limits corridors that exist. they are constance it killed on the highway or rail tracks. the downtown can not handle any more traffic.

"to tsmv,i have been a resident of the three sisters area for 15 years. i am writing to express my profound disappointment and opposition to your recent asp's. in particular, i would like to highlight the following:

- a. the wildlife corridor is of insufficient width to preserve healthy animal movements for grizzly, cougars, etc.
- b. developing upon the undermined lands is unacceptably dangerous
- c. the idea of fencing our community in (and saddling canmore with the cost of its perpetual upkeep) is repugnant and counter to the spirit of canmore
- d. the development of more single family luxury homes upon prime wildlife corridor lands does nothing to address our community's housing issues

it is profoundly disappointing to me that given several years to come up with a better proposal that truly addresses the needs of our community, your current asp's are a repitition of your previous attempt, and contain the same divisive proposals.

hi, i not vocal in the crowds, but know that i support your plan. over many years, you've provided information and allowed for many avenues of feedback. for all the negative feedback you get, what's the population of canmore that hasn't spoken up? someone should do some stats on that, not saying they will be supportive, but they aren't not supportive either. that's all for now. janet.

"i am very concerned about the draft area structure plans for three sisters village and smith creek.

the plans significantly reduce the access of animals to what should be an unimpeded wildlife corridor in that area; this will have negative consequences to already vulnerable species.

on top of the environmental damage caused by impeding the wildlife corridor, the notion of adding 14,500 residents (doubling canmore's population!) is shocking and completely untenable. the area is already overrun and a proposal to double the impact should be a non-starter.

the strategies in the plan for managing human-wildlife conflict are untested and risky; there is far too much human-wildlife conflict already... with the humans to blame, needless to say. strategies such as fencing should not even be up for consideration;.

these plans need to be rejected!"

this new develop will detract from the community feeling of canmore and likely send my property value plummeting. i worry what will happen to the businesses in the downtown core. will it become a ghost town? if it does, it will be on your head, and you folks working to make the tsmv happen will have to live with yourselves for threatening and ruining people's livelihoods for your own greed. also, the corridor does not need to be messed with any further than it already has. if i see one more ridiculous fence built in an area to detract elk i think my head will pop off (ridiculous solution to wildlife who traverse these lands). canmore needs to demonstrate respect to the wildlife just as banff does.

"to tsmv, i am writing to express my profound disappointment and staunch opposition to your recent asp's. in particular, i would like to highlight the following:

- a. the wildlife corridor is of insufficient width to preserve healthy animal movements for grizzly, cougars, etc.
- b. developing upon the undermined lands is unacceptably dangerous
- c. the idea of fencing our community in (and saddling canmore with the cost of its perpetual upkeep) is repugnant and counter to the spirit of canmore
- d. the development of more single family luxury homes upon prime wildlife corridor lands does nothing to address our community's housing needs
- e. we do not need another ""town centre"" to compete and detract from the heart of our community - the downtown core.

it boggles my mind that given several years to come up with a better proposal that truly addresses the needs of our community, your current asp's are a rehash of your last attempt, and contain the same divisive ideas. .

(please note, given your track record of diluting the opinions of our community, this feedback has also been sent to the town of canmore.) "

i appreciate the opportunity to comment on these asps. there are a few commendable points in the proposal: affordable housing, dark sky compliance, ev charging stations, pedestrian, cycling and transit corridors. overall, this development concerns me because of the size of the development and huge additional numbers of people (essentially doubling the population of canmore!) and the impact on existing facilities and resources, such as policing, recreation and health care. this is especially troubling in view of the present provincial government's policies to limit and cut back on these resources (impacts to alberta parks, changing conservation officers to sherrifs, doctors leaving the province because of disputes with present government). one of the points you didn't address with respect to climate change is the amount that this development contributes to changes in water management with so much hard surface increasing, which leads to less water entering the soil and being distributed more slowly than rapid run-off on hard surfaces and through pipes to the river. based on what i have seen of canmore's "affordable" housing and that only 10% of proposed development is being used for that purpose, i would say this will be another development which is out of reach for most working people. impacts on wildlife will not be mitigated by proposed actions in this plan - we already see that increased number of people and visitors do not stay within the established trail systems, keep their dogs on leash or accept limits placed in the name of living with wildlife. people will not respect that they can't use the wildlife corridors as they wish, and the province's capacity to enforce limits is limited and being reduced - putting additional pressure on them will not be realistic or implemented. wrapping something in green paper doesn't make it "green" and i hope the town of canmore does not pursue further support for this development.

"it is my opinion that neither area structure plan represents the values and principles of the community of people living in the bow valley. given the current economic climate, and having lived through many downturns in alberta and the bow valley previously, it seems foolhardy to think that up to 14,000 new residents could be supported and that there would be a need for these homes. these area structure plans fall short in numerous dangerous ways.

the bow valley is a fabulous place and more people deserve to have a chance to live here. i applaud the inclusion of affordable housing in your plans, but ask if it goes far enough. we have a chance to create a world-class mountain town with a wildlife corridor that works for animals and is not just a box to check with the bare minimum. as it stands the corridor is not supported by the latest science and has a number of issues we need to address now to ensure wildlife movement is maintained. the bow valley prides itself on being one of a few mountain communities worldwide successfully maintaining a relationship with wild species. you need to look at the big picture. the world was different in 2019, let alone 1992 when the nrcb decision was made. just once it'd be wonderful for someone to do the right thing, not the cheapest thing. just because we can doesn't mean we should.

wildlife corridors

maintaining this corridor is incredibly important, not just to residents and visitors of canmore who delight in seeing these natural moments, but to the wildlife who keep this ecosystem whole and functional. i believe you need to re-examine the wildlife corridor science and prepare for the worst case scenario, allowing the biggest buffer on the flattest, widest piece of land – because if this corridor is severed and movement is stopped, it will never return. this is your chance and the town's chance to create a world-class corridor that leads the way in science and the needs of a community. much like the wildlife crossings in banff, this could be used as an example where people and wildlife live successfully in

a mountain town. what a gift to be able to say you were at the forefront for the best-planned mountain community in the world, with a wildlife corridor that rivals the international legacy the wildlife crossings to the west have built. please do not squander this chance by charging ahead with your existing plans.

using up-to-date science could create the best possible community for people and best possible corridor for wildlife. the corridor, as approved through political wrangling not through evidence and scientific research, needs to be flatter and wider and have buffers around it. otherwise, it risks being severed. i am happy to see co-existence and education is included in your plans, but who will pay for the fencing, outreach and enforcement after the first few years? and what if that fencing does not work? there are other ways to address animal movement that would not require regular coexistence measures. it is not fair for existing groups such as wildsmart, the province or the town, to bear the burden of these expenses.

affordable housing

as a resident in three sisters i have been fortunate to have somewhat steady rental rates and no need to move as frequently as friends and coworkers. people in the bow valley are transient and it is often difficult to find housing. considering truly innovative options such as tiny houses, smaller bachelor units or housing co-ops would go further in creating a sense of community and stability.

transportation and mobility

assuming people will bike or walk because it's inconvenient to drive as stated in your open house presentations seems like terrible planning. living in alberta, i know people will deal with a lot of inconvenience to be able to drive. parking is at a premium as there is limited street parking (and it is difficult in winter with large snowbanks) and most housing complexes do not provide the number of permanent places needed to support the 2+ car homes there are (again, poor planning). even as a motivated resident of three sisters who is thrilled roam transit finally comes up here, it is not feasible to assume that people will take transit just because it's there. i believe you need to factor in increased parking needs, increased traffic on the parkway and additional issues with traffic flow. this is likely to become a commuter spot and needs to be better planned to reflect the realities, not the assumptions built into the asps.

what's more, it is unclear how existing infrastructure (particularly roads, healthcare, fire coverage and schools/childcare) in the valley will support up to 14,000 more permanent residents. these lands also have seen extensive mining and it would be a true disaster for them to fail the people that live on them. i encourage you to shop on a the first tuesday of the month when the grocery stores offer discounts to see how busy they are already.

sense of community

then there is the people aspect. in 2004, the stewart creek area structure plan promised a ""comprehensively planned and developed commercial and mixed area adjacent to the trans-canada highway immediately east of the three sisters parkway interchange"" this stated there would be retail, office and commercial development. all there is today is a small pharmacy, a wine store and bistro alongside doctor's offices that struggle with occupancy. why should we believe you to promise things that are not completed, or worse, left in a dismal state following financial downturn for others to clean up?

at the moment there is very little sense of community in three sisters and very little to attract people. there is no indication that the next few years will be remotely easy economically in alberta or globally. it seems foolhardy to charge ahead and not use the gift of time to create a better corridor, a development that is truly future-facing with carbon-neutrality and a better footprint, instead of plans laden with buzzwords and marketing photos for promises that are surely to not be delivered.

we need a real plan to attract innovative industry to canmore and provide what is needed to support them, not list "artist spaces" in an area structure plan and assume dozens of people could make a living off of that. spring creek attempted something similar and it has not exploded with entrepreneurs as assumed. the ""build it and they will come"" strategy is incredibly risky in our world, especially with so many other tech hubs around the world truly competing for these companies and the jobs associated with them. denver, colorado, las vegas, nevada and tempe, arizona are examples of places that have made it work. it would be truly imaginative to include a service for an area like three sisters village for green burials or memorial gardens, for instance."

"i have reviewed the draft asp's and the available supporting reports and would like to submit the following concerns.

-overall, disappointing to see that community input is being asked for in advance of all supporting materials relevant to the asp's being publicly available. key reports like socioeconomic impact reports (village, smith creek), mining report (village) and the eis for smith creek are still not published as of the deadline to submit feedback. you are asking for input yet you haven't shared full details of the asp's.

-fencing: concerned that there is no fencing on the north side of village centre plan area, which will continue to lead to human-wildlife conflict

-the uncertainty expressed in the eis, and echoed in the 3rd party review, of what happens if the proposed fencing and additional mitigations do not work as planned should give serious pause to the scope and scale of development proposed. it is too much of a risk to the ongoing functioning of these lands to support wildlife movement to add up to 14,500 additional residents on a landscape that is already experiencing significant environmental stressors due to increasing development and visitation.

-concern that there is far too much building being proposed on the former golf course lands that are known to have serious undermining issues

-building heights of up to 6 storeys are entirely inappropriate to the landscape and the existing character of the community

-there should be significantly more affordable housing beyond the 10% proposed; there is an opportunity to address longstanding community concerns of a lack of affordable housing and a commitment of 10% pah units is not enough.

-uncertainty over how firesmarming of the lands adjacent to the proposed development will affect habitat for wildlife, which could further reduce the functional area of a corridor that is already too narrow and too close to proposed development in many areas

-not enough detail on the proposed monitoring and adaptive management strategies - this needs to have much more detail before any asp's are approved.

-alberta parks rep stated in presentation to council in march that the corridor could function without fencing, so asp's should be adjusted to use other tools such as conservation easements, buffer zones and a smaller footprint as opposed to a 'hard edge' corridor delineation whose efficacy remains largely unknown

-concern that fencing will force wildlife into non-fenced areas of the community and introduce human-wildlife conflict elsewhere in the valley"

"please do not develop this area without truthful consideration of the environmental impacts proven through science. thanks for listening."

"hello, thank you for your request for community input.

i appreciate that amendments have been made to the original proposal, however, i am still deeply concerned about the scale and suggested execution of the proposed development. i believe this proposed development will take away from the very things that make canmore an appealing destination, and more importantly , interferes with our responsibility to the protection and conservation of the area.

many questions still remain in my mind as i gain an appreciation of what is being proposed.

who is going to manage the corridors (fire, maintenance, monitoring)?

who will enforce human use management strategies where minimum corridor widths cannot be achieved?

who will be responsible for monitoring the effectiveness and maintenance of the proposed fencing? has this strategy been used effectively in other jurisdictions? and to what effect?

wildlife corridors are only one factor in determining the impact of the development on the area, what about water use/waste/traffic/ noise-light pollution etc.

as for the alberta government's grizzly bear strategy, it is stated that grizzly bears were classified as threatened by the government of alberta in 2010, largely due to the population size, human caused mortality rates and questionable habitat quality. at that time there were an estimated 700 to 800 grizzly bears in alberta. the primary sources of human caused grizzly bear mortality in alberta are: accidental collisions with highway vehicles or trains, human-bear conflicts, poaching. grizzly bears searching for food can be attracted to human settlements and agricultural areas, greatly increasing the potential for human-bear conflict."

"1/ the size of the project will forever alter the nature of canmore continue towards turning it towards an attraction park vs. a genuine mountain destination. is that the vision for canmore? pack as many people in and become a suburb like destination?

2/ the environmental section of the plan is just marketing speak with little more than committing to the local construction bylaws which should be taken for granted and built upon. canmore having declared a climate emergency, any new construction, and especially of that magnitude, should be done with state of the art environmental construction practices and technologies. this would be such a great opportunity for canmore to become one of the municipal environmental leaders of our time."

with canmore being one of the only places on earth where humans and wildlife coexist, developing more land and adding nearly 14,000 people to an already stressed landscape has me very concerned for the future. i know this corridor was approved in february (without any public consultation) and although it does have its own set of issues including being too steep and narrow, moving forward it is vital to make science based decisions to ensure wildlife movement.

i do want to know how this corridor was approved because in 2018 the denied proposal stated that the corridor needed to be increased by 50 -100m, so why was it only increased by a width of 25-39m? according to the scientific paper grizzly bear response to human development and activities in the bow river watershed by gibeau, "the median distance to human high use features ... was 1259 m for male bears, and 894 m for female bears" showing just how far development and human use can impede grizzly movement. since grizzly's are a threatened species in alberta, how do you justify the average width of 789m corridor with some areas being much narrower than this especially once you take into consideration steep slopes?

mse also states that impacts to wildlife based on changes in density of people is not considered in the 'alternate development scenario'. with development nearly doubling the population in canmore, along with an influx of recreationalists with less space to recreate, human wildlife conflicts will be an issue. what adaptive measures (besides a push for more heavy management and compliance) will be taken if data indicates movement of species is inadequate or conflicts with wildlife increase?

i agree with mse in that wildlife will need to be carefully monitored through the corridor and that certain targets and thresholds need to be identified early on. data for wildlife movement through the corridor and along fenced areas will need to be publicly available so analysis from multiple perspectives can be conducted to ensure wildlife are using the corridor without issues. where and when can we find this data?

thank you for taking the time to read over and respond to these concerns.

i attended the presentation on thursday evening. i was very disappointed to hear in the presentation that although there would be monitoring of the wildlife corridor, widening it would not be possible after it is built. hence, monitoring would really be about seeing if people are misusing the corridor. i asked to see the wildlife corridor with an overlay of the elevation information map, but that never happened in the presentation. also it was mentioned that the impact on grizzly bears would likely be "moderate" but then no comment about how that would be mitigated. a modest impact for such an important species (whose demise has major ramifications for other species) should not be glossed over. so what, if the impact for other species was determined to be minimal. i don't think development should go ahead until this is addressed. my third concern regarding wildlife was the plan to build 2 underpasses rather than an overpass. i thought the reason we had moved from underpasses to overpasses was that predators used them as a convenient location to attack prey which wasn't the case with overpasses. if that really is the case, why are underpasses being considered here? two underpasses don't make up for an overpass. the fact that it is less expensive is not an adequate excuse. my other concern is the affect this development will have on downtown. we already have a significant parking problem. where are the additional people who want to use elevation place going to park? there is going to have to be a substantial push for more busing, more frequently. and at whose expense? similarly who is going to pay for the monitoring, the additional fire station, repairing the fencing of the wildlife corridor, building a parking structure downtown. also if there is additional traffic on rundle and 8th ave, i will want to

move out of canmore. there is enough congestion on that route already. we don't want more. although the presentation kept saying that the goal was not to increase vehicle traffic into the downtown core, the vague plan about walking, riding, busing was not convincing. people are not going to walk that distance on a regular basis. biking is fine for the short time we have beautiful weather. the presentation talked about keeping the bike paths clear in winter. are you joking? my street doesn't even get plowed; the town is going to start paying for the bike paths to be cleared? not likely. moreover, most people will not bike in the winter even if the paths were cleared. it's cold and the paths will probably be icy a lot of the time. even electric scooters were mentioned. again that does nothing for winter transport. and if canmore was smart, they wouldn't allow them based on the increase in orthopaedic injuries that calgary has experienced. i think the developers have tried to address many of the concerns that had originally been raised, but there are still major concerns. and these concerns can't be swept under the rug based on the fact that the developers have addressed many of the original concerns.

thank you for the opportunity to comment on the asps. i am a homeowner in canmore who recently moved away from the tsmv area. i have many concerns with the proposed development related to impacts to wildlife, social and economic impacts of such massive town expansion, including to quality of life (canmore is already a very busy place). in particular, i am concerned with the proposed number of ""vacation homes"" that are explicitly planned for. the tsmv area already has a high percentage of dwellings that are vacant except on weekends, and i know very well from experience that many of those people who role in for weekends only do not treat the environment and other residents with respect, as it is not their home. such vacationers tend to be noisy, disruptive, and leave garbage out for wildlife, etc. signs and other such ""education"" initiatives have been shown time and again to be ineffective at curbing irresponsible behaviour amongst people who are just ""on vacation"" rather than living in a place they consider their own home. canmore should look to examples of mountain tourist towns in places in the alps (such as cortina), which over-expanded, resulting in ghost towns inhabited only by tourists, rather than a vibrant community. expressly building more vacation homes is not a model for sustainable and healthy community development.

i will to devote the rest of my comments to the inadequate consideration of the town of canmore's climate change commitments in the proposals, including proposed mitigations.

by unanimous vote on december 2, 2018, town council adopted the climate action plan (cap) for planning purposes. it's commitment to that plan was given further emphasis by the unanimous decision, on october 1, 2019, to declare a climate emergency. the cap set targets that included a 30% reduction in community greenhouse gas emissions (ghg's) by 2030 (relative to 2015 levels) and an 80% reduction by 2050. it is important to recognize that these are absolute targets, not per capita targets - the proposed tsmv will contribute to a potential near doubling of canmore's population in this time period. canmore also adopted its sustainability screening policy (ssp) to apply to development of all statutory plans (including area structure plans) in 2019.

the commitments in the cap have not been adequately reflected in canmore's development processes. in september, 2018, just three months before the cap was approved, the town developed terms of reference for the environmental impact statement (eis) for three sisters mountain village (tsmv). the terms of reference had a very heavy emphasis on wildlife management and required analysis of seven areas of environmental impact but made no reference to climate change. i believe that when the cap

was adopted the town should have revisited and amended the terms of reference in time for the developer to reflect this heightened concern for climate action in its eis. no such amendments were made and the eis presented by tsmv does not address climate change.

i see that tsmv has addressed climate change in its area structure plans - that's great. however, i believe that the asps, as currently written, do not adequately address climate change issues.

the asp addresses climate change rather briefly and mostly at a high level. it acknowledges that greenhouse gas emissions are the primary human contributions to climate change. it states a number of general principles and aspirations which i fully endorse: promotion of a compact urban form; encouraging connectivity and active modes of transportation and the use of green building technologies. however, my concern is that the policies proposed in the asp are not outlined in sufficient detail to provide any confidence that the development will be consistent with the targets of the cap. i am very concerned that if approved in its current form the asp will provide insufficient structure for future development decisions.

if the proposed tsmv developments are to go ahead, i would like to see tsmv (the developer) work with the town of canmore to develop specific additional targets and mitigations that will be binding. they should include things like:

- ensuring all new developments are 100% electric vehicle (ev) - ready and solar-ready;
- incentive or better yet, require building to net-zero standards (including through ensuring design is simple, provides for options to install solar panels, and harnesses passive solar);
- specific commitments from tsmv to contribute to expanding the roam transit system, such that transit in tsmv is efficient (rapid/high frequency connections between three sisters and central canmore, as well as a within tsmv route).

i look forward to reviewing revised asps and participating further in the review of the tsmv proposal.

"i listened in to the presentation for the three sisters village and the smith creek asp information sessions this morning. i was impressed with the presentation and all of the work to bring the proposal to this stage. i support the overall vision and benefits this proposal brings in terms of housing, job creation and recreation.

a lot of work has been done regarding the environmental sustainability of this development, specifically the wild life corridors. chris mentioned that he is having discussions with governmental bodies regarding how perpetual monitoring and enforcement can be ensured. as a 40 year canmore resident some assurance that there is a mechanism in perpetuity that could protect this corridor would allay my only concern.

what makes canmore is not just the town and the people. it's the animals, the elk and bears that travel along our wildlife corridors. it's also the nature we can see when we look around the valley. when we lose these things, we lose canmore. and with massive developments and a quarry on the other side of the valley. it is important that the west side of the valley is protected. and canmore should not double in size!!

this is outrageous. this mountain town borders the national park and has already gone under more construction than the wildlife can handle. by reducing the wildlife corridor further we put more and more of these species at higher risk. we will lose what makes this place a good place to live. we should be talking about the construction of wildlife overpasses not how we can double our population. we will never recover from this poor decision and i hope it won't be passed.

a development of this scale in a wildlife corridor is very concerning. the wildlife corridor "designed" as part of the asp does not appear to meet criteria to be an adequate corridor. people cannot define these for wildlife- there are systems that do and don't work. inadequate corridors lead to greater conflict and more difficulty in coexisting with our elk, bear, mountain lion, etc neighbours, who were here first. constructing on undermined land is expensive and uncertain. design takes geotechnical failure into account but does not likely mitigate it. furthermore, i am opposed to turning canmore into another suburb of calgary, the amount of growth in population is unsustainable and will change our town into a more undesirable place. those who enjoy peace and quiet will no longer be able to experience it. please leave these places undeveloped. prosperity without growth is possible. my views are my own and do not represent those of my employer.

this is an egregious idea - i truly hope that you will put the well-being of our fragile environment before profit. canmore is already beyond busy these days with put of control tourism. i have lived in this town a long time and over the years, have noticed just how delicately and precariously balanced our attempts at cohabitation with the local wildlife is. adding upto 16000 new residents to the town is just pure stupidity. it will destroy the wildlife that takes refuge in the land up there, which i observe every time i run, bike, or walk in that area. it will overwhelm the infrastructure in this once small town and you will be duping people into buying property on top of a former coal mine with all accompanying risks of under-mining. please, i implore you to just leave the lands alone, restore it to its natural state and concentrate on a way less ecologically area to build your houses. it is not wanted or needed here.

the tsmv & asps proposals are a design that won't work in our valley. upfront and centre: it does not support successful wildlife movement and migration. we have already disrupted our wildlife corridor enough. adding the additional 15,000 more residents to our bow valley isn't feasible. we have already seen this summer that our valley cannot successfully hold more people (traffic, roadwork garbage, quarry, grass, animal displacement... etc.). our landscape is stressed. this proposal will create additional and detrimental stress to our already human-animal conflicted valley. not to mention, the previous plan has already been processed and declined. our community needs to start looking at alternate ways to provide affordable homes for families & support our co-existence with wildlife without building more disruptive growth. i hope further discussion occurs within the community. it seems we have a lot more to talk about on this issue.

"i am concerned about wildlife corridors and movement, monitoring, and adaptive management. i am looking for more detail in the asps regarding:

wildlife movement and corridors

research shows that wildlife corridors are most effective as their width increases, human activity in the corridor is minimized, wildlife movement beyond the corridor is improved, and sensory disturbance adjacent to the corridors are minimized. it is essential that the tsmv development takes all possible

steps to maximize wildlife corridor effectiveness. although the tsmv developers outline mitigations to improve corridor effectiveness, we question whether these mitigations will work. for example:

the asps commit to building a fence around these developments to limit human access into the adjacent wildlife corridors. human access to the corridor will be provided via designated access points that connect to designated trails in the wildlife corridor. building a fence comes with an array of issues and it is not the solution the developer suggests. first, there are only two designated trails that abut the development – one adjacent to three sisters village and one adjacent to smith creek. the asp makes no mention of working with alberta parks to create additional designated trails, yet it suggests that multiple access points will be constructed. second, there is little evidence that building a fence and educating residents will prevent people from building illegal trails in the wildlife corridor. ensuring no access to the wildlife corridor from the neighbourhood should be incorporated into neighbourhood design and not rely entirely on a fence. this is a massive gap in the asps and more detailed information is required to ensure that human incursions in the wildlife corridor.

the asps propose a suite of recreational opportunities within the development that will provide alternatives to recreating on illegal trails in the wildlife corridor. there is no evidence to suggest that recreation inside the development boundaries will effectively replace the experience of hiking or biking for several hours in a wilderness area. it is more likely these internal recreational trails will be additive. in addition, the location of some trails and a “quarry lake” like development are adjacent to the wildlife corridor. this is likely to result in sensory disruption of the corridor, thus decreasing its effectiveness for wildlife movement.

the asps restrict movement of wildlife in the across valley corridor between smith creek and three sisters village. the current highway crossing may be difficult for wildlife to use without coming into contact with people. the area leading to the highway crossing structure should be wider and farther away from human development so it is more attractive for wildlife.

2. monitoring and adaptive management

the asps commit to developing a monitoring plan and implementing adaptive management. however, they also state that the tsmv developer’s responsibility for monitoring will terminate at full buildout and once any adaptive measures are implemented. this means that the responsibility for long-term monitoring falls to the town of canmore, which is concerning because the resources may not be available for the town to effectively monitor impacts of the development."

it sounds like you want to double the size of our town. do you have space set aside for another grocery store? how is sewage going to be processed (i had heard we are already at capacity)? what about a fire hall?!? none of those things are addressed in the summary. thanks!!

"it has been extensively established that the undermining throughout canmore has created an unstable subsurface along the entire proposed building area. further, the entire south slope is all that remains of our valuable wildlife corridor in this section of the valley, which has much more critical value to the community and province undeveloped. the development of the proposed lands does nothing to improve the lifestyle of the current residents of canmore or maintain the fragile harmony with wildlife.

in the likely event there was sinkhole problem within the development, the town would be faced with a financial liability and exposure that no tax payer base is willing to accept, and most certainly in support of over development of a sensitive area by a company that has a history of bankruptcy.

we do not support your development project.

"i don't support anymore commercial developing as i've seen this town go from 4'500 people to 14'000 in a very short period of time. adding development to potentially house another 10'000 people will take away what's left of small town feeling.

i've also never supported the three sisters village as the land it's built on was once pristine hunting ground for elk, and since the development of three sisters village the entire west side of the valley has lost that area which was used by hunters and outdoor enthusiasts.

the valley is not far from being a city in the mountains, and i feel that eventually it will start deterring people from being here. expanding three sisters village will only make it happen sooner."

i do not agree with your plans. please stay out of wildlife corridors. fencing will restrict movement and cannot be used. canmore residents do not want complete build out of 14,000 people in undermined wildlife corridors. your plans are greedy and do not respect the wishes of this community.

"we cannot endanger wildlife by building on the unfinished golf course. i walk in the area frequently and the entire space is utilized by a variety of wildlife consistently.. i have seen wolf, coyotes, deer, elk,bears, and multiple species of birds make full use of the golf course on many occasions.

can we please, as human beings, not mess this up any further!!!!"

i am not in favour of the smith creek area development. it is a wildlife corridor and there are mines located throughout the area. the area and canmore is not set up to handle a double of population.

"there's no wildlife corridor considered for a stretch of about 3.5km. considering a large number of wildlife is present in area this seems simply ludicrous and will have devastating consequences.

town of canmore has announced a climate action plan. hence the asp suggest to double canmore's population., which is going to increase local ghg immensely and therefore abate any efforts made to reduce ghg in the first place. also infrastructure trough town would have to be improved on various levels to allow for such a large number of people. roads, parking, traffic control , transit would have to be increased to face the storm. how is this considered and what is tsmv proposing to address these issues beyond the development?

in favour of mixed middle and alternative housing. in order to build energy efficient simple geometry and intelligent orientation of structure are important. the environmental and sustainability guidelinces regarding construction are promising. how are you going to demand better level of construction than code? how do you plan to implement such measures?

what is the timeline from asp to subdivison to development?"

i do not support this area structure development plan proposal for the following reasons: the width of the wildlife corridors. they are much too narrow. also i do not support building on undermined land. it is the taxpayer that will pay for sinkholes and the developer will be long gone. also it will make canmore's

population unsustainable as the amount of service infrastructure will further impact the town with more traffic, more crowded schools and more competition for parking, access to recreational activities. it is overdevelopment and should not be allowed.

i support development canmore that is balanced with quality of life for the community and respect for the wildlife and wilderness. it concerns me when i see the town and developers aim to use every possible empty piece of land to develop. it feels off balance....a little less profit/ a little smaller tax base so that quality of life and wildlife considerations are of equal focus. i feel why tsmv is trying to get this right by

asking for input, i would simply like to see demonstrated that as a developer of something so massive and potentially impressive, that you put your community hat on and genuinely consider. what impact, pros and cons will this development have on the quality of life canmore. and put your wildlife conservation hat on and ask if enough is being done to protect the needs of wildlife and the wilderness. ...are you a developer that wants to be part of the community, strengthening the quality of life, or a developer that will do the bare minimum rather than what might enhance the community ilife and the wilderness component. thank you for sincerely considering what i have shared.

"-this is a poor mechanism for community feedback and engagement. you must do far better.

-tsmv is well aware that the vast majority of the community are opposed to large scale development on the tsmv lands. the proposed number of units in both asp's vastly exceed anything supported by the community.

-tsmv staff and ownership should be ashamed of the back door deal completed with the ucp government on the wildlife corridor. tsmv took advantage of a political moment during the term of a government particularly weak on environment and heavily focused on economy and managed to get what tsmv knows is a poor wildlife corridor approved. there was opportunity for tsmv to err on the side of a grade a standard corridor highly supported by the community and all experts and instead you have achieved the absolute minimum needed for approval. you have sold out sustainability for wildlife and environment for some short term economics. shame.

-both asp's are beyond vague.

-the key take away from both asp's is the number of units and density needs to be vastly reduced and wildlife/environmental protection vastly improved. a reduction of 75% of proposed development would not be out of line. a doubling of the wildlife corridor width and improved focus on low slope corridor space should be implemented. large buffers between developed area and wildlife corridor needs to be implemented. a method of ensuring residents do not enter corridors needs to be implemented."

enough development in sensitive areas!! this is bullshit it's even still a discussion we're having when we are about to be destroyed by the effects of climate change. is the delisting of ab parks not enough havoc on alberta this year?

as a resident of canmore for 20 years the community has improved for the better over that time. tsmv's plans for the future will continue that improvement for both residents and visitors alike. my family strongly supports the development for the area.

i have had the opportunity to review and study most of the components of both asp's and find the information contained within to be extremely thorough, detailed and consistent with the overall aspiration of creating something truly special for our region, province and country. the plan as presented leaves no stones unturned.

i highly support the plans and applaud all parties involved with their commitment to the process and the level of detail and compromises that have been worked through.

with the acceptance of these plans, the town will have more clarity on what some of the great opportunities look like for our area and how both existing and future resident's will prosper.

your plans for three sisters village & smith creek...stink!

each of these plans are disruptive to wildlife for many reasons. it would bring too many people/too much noise/too much disruption in to an area that is meant for wildlife.

no fencing! no doubling the population of canmore! no further disruption & displacement of wildlife!
no means no!"

the asp addresses climate change rather briefly and mostly at a high level. it acknowledges that greenhouse gas emissions are the primary human contributions to climate change. it states a number of general principles and aspirations which i endorse: promotion of a compact urban form; encouraging connectivity and active modes of transportation and the use of green building technologies.

specifically, it states that:

"the environmental objectives and policies that will guide all future development in three sisters village include a comprehensive suite of policies proposed within the asp – many of which are not specifically mentioned within this section but comprehensively examined, help work towards targets outlined in the town of canmore's climate action plan 2018".

the policies proposed in the asp are not outlined in sufficient detail to provide any confidence that the development will be consistent with the targets of the town of canmore's climate action plan. i am deeply concerned that if approved in its current form the asp will provide insufficient structure for future development decisions.

- with respect to the energy efficiency of buildings, the asp appears to rely heavily on the assumption that federal and provincial building codes will require net-zero energy ready status by 2030. working jointly with the town of canmore, the developer should:

- 1) provide greater definition of what proportion of the town's target emissions reductions are expected to be met by federal and provincial initiatives and what remaining reductions, if any, would be required by the town and the developer to fully meet the targets;

- 2) define a process by which these targets might be achieved in the event that such initiatives are delayed or fall short of expectations.

- section 5.8 describes a proposed bonus system that would provide density bonuses and other offsets for development proposals that go beyond the requirements of current building codes and which

provide a net zero feasibility report at the time of submission of a development permit. the asp does not demonstrate how such a bonus system would contribute, in any significant way, to more energy efficient buildings. i ask the developer to respond to the following questions:

- 1) how, and to what extent do the density bonuses and other incentives, where they apply, contribute to significant improvements in energy efficiency?
- 2) are the levels of bonuses sufficient to encourage participation from developers? what level of participation is expected?
- 3) why are there no bonuses or other incentives provided for single family homes?

climate change is the defining factor of our time and it is the responsibility of everyone to do all they can to mitigate its effects. tsmv has this opportunity. with 59% of canmore's emissions coming from buildings and tsmv intending to add many more to this mix, they must be built to net zero or passive house standard, be a leader."

highly supportive of both asp's. the plans are well thought out, incredibly detailed and will help provide clarity for the town of canmore regarding future development opportunities to assist with positive growth in the valley. more than ever, we need to create revenue generating options for our town, as well as existing and future families in the valley.

the plans are ludicrous. canmore cannot take this amount of growth, we are already struggling as it is.

the landscape will be ruined and the animals will not have a free rein to get through the wildlife corridor. the unfinished golf course needs to be left as is - as a buffer.

please seriously reconsider the size of this development and stop bringing this back to council and wasting everyone's time and tax payers money every time it has to be reviewed.

think of the environmental impact you will have on this area. think of what legacy you will leave for future generations.

there is no planet b ... we all have to do our best to protect this earth and stop destroying it, especially with development.

if we wanted to live in a town of 30,000 people we would have moved to one.

this development needs to be drastically cut for it to work for everyone on our planet."

as a canmore resident that works in the service industry, i am very concerned about the future development of canmore. as it stands today, there is no limit as to how many hotels, air bnb's, vacation rentals, and weekend homes are allowed to be owned in canmore. if we continue on the future trajectory, canmore will end up as a retirement community with no affordable lodging for young families. there is little draw to a community for young families when there is no affordable housing (i can bet that less than 1% of the available housing in canmore at the moment is affordable). when entire neighborhoods lie empty majority of the year because they serve as weekend homes, vacation rentals, or second homes for owners living in other countries(this is a recurring story in canmore with many homes), what is the allure of that neighborhood? there is no allure.

i love canmore, and i hope that my family can stay here forever. but...when my coworkers and friends who were raised here can't afford to live here and have to move to cochrane i have less and less hope that our future will continue in canmore. the likelihood that i will own a home here is next to none, as every single ""affordable housing"" initiative sells out almost immediately. so why is the town of canmore allowing more hotels, vacation rentals, and million dollar condos and homes to be built?

i cannot support any further development in the three sisters mountain village unless at least 50% of the development is earmarked for affordable living. the spring creek development has the appeal of a retirement community, and i hope that doesn't happen to the three sisters."

i applaud tsmv for addressing climate change, but i think that the asps need to be made much more specific with regard to how these developments will proceed in a manner that ensures consistency with the town of canmore's climate action plan and its declaration of a climate emergency. i will be sending an e-mail directly to tsmv on behalf of bow valley climate action with a more detailed outline of our concerns. we hope that our input will be received positively and we look forward to working with the tsmv and the town of canmore as you move forward with your plans. they belong here, please don't fence

i am totally against the development. you are ruining a wildlife corridor."

i am strongly opposed to this project. it will change the town completely and devastate the wildlife. what we need are affordable housing units not condos that will destroy the wildlife corridor for profit.

thank you for this opportunity to share feedback. i strongly believe that the size of this project is much too large for the town of canmore, especially given the area in question. the numbers of potential occupants being proposed are astronomical, and are not in line with a sustainable future for canmore. it is short sighted and greedy to move ahead with these developments on this scale.

i think based on the behaviour of animals in wildlife corridors, the proposal does not allow enough space for this critical link in the y2y network.

please scale down your development aspirations, and scale up your respect for the mountain environment and the sustainability of the bow valley.

with regard to the forthcoming discussions re the three sisters village and smith creek asp, i would like to say that these are much needed development areas within the town. as a local employer i know we need more affordable housing which these areas provide and as a long term resident i know we need to take the pressure off the downtown core and spread the ever growing volume of tourists further around the area. this can only be a good thing for the town and it's residents. let's all realize this is a necessity and move on and get this done.

i have reviewed the plan and i am 100% agreement with this plan.

it is balanced and reflects the needs of the town, the environment and the wildlife.

i also feel at this time this plan will create a positive stimulus for the town and people of alberta.

please support this area structure plan.

i lived in three sisters when i first moved to canmore 10 years ago, and only lasted a few months.

there is no sense of community there: most of the people who own homes have them as vacation properties or 2nd homes. i don't see how this project can in any way benefit the people living there, in the town of canmore or anywhere around. it is also detrimental to the wildlife in the area who use this region as a corridor. please don't build here"

noble to address many of the needs canmore has in your community draft plan. i am not sure the scale of a useable field house is accurately shown, unless parking will be limited to street parking. there is no need for another school unless you can prove your development will actually be occupied by young families. tsmv already wasted tax payer money on a catholic school. it is hard to scoff at addressing the needs of a growing community, when the intentions are sincere, but statements like "" imagine rinks, parks and pavilions that draw this close-knit community together year-round." insinuates that canmore lacks these community building blocks, when that is definitely not the case. to be honest, the area in question is one giant park that canmore residents already enjoy, and this plan intends to alter that with no guarantees that community will be intact when all the dust settles. this is no different than spring creek, tsmv, or silvertip.

i also question if this plan continues to be in sync with toc future plans related to wildlife human cohabitation, as well as the carbon footprint projections.. honestly i don't know for sure, but i am less inclined to side with developers after seeing so many vacant homes ontop of past parkland

on a personal level, it smells of necessary infrastructure improvements, and that come as a burden to the tax base and my taxes are high enough."

unfortunately we are unable to attend either of your open houses, but we did want to provide this feedback on your newly presented 2020 draft asps for three sisters:

the values and principles of the residents of canmore are that we support development on three sisters lands that will:

- 1) preserve and protect the environment with viable wildlife corridors and habitat
- 2) actively involve the community with a ""made in canmore"" solution
- 3) mitigate and avoid undermining risks
- 4) preserve the integrity of the adjacent lands.

we support the 2004 asp for the resort centre and golf course that is already approved.; unfortunately this 2020 version disregards all 4 of our principles and therefore in its current state we cannot support it.

it is our hope you revisit your asp, draft any changes you want only to the current footprint of the 2004 resort centre area and either finish building the golf course or leave it as green space.