



Agenda
Subdivision & Development Appeal Board Hearing
May 18, 2023, at 2:00 p.m.
Town of Canmore Civic Centre Council Chambers

1. Call to Order (Chair)
2. Adoption of Agenda
3. Adoption of Minutes
February 22, 2023, Appeal Board Hearing Minutes
4. Appeal Hearing
PL20220268
100 Alpine Meadows
Lot 2, Block 8, Plan 011 2017
Change of use from light manufacturing to employee housing. Appeal against a refusal by the Canmore Development Authority.
5. Other Business
None.
6. Adjournment

TOWN OF CANMORE
MINUTES
Subdivision and Development
Appeal Board Hearing
Council Chambers at the Canmore Civic Centre & via Zoom
February 22, 2023, at 2:00 p.m.

1. CALL TO ORDER

The Chairperson called the meeting to order at 2:02pm

MEMBERS PRESENT

Peter Moreland-Giraldeau (Chair)	Public Representative
Christoph Braier	Public Representative
H. Fraser MacIver	Public Representative
Jolene Noël	Clerk/Recording Secretary

ADMINISTRATION STAFF PRESENT

Lauren Miller	Manager of Planning and Development
Nathan Grivell	Development Planner
Eleanor Miclette	Economic Development Manager
Caitlin Miller	Manager of Protective Services

2. ADOPTION OF HEARING MEETING AGENDA

It was moved by the Chairperson that the agenda of February 22, 2023, be adopted as presented.

MOTION CARRIED
UNANIMOUSLY

3. ADOPTION OF MINUTES

It was moved by the Chairperson that the Minutes of the January 5, 2023, Business Meeting be adopted as presented.

MOTION CARRIED
UNANIMOUSLY

It was moved by the Chairperson that the Minutes of the January 5, 2023, Appeal Hearing be adopted as presented.

MOTION CARRIED
UNANIMOUSLY

4. APPEAL HEARING PL20220342

Appeal against a refusal by the Canmore Development Authority of Development Permit PL20220342.

ADMINISTRATION INTRODUCTION

The File Manager, Mr. Grivell, identified himself to the Board and introduced the appeal.

APPELLANT INTRODUCTION AND OPPORTUNITY FOR ANY OBJECTIONS

The Appellant's Agent, Michelle Ouellette, identified themselves to the Board.

The Chairperson asked Ms. Ouellette if they had any objections to the Board Members present hearing the appeal. There were no objections.

The Chairperson asked Ms. Ouellette if they received a copy of the agenda package that was distributed to the Board and if they have any concerns about any of the information provided. There were no objections.

HEARING OUTLINE

The Chairperson outlined the hearing process for all present.

There were no objections from the Appellant or anyone in the audience.

ADMINISTRATION'S PRESENTATION OF THE APPLICATION AND DECISION

Ms. L. Miller gave a verbal presentation to the Board.

Mr. Grivell gave a verbal and visual presentation detailing the application.

Ms. Milette gave a verbal presentation to the Board.

Mr. Grivell responded to questions from the Board.

APPELLANTS PRESENTATION OF THE APPLICATION AND DECISION

The Appellant's Agent, Ms. Ouellette, provided a verbal and visual presentation to the Board. Ms. Ouellette responded to questions from the Board.

LIST OF THOSE SPEAKING IN FAVOUR OF THE APPEAL

Steve Ashton, of Ashton Construction and owner of 4, 113 Bow Meadows Crescent, spoke in favour of the appeal. There were no questions from the Board.

Ron Casey, owner of units 1, 2 & 6, 113 Bow Meadows Crescent spoke in favour of the appeal. Mr. Casey responded to questions from the Board.

Spencer Thackray of Basecamp Resorts spoke in favour of the appeal. There were no questions from the Board.

Damian Francis owner All Board Drywall and owner of 130 & 102 Bow Meadows Crescent spoke in favour of the appeal. There were no questions from the Board.

CORRESPONDENCE RECEIVED IN FAVOUR OF THE APPEAL

10 written submissions were received in favour of the appeal.

1. Written correspondence was received from the owner of Carignan Mechanical at 2, 102 Bow Meadows Crescent.
2. Written correspondence was received from the owner of Dirty Dog Car & Truck Wash at 126 Bow Meadows Crescent.
3. Written correspondence was received from the owner McKnight Custodial Cleaning at 16, 109 Bow Meadows Crescent.
4. Written correspondence was received from the owner of Wild Life Distillery at 160, 105 Bow Meadows Crescent.
5. Written correspondence was received from the owner of Big Moose Realty, Basecamp Resorts.
6. Written correspondence was received from BOWDA.
7. Written correspondence was received from the owner of Rocky Mountain Soap Co.
8. Written correspondence was received from the owner of Eurokan Auto at 125 Bow Meadows Crescent.
9. Written correspondence was received from the owner of CanSign Inc. at 102 Bow Meadows Crescent.

10. Written correspondence was received from the owner of Cascade Mechanical at 104, 105 Bow Meadows Crescent.

Additionally, there were 3 written submissions provided to the Clerk after the SDAB agenda package was circulated. They were from Ron Casey, owner of units 1, 2 & 6, 113 Bow Meadows Crescent. Wayne Cote, owner of 121 Bow Meadows Place and Jeff Von Rotz of Valbella located at 104 Elk Run Boulevard.

The Chairperson moved that these 3 submissions be accepted to form of the record.

MOTION CARRIED
UNANIMOUSLY

LIST OF THOSE SPEAKING IN OPPOSITION TO THE APPEAL

None.

CORRESPONDENCE RECEIVED IN OPPOSITION TO THE APPEAL

None.

LIST OF THOSE SPEAKING NEITHER IN FAVOUR NOR IN OPPOSITION OF THE APPEAL

None.

LIST OF CORRESPONDENCE RECEIVED NEITHER IN FAVOUR NOR IN OPPOSITION REGARDING THE APPEAL

None.

COMMENTS/CLARIFICATION BY ADMINISTRATION

The Town Administration, Mr. Grivell and Ms. C. Miller provided closing remarks to the Board.

COMMENTS/CLARIFICATION BY THE APPELLANT

Ms. Ouellette thanked the Board for their time and consideration.

Mr. Ashton provided concluding remarks to the Board.

FAIR HEARING

The Chairperson asked if the Appellant and their Agent felt that they had received a fair hearing.

The Appellant and their Agent agreed that they had.

The Chairperson announced this portion of the hearing closed and that, in accordance with the provincial legislation, the Board is required to hand down its decision within 15 days from today's date. No decision is binding until the Board issues a written decision.

5. OTHER BUSINESS

None

6. ADJOURNMENT

The Chairperson moved that the public hearing of January 22, 2023, be adjourned at 3:36 p.m.

MOTION CARRIED
UNANIMOUSLY

Mr. Moreland-Giraldeau, Chair

Ms. Noël, SDAB Clerk

Notice of Appeal
Received April 18, 2023

To help expedite processing your application, the submission of this form using the fillable fields is greatly appreciated.

PROPERTY INFORMATION			
Municipal Address		Development Permit/Subdivision Application File Number	
APPELLANT INFORMATION			
Name of Appellant		Agent Name (If applicable)	
Mailing Address (for notification purposes)			
City	Province	Postal Code	
Phone Number (Day)		Email	
The appellant/agent, gives authorization for electronic communication by the Clerk, using the email provided on this Notice of Appeal			


APPEAL AGAINST (Check one box only. For multiple appeals you must submit separate Notice of Appeal forms)

Development Permit	Subdivision Application	Stop Order
Approval	Approval	Stop Order
Conditions of Approval	Conditions of Approval	
Refusal	Refusal	

REASONS FOR APPEAL Section 678 and 686 of the *Municipal Government Act* requires that the written Notice of Appeal must contain specific reasons for the appeal.

I do hereby appeal the decision of the Subdivision/Development Authority for the following reasons (attach a separate page if required)

FOIP Notification: This personal information is being collected under the authority of the Municipal Government Act (MGA) and the Freedom of Information and Protection of Privacy Act (FOIP) and is managed in accordance with the provisions of FOIP. If you have any questions about the collection of your personal information, contact the Municipal Records Officer at municipal.clerk@canmore.ca. Please note, the Municipal Clerk's Office should **only** be contacted regarding FOIP inquiries.

Signature of appellant/agent 	Date (MM/DD/YYYY)
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INSTRUCTIONS FOR FILING AN APPEAL

THE NOTICE OF APPEAL FORM MUST:

- Be received by the Subdivision and Development Appeal Board (SDAB) within 21 days of the written decision being made and sent out by the Development Authority or the Subdivision Authority as specified in the Municipal Government Act (MGA);
- Be accompanied by the \$250.00 filing fee, made payable to “Town of Canmore”;
- State specific reasons for the appeal; and
- Be signed by the appellant, or their acting agent.

Please note: Appeals must be accompanied by the fee at the time of filing. Contact the Clerk at **403.678.1500** or at sdab@canmore.ca to arrange payment if filing by email or fax.

Filing the Appeal: **In-person or mail:**
Town of Canmore
Subdivision and Development Appeal Board
902 7th Avenue
Canmore AB T1W 3K1

Email:
sdab@canmore.ca

Fax:
403.678.1534

Payment: Appeal fees may be paid by cheque payable to the Town of Canmore upon submission.
Payment can also be made in-person by debit, VISA or MasterCard at the Civic Centre located at:
902 7th Avenue, Canmore AB.

Business hours are 8:30 a.m. to 4:30 p.m. Monday to Friday.

Refund: A refund of the appeal fee will only be granted if the appeal is withdrawn prior to the scheduling of the hearing. No refunds can be made once a hearing is held, regardless of the appeal outcome.

For further information regarding appeal deadlines, fee payment options, or the appeal process, please go to our website at www.canmore.ca/sdab

WHAT IS THE SUBDIVISION AND DEVELOPMENT APPEAL BOARD (SDAB)?

The SDAB is a quasi-judicial authority (similar to a judge) that is made of public members who are appointed by Council. The board consists of between five and seven members. Only one member shall be a member of Council.

The SDAB makes decisions on appeals related to Stop Orders and decisions made with respect to development permits and subdivision applications. When considering appeals, the SDAB owes a duty of fairness to participants in the hearing process.

WHO CAN FILE AN APPEAL?

Subdivision appeals:

The applicant (or agent) can file an appeal if their application for subdivision has been:

- Refused;
- Approved with conditions unacceptable to them;
OR
- If a subdivision authority fails or refuses to make a decision within 60 days of application being deemed complete by the file manager.

The decision of a subdivision authority may be appealed by the applicant (or agent), Town Council, provincial government department or a school board.

Development permit appeals:

The applicant (or agent) can file an appeal if their application has been:

- Refused;
- Approved with conditions unacceptable to them;
- Issued a stop order;
OR
- A party will be affected by a new development or new use of a property;
- If the Development Authority fails or refuses to make a decision within 40 days of the application being deemed complete by the file manager.

WHAT IS THE TIME LIMIT FOR FILING AN APPEAL?

The MGA sets out timelines within which appeals to the SDAB must be filed. If an appeal is filed outside of the time required by the MGA, the SDAB does not have jurisdiction to hear the appeal.

Subdivision appeals: Appeals are allowed within 14 days after receipt of the written decision of the Subdivision Authority (SA).

Development permit appeals: MGA s. 686 provides that appeals must be made within 21 days of;

- a) the date of the written decision on the application, or
- b) the date of the deemed refusal.

Stop order appeals: Appeals are allowed within 21 days of the date on which the Stop Order was made.

WHAT IS THE FEE TO FILE AN APPEAL?

The fee to file a Notice of Appeal is \$250 and must be submitted as part of your appeal. Payment can be made by cheque made out to “Town of Canmore”, or can be made in-person by debit, VISA or MasterCard at the Civic Centre located at 902 7th Avenue. Business hours are 8:30 a.m. - 4:30 p.m. Monday to Friday.

HEARING PROCEDURE

Once the Town of Canmore has received the Notice of Appeal and the applicable fees have been processed, a hearing date is set. The SDAB must hold a hearing within 30 calendar days after receipt of a Notice of Appeal.

TIME OF THE HEARING

The Town of Canmore SDAB holds their hearings on weekdays at 2 p.m. Please inform the Clerk upon submission of your appeal, if this timing will absolutely not work for you, in which case an alternative time may be scheduled.

BEFORE THE HEARING

The Clerk is required to give at least 5 days' notice in writing of the hearing to:

- the appellant;
- the development authority whose order, decision or development permit is subject to appeal;
- those owners required to be notified under the Land Use Bylaw; and
- any other person that the SDAB considers to be affected by the appeal and should be notified.

Prior to the hearing, the SDAB must make available for public review, all relevant documents and materials with respect to the appeal, including the application for the development permit, the decision and the notice of appeal, or the stop order.

DURING THE HEARING

At the hearing, the SDAB must hear:

- the appellant or any person acting on behalf of the appellant (agent);
- the Subdivision Authority or the Development Authority (as applicable);
- any other person who was given notice of the hearing, and who wishes to be heard, or a person acting on behalf of that person; and
- any person who claims to be affected by the order, decision or permit and that the SDAB agrees to hear.

The person who files the appeal is expected to give a verbal presentation to the SDAB (a written and/or visual presentation is also permitted). Prior to the hearing, the Clerk will advise of the deadline for any submission to the SDAB.

All documents submitted and presented become public documents.

Some suggestions for preparing your presentation for the SDAB:

- Determine the relevant planning issues associated with the appeal;
- prepare a clear, concise and logical written presentation;
- review the contents of the SDAB hearing package provided by the Clerk; and
- avoid the inclusion of non-relevant issues that are outside the Board's jurisdiction and cannot be considered, such as business competition, comments regarding someone's character, financial impact on the applicant, financial status of the applicant, and whether the development is occupied by renters or owners.

Note that the SDAB is not bound by previous decisions and will not hear arguments about precedent.

AFTER THE HEARING

The SDAB must give its decision in writing together with reasons for the decision within 15 days after concluding the hearing. Appeals of the SDAB decision are to the Court of Appeal and are limited to matters of law or jurisdiction.

POSTPONEMENT OR NOT ATTENDING YOUR HEARING

You may submit a written request to postpone your hearing, including the reasons for the request, either to the Board at the time of the hearing or to the Clerk prior to the hearing. Hearings will only be postponed at the discretion of the Board.

If you are not in attendance when your appeal is called, the SDAB may proceed without you.

WITHDRAWAL OF YOUR APPEAL

Written withdrawal must be submitted to the Clerk as soon as possible to help the Board and municipality use its resources effectively. Note that a refund of the appeal fee shall only be granted if the appeal is withdrawn prior to the scheduling of the hearing.

April 18, 2023

Canmore Subdivision & Development Appeal Board
902 7th Avenue
Canmore AB T1W 3K1
via email: sdab@canmore.ca

Attention: Subdivision & Development Appeal Board Chair and Members

SDAB Appeal of Decision – PL20220268

The below information is provided in support of the appeal to the SDAB regarding the Development Authority decision to refuse the above development permit application on behalf of Big Moose Developments Ltd. The purpose of this development permit application is to change 6,062 sq m (65,249 sq ft) from Light Manufacturing to Employee Housing as part of a proposed development located at 100 Alpine Meadows: Plan 0112017 Block 8, Lot 2. The application would result in 12 employee housing units on the upper level of the 13 industrial / commercial bays. This application was made on November 2, 2022.

INTRODUCTION

The site is a single parcel of land privately owned by Alpine Meadows Land Development Ltd. The site is located at 100 Alpine Meadows and has a current development permit for 13 industrial units in two buildings. Since that permit approval, the applicant subsequently applied for a change of use to allow for 12 units of Employee Housing on the upper floor of the industrial / commercial bays as shown in Appendix A. The site is zoned IND1 Light Industrial District which allows for Employee Housing as a discretionary use above the ground floor. This development form provides a unique opportunity for local tradespersons, artisans, and other small businesses to get started and provides the owner or staff a place to reside. There is a well-known issue in Canmore of both available space for business employment and for employee housing. This application aligns with addressing these issues and the applicable Land Use Bylaw District, the applicable Statutory Plan (ASP) and the Municipal Development Plan (MDP).

The application supports the current 2023-2026 Council Strategic Plan by supporting the livability goals set by Town Council. This includes *“The provision of affordable and accessible services is vital to our community. This includes a commitment to a range of underserved housing options...”* and this application supports the Canmore Economic Strategy 2020-2025 by supporting Pillar 3: Retaining and attracting a talented workforce *“by ensuring access for all to housing, and quality amenities and facilities...”*.

Holistically “Part 17 of the MGA (sections 616 to 697) contains significant provisions relating to land use planning and the regulation of subdivision and development of land in Alberta. Section 617 of the MGA identifies the overall purpose of Part 17. This provision states:

- **617** *The purpose of [Part 17] and the regulations and bylaws under this Part is to provide means whereby plans and related matters may be prepared and adopted to*
 - a. *achieve the orderly, economical and beneficial development and use of land and patterns of human settlement, and*
 - b. *maintain and improve the quality of the physical environment within which patterns of human settlement are situated in Alberta,*

without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest.”

We provide the following planning rationale in support of the addition of twelve employee housing units at 100 Alpine Meadow as the use conforms to the current Area Structure Plan, the Land Use Bylaw, and the Municipal Development Plan, meets the regulations contained in Section 617 of the MGA.

Applicable Planning Framework

In considering a discretionary use in the land use bylaw, the planner considers the general purpose of the district along with a site context analysis and in consideration of the land use bylaw and the overarching policies which apply. These applicable policies include the Municipal Development Plan and the Indian Flats Area Structure Plan. An assessment of this analysis is provided. Figure 1 illustrates the Hierarchy of Land Use Plans and Regulation in Alberta.

Further, the MDP policies provide guidance to other Council strategies and policies highlighted above which work together to implement Town Council direction.

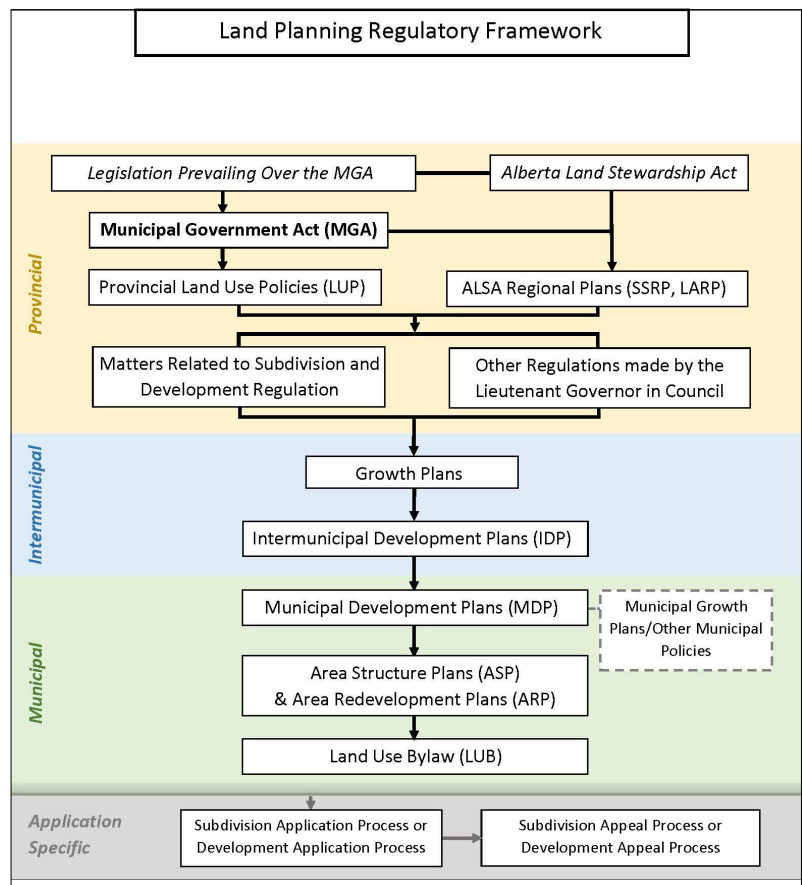


Figure 1: Hierarchy of Land Use Plans in Alberta, LRPT 2023. SDAB Training Guidebook

MUNICIPAL DEVELOPMENT PLAN

The Canmore Municipal Development Plan provides high-level strategic guidance for growth in the Town. While it is not encouraged to locate residential uses in industrial areas, it is recognized that there are instances where it is appropriate in contexts where industrial character and business employment value is not diminished. The intent of the area as implemented in the Indian Flats ASP and current Land Use District only contemplates clean industrial uses, which do not interfere with employee housing as a use class.

Section 5.3 and Section 12.1 of the Municipal Development Plan includes policies specific to Market Affordable Housing. Relevant sections regarding Housing for Employees and Perpetually Affordable Housing have been included below.

5.3 Market Affordable Housing

Housing for Employees

5.3.1 Conversion of spaces in the upper floors of existing buildings in industrial areas which are marginally useful for industrial purposes into housing for employees and live-work spaces may be allowed. The residential conversion should not compromise the primary industrial use of the area.

5.3.2 Development or conversion of upper floors of mixed-use or commercial buildings or main floor spaces that do not function well for commercial frontage into housing for employees and live-work spaces may be allowed. Variances to land use bylaw regulations, such as parking, may be approved to facilitate such development.

5.3.3 A strategy for housing employees should be implemented by the Town in partnership with an affordable housing agent, developers, business owners and economic development partners.

5.3.4 Private initiatives to create additional seasonal and permanent employee housing opportunities should be supported by the Town.

5.3.5 The management and administration of housing for employees shall be the responsibility of the businesses or commercial accommodation developers that are required to building and maintain the housing. Such housing will be required to be operated in such a manner that the Town can monitor and verify that any employee housing obligations are being satisfied.

12.1 General Industrial Policies

Housing for Employees and PAH

12.1.8 Where residential development is proposed in industrial areas, the Town should consider the following issues:

- Residential uses are limited to housing for employees,
- Impacts from industrial uses are sufficiently small to make residential uses appropriate,
- Residential uses will not displace or inhibit the operation of existing or future industrial uses, and
- Residential units are subordinate to the industrial uses.”

The policies listed above further support the application to allow for Employee Housing on the site. The use of Employee Housing will provide required living quarters for an estimated 35-40 employees in the area. The housing component being proposed will serve as a subordinate use on the site to the main commercial / industrial use and meets all the criteria above. The proposal meets the policies contained in the MDP.

INDIAN FLATS AREA STRUCTURE PLAN (ASP)

The Indian Flats Area Structure Plan is a statutory document that was passed by Bylaw and is applicable to the site. The Indian Flats Area Structure Plan (ASP) proposes a sequence of development for an area, the future land uses, the density of population, and the general location of transportation and public utilities. is important as the guiding tool where the development planner is required to reference in making a Discretionary Use decision. For reference the Development Concept in the ASP follows as Figure 2.

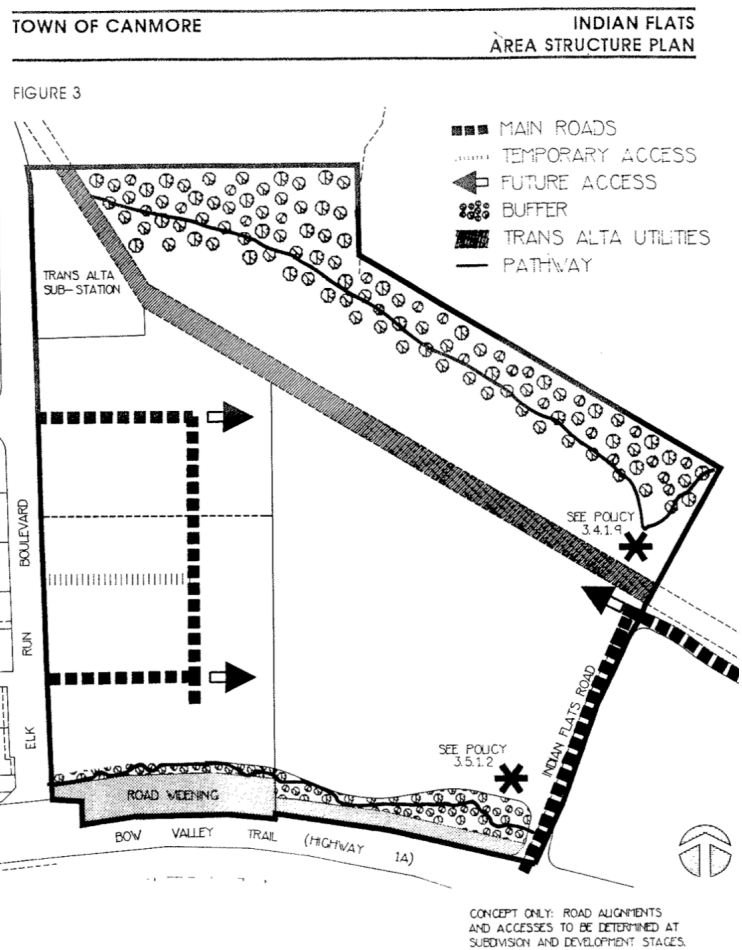


Figure 1. Indian Flats ASP Development Concept

1.0 Purpose

The “Indian Flats ASP expands upon direction provided by the Canmore MDP and encourages the broadening of the employment and economic base of the community and promotes the development of clean light industrial uses which are sensitive to the surrounding environment.” Because the Plan envisions clean industrial or “industrial business” uses in the Plan area, it follows that there would be no conflicts with limited employee housing located over the primary commercial / industrial bays on the ground floor.

3.1.2 Objectives

3.1.2.1 To provide for a range of lot sizes which will accommodate diversified, clean, light industrial land uses.

3.3 Land Use

The ASP recognizes that “The tourist trade also requires access to certain associated industries which support its activities. Development restriction in the surrounding national and provincial parks suggest that Canmore has a future as the primary service centre for the area.” The typical service centre uses which support the tourism industry in the Bow Valley do not include noxious uses which are incompatible. And the use of limited sites in the area for employee housing support the goals and objectives of supporting the tourist trade described in the ASP.

The Indian Flats ASP provides clear direction that the area is to be developed with high quality clean industrial uses, which should not conflict with employee housing. The proposed development on the site includes 13 commercial / industrial bays increasing the available commercial/industrial land supply in Canmore. In accordance with both the Land Use Bylaw and intent of the ASP, supported by the MDP, the employee housing use is acceptable.

LAND USE BYLAW 2018-22

Land Use Bylaw 2018-22 was adopted by Town Council in 2019. The Land Use Bylaw is intended to implement the overarching statutory plans for Canmore. It reflects what Town Council considers appropriate for development in each District. The site is currently zoned Light Industrial District (IND 1). The general purpose of the IND 1 District is to provide for or a limited range of industrial uses which are located adjacent to arterial roads or residential areas, and which have a high standard of architectural appearance. Non-industrial uses are appropriate only in the limited circumstances and locations where such uses do not displace industrial uses or utilize land or buildings with potential for light industrial development.

Employee Housing is currently listed as a Discretionary Use in the IND 1 District. Section 1.10.0.3 of the Land Use Bylaw indicates, when deciding on a Development Permit for a Discretionary Use, the Development Authority shall consider:

- a. Any plans or policies affecting the parcel;
- b. The location of the parcel and the appropriateness of the proposed development;
- c. The merits of the proposed development and its compatibility with the intent of its Land Use District;
- d. The potential impact to development with respect to adjacent parcels;
- e. Servicing and access requirements; and
- f. General planning principles.

In section 5.2.5, the Land Use Bylaw provides Employee Housing Provisions which are additional regulations. This states Employee Housing may be considered and approved in this District, only when located above the ground floor of a building and when the following issues can be addressed to the satisfaction of the Development Authority:

- a. Adequate long-term and legally binding provisions are in place to ensure the units remain as bona fide Employee Housing and are demonstrably subordinate in terms of area and intensity to other uses in the building.
- b. The space proposed for Employee Housing would not be reasonably used for commercial or industrial purposes.
- c. The Employee Housing units are appropriate in design for Employee Housing, particularly with respect to the unit size.
- d. Employee Housing units would not constrain any future permitted or discretionary, commercial, or industrial uses from developing on the site or in surrounding areas.
- e. Employee Housing would not unduly interfere with existing and any potential industrial development in the area.
- f. Outdoor Amenity Space such as balconies may be provided as part of the Employee Housing while meeting all the above-described requirements in regard to impacts to or from adjacent industrial uses.

This application meets the list of provisions given under the criteria for Employee Housing development. Based on a visual survey in the area, none of the permitted uses or other discretionary uses developed nearby pose any land use conflicts with the employee housing above the main floor. Further, there are no other uses in IND 1 or IND 2 Districts that cause a compatibility issue or nuisance with the employee housing, otherwise it would not be contemplated as a suitable use in this district.

COMPATIBILITY WITH SURROUNDING LAND USES

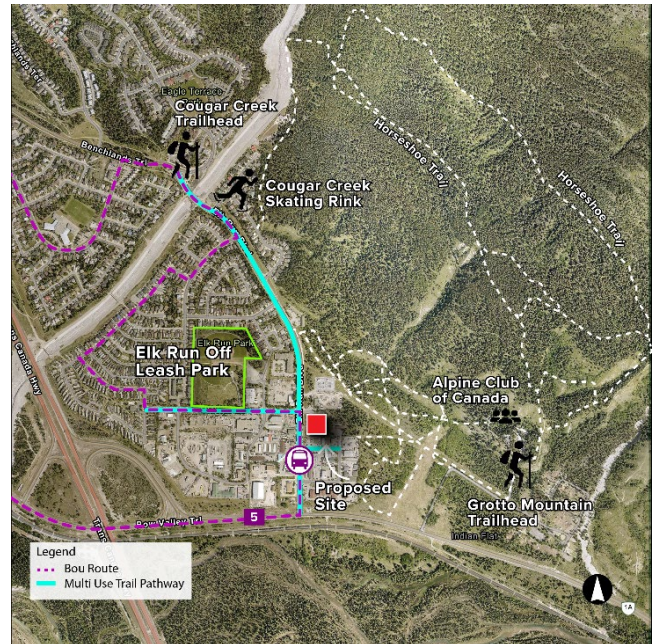
The existing land use developed in the area is reflective of the ASP objectives and are high quality clean business industrial uses. Businesses such as the Rocky Mountain Soap Company, Canmore Cave Tours, Fireweed Glass Studio, Sheep Dog Brewing, Carignan Mechanical, the new CanGlass location, the Dirty Dog Car Wash, Eurokan Auto, Crossway Community Church, Mountain Fire Foods, and CanSign signage shop are all good examples. These uses are developed in single and two storey configurations with commercial offices above main floor retail, commercial, and business industrial bays.

On May 25, 2022, an application for a new building for 121 Bow Meadow Crescent was heard by the Canmore Planning Commission and approved for development. This permit is for a two-story industrial / commercial building with 6 commercial bays on the main level and 12 units of employee housing above. Canmore Planning Commission approved this development permit with variances allowed for in the Land Use Bylaw and Development Authority Bylaw. Following that, an application for development for two employee housing units above industrial bays located at 127 Bow Meadows Crescent was refused by the Development Officer and was subsequently approved by the SDAB on February 22, 2023. This site is immediately northwest of these two proposed developments.

LOCAL AMENITIES AND SERVICES TO SUPPORT EMPLOYEE HOUSING

The site has excellent access to both public parks and a variety of multi-use, biking, and hiking trails. These may be accessed by walking 400m to 600m, by free Roam bus, or by the multi-use trail being constructed in Elk Run Boulevard and Glacier Drive. These local recreation amenities include the Elk Run Off Leash Park, Cougar Creek Skating Rink, Cougar Creek Trail Head, and the Grotto Mountain Trail Head. Nearby mountain biking trails include the Horseshoe, Lebensrun, and G8. Other nearby services include a local grocery, eating and gathering establishments, and the Alpine Club of Canada.

The proposed site development plan includes an employee amenity area provided for the shared used of residents as shown in Appendix B. The amenity area is designed to east of Elk Run Boulevard which includes a total of 16 bike racks and 32 bike stalls evenly distributed along the western boundary of the site, pathway connections to the future multi-use pathway on Elk Run Blvd, landscaping, animal proof bins, and a picnic/patio area for gatherings.



Figures 3 and 4. Location of Community Amenities and Services

FUTURE COMMERCIAL AND INDUSTRIAL LAND SUPPLY

The Town of Canmore is recently approved an application to expand the “Office (above the ground floor)” use in the IND2 District. This is currently only allowed as a discretionary use east of Elk Run Boulevard. By expanding this use the evolution of the IND2 District to a lighter industrial or business employment use designation in the Bylaw will occur over time. This will encourage more redevelopment of the area to multi story buildings with commercial offices and increase light industrial and commercial space through intensification of underutilized sites west of Elk Run Boulevard. Further the Smith Creek ASP which is located across Highway 1 from Dead Man’s Flats will offer a large commercial and light industrial area when approved.

PROVISION OF PEDESTRIAN OR MULTI USE TRAILS

The Integrated Transportation Plan seeks to implement the broader transportation plan for the Town of Canmore. It is clearly identified that development of a multi-use trail along Elk Run Boulevard is desired by Council. Currently the Elk Run Boulevard cross section is being re-designed to include the provision of a multi-use trail.

A multi-use trail pathway is proposed to be developed next to the site on Elk Run Boulevard and Glacier Drive. This facility provides for employees living on site with excellent pedestrian and bicycle connectivity with the broader Town of Canmore multi-use network and local parks, amenities, and services.

PARKING AND LOADING

The onsite circulation and parking for vehicles and bicycles has been designed to ensure safe, convenient access to and within the site in accordance with Town guidelines.

CLOSING

A recent article in the RMO on December 22, 2022, highlights again that the living wage in Canmore is the highest in Alberta. What this means is that residents, business owners, employees have much higher living expenses than other communities in Alberta and require more of their wage income to afford basic needs such as housing. The Annual Living Wage Network published the living wage in Canmore to be \$32.75 per hour, while in Calgary it is \$22.40 per hour.

Based on a thorough review of the proposed development, the site context, the applicable statutory plans, current land use district, and the existing development near the site, the proposed development is suitable for the site and contributes to the orderly, economic, and beneficial use of land. The intent of the Area Structure Plan is clearly to provide a high-quality business industrial area, and this combined with the list of Permitted and Discretionary uses in the Land Use Bylaw for the site indicate it is suitable to include employee housing “above the ground floor.” This provides a unique and much needed opportunity for residents to reside, and through their businesses, support the primary industries in Canmore.

Sincerely,
McElhanney Ltd.



Michelle Ouellette, MBA, BSc, RPP, MCIP
Division Manager, Planning
mouellette@mcelhanney.com | 403-621-1446

CC

Darlene Jehn, VP of Development
Basecamp Properties

Attachment(s)

Appendix A – Proposed Building Layout Plan

Appendix B – Proposed Employee Amenity Plan

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APPENDIX A

PROPOSED BUILDING LAYOUT PLAN



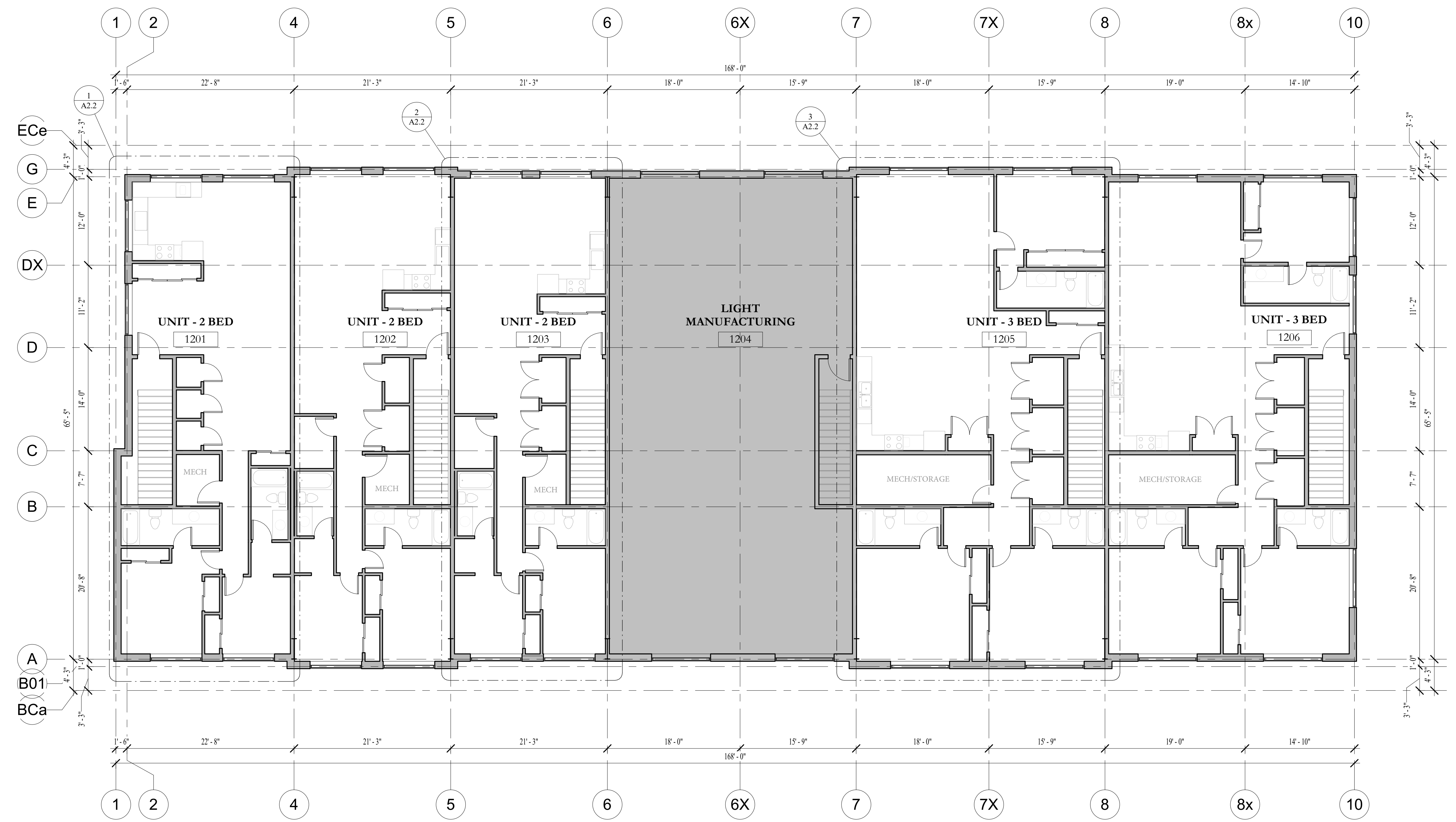
201b-306 Bow Valley Trail
Canmore, AB. T1W 0N2

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#	REVISION	BY	DATE
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PROJECT NAME:
Alpine Meadows - Employee Housing

ADDRESS:
100 Alpine Meadows

LEGAL DESCRIPTION:
LOT 2, BLOCK 8, PLAN 011 2017

DRAWING TITLE:
BUILDING 1 - SECOND FLOOR PLAN

DATE (yy/mm/dd):
2023-03-23 9:17:26 AM

PROJECT #:
CA-2021-01

SCALE:
1/8" = 1'-0"

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CHECKED BY:
Checker

DRAWING #:
A2.0

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1 A2.0 SECOND FLOOR PLAN - BUILDING 1
SCALE: 1/8" = 1'-0"
NOTE: CONCEPTUAL UNIT LAYOUTS ARE SUBJECT TO CHANGE

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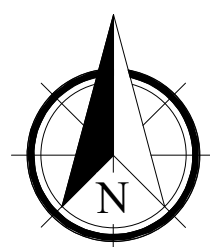
DRAWING TITLE:
BUILDING 2 - SECOND FLOOR PLAN

DATE (yy/mm/dd): 2023-03-23 9:17:26 AM	PROJECT #: CA-2021-01
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1 A2.1

SECOND FLOOR PLAN - BUILDING 2

SCALE: 1/8" = 1'-0"

NOTE: CONCEPTUAL UNIT LAYOUTS ARE SUBJECT TO CHANGE

APPENDIX B

PROPOSED EMPLOYEE AMENITY PLAN

Alpine Meadows

LANDSCAPE STATISTICS

Landscape Statistics

Municipal Address	100 ALPINE MEADOW
Legal Address	Lot 2, Block 8, Plan 011 2017
Town of canmore zoning	IND - 1

Landscape area

total site area	6.064. 20 m2
landscape area required (10% of total site area)	606.42 m2
landscape area provided	1723 m2

total number of trees	required	provided
(1/20 m2 of required landscape area)	31	
number of existing trees to be retained on site:	0	0
number of new trees	31	34
total number of trees on site	31	34








deciduous trees	required	provided
large trees (20% min 85mm cal)	6	6
medium trees (30% min 70mm cal)	6	7
small trees (50% min 50mm cal)	11	13
total deciduous trees	23	26

coniferous trees	required	provided
large trees (20% 4m ht min)	2	2
medium trees (30% 3m ht min)	2	2
small trees (50% 2m ht min)	4	4
total coniferous trees (max. 25%)	max. 8	8





shrubs	required	provided
(1/20 m2 of required landscape area)	31	50

Plant Schedule - overall


Trees

Symbol	Quantity	Botanical name	Common name	size	comments	spacing
	7	<i>Betula Papyrifera</i>	Paper birch	70mm minimum calliper	balled + burlapped, single item	as noted
	4	<i>Betula Papyrifera</i>	Paper birch	50mm minimum calliper	balled + burlapped, single item	as noted
	6	<i>Fraxinus Pennsylvanica</i>	foothills green ash	85mm minimum calliper	balled + burlapped	as noted
	4	<i>Lodgepole Pine</i>	Pinus contorta 'Latifolia'	2.0mm minimum height	balled + burlapped	as noted
	4	<i>Lodgepole Pine</i>	Pinus contorta 'Latifolia'	2.0mm minimum height	balled + burlapped	as noted
	2	<i>Pinus Glauca</i>	white spruce	3.0mm minimum height	balled + burlapped	as noted
	2	<i>Pinus Glauca</i>	white spruce	4.0mm minimum height	balled + burlapped	as noted

Shrubs

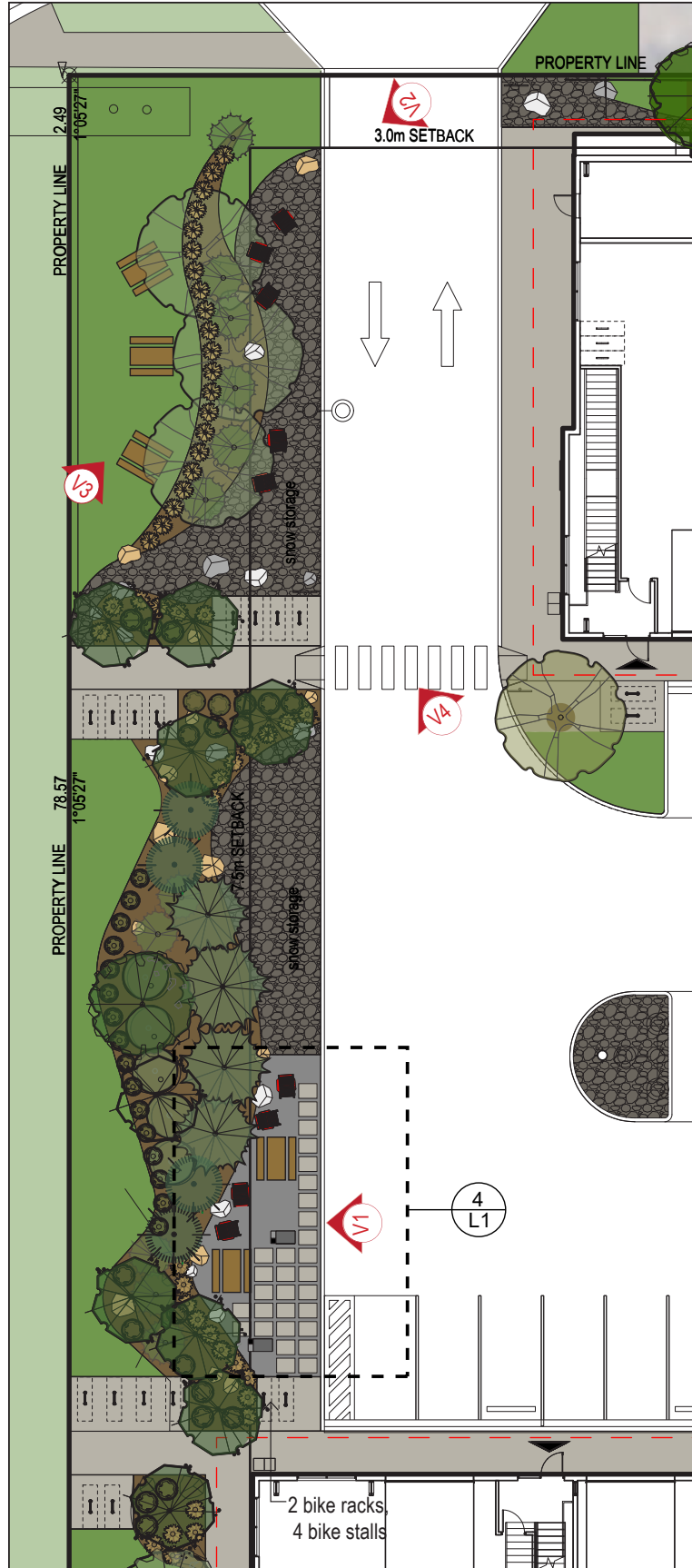
Symbol	Quantity	Botanical name	Common name	size	comments	spacing
	8	<i>Juniperus Horizontalis 'Hughes'</i>	Hughes Juniper	#5 container	600 mm min height + spread	as noted
	5	<i>Lonicera Dioica</i>	Twining Honeysuckle	#5 container	600 mm height or spread	as noted
	16	<i>Potentilla Fruticosa</i>	Shrubby Cinquefoil	#5 container	600 mm min height + spread	as noted
	21	<i>Potentilla Fruticosa</i>	Shrubby Cinquefoil	#5 container	600 mm min height + spread	as noted

Perennials

Symbol	Quantity	Botanical name	Common name	size	comments	spacing
	37	<i>Calamagrostis Acutiflora</i>	Karl Forester Grass	#2 container		+/-800

Alpine Meadows

EMPLOYEE AMENITY CONCEPTUAL RENDERINGS



View 1



View 2



View 3



View 4

Received From

BIG MOOSE REALTY LTD.
112 - 1106 BOW VALLEY TRAIL
CANMORE, AB T1W 1N6

Receipt Number: 20232263
Receipt Date: 2023-04-26
Date Paid: 2023-04-26
Full Amount: 250.00

Payment Details:	Payment Method	Amount Tendered	Check Number
	Mastercard	250.00	

Amount Tendered: \$250.00
Change / Overage: 0.00

FEE DETAILS:

Fee Description	Reference Number	Amount Owning	Amount Paid
SDAB Appeal Fee	PL20220268	\$250.00	\$250.00

SUBDIVISION AND DEVELOPMENT APPEAL BOARD

STAFF REPORT



DATE OF HEARING:	MAY 18, 2023
PROPOSED DEVELOPMENT:	CHANGE OF USE, LIGHT MANUFACTURING TO EMPLOYEE HOUSING (12 of 13 UNITS IN 2 BUILDINGS)
APPLICATION NUMBER:	PL20220268
LEGAL DESCRIPTION:	LOT 2, BLOCK 8, PLAN 0112017
CIVIC ADDRESS:	100 ALPINE MEADOWS
CURRENT USE(S):	UNDER CONSTRUCTION (CURRENTLY APPROVED FOR LIGHT MANUFACTURING)
APPLICANT:	BIG MOOSE DEVELOPMENTS LTD.

EXECUTIVE SUMMARY

The development originally received approval to construct thirteen two-storey industrial units in two buildings, through the approval of PL20220043.

This application proposes a change of use at 100 Alpine Meadows to allow for Employee Housing to be developed on the second floor of twelve of the thirteen units. The property is designated Light Industrial (IND 1) District and governed by the Indian Flats Area Structure Plan. Employee Housing is listed as a discretionary use within the IND 1 land use district.

Administration refused the development permit application due to the scale of the proposed conversion: approximately 46% of the gross floor area originally approved for industrial use on the subject site. The application was also contrary to the direction provided in the Municipal Development Plan for employee housing in industrial areas.

AUTHORITY OF THE SDAB

For appeals of development permit applications, **the SDAB must comply with any applicable statutory plans** (MGA s. 687(3) (a.2)). Statutory plans are adopted by municipalities under Part 17, Division 4 of the MGA, and include intermunicipal development plans, municipal development plans, area structure plans and area redevelopment plans.

BACKGROUND

Municipal Development Plan (MDP)

The Town's Municipal Development Plan (MDP) directs that industrial land shall be protected for industrial activity and that there is a limited supply of land available for industrial use.

- *Industrial Goal #3 – “To conserve and protect the limited industrial land base and identify opportunities for new industrial lands.”*
- *Policy 12.1.3 - “Industrial lands shall be protected from adjacent uses that could impact the continued operation of industrial uses. This may include strategies such as buffering with open spaces or a gradual transition from industrial to commercial to residential uses”.*

However, the MDP also outlines that housing initiatives for those who work in Canmore should be supported.

- *Affordable Housing Goal #4 - “To cooperate with local businesses and the construction and development industry in finding innovative solutions to provide affordable housing for employees.”*
- *Policy 5.3.4 - “Private initiatives to create additional seasonal and permanent employee housing opportunities should be supported by the Town”.*

Finally, the MDP also provides criteria for when employee housing and perpetual affordable housing (now referred to as Vital Homes) could be considered within industrial areas:

- *Policy 12.1.8 - “Where residential development is proposed in industrial areas, the Town should consider the following issues:*
 - a. Residential uses are limited to housing for employees,*
 - b. Impacts from industrial uses are sufficiently small to make residential uses appropriate,*
 - c. Residential uses will not displace or inhibit the operation of existing or future industrial uses, and*
 - d. Residential units are subordinate to the industrial uses”*

Indian Flats Area Structure Plan (ASP)

Adopted in 1994, the Indian Flats Area Structure Plan directs that the purpose of the area is:

- *Goal 3.1.1.1 – “To provide for an area which allows a range of industrial activities that will be compatible with adjacent land uses.”*

As the ASP does not contemplate housing in this area, there is no policy direction in the ASP on whether residential housing is permitted and how it should be incorporated.

Employee Housing Proposals in IND 1 and IND 2 Districts

The Town of Canmore has received several recent applications proposing housing in its industrial areas. This seems to be a growing trend, as these areas have lower land costs.

EXISTING SITE

The site fronts onto Alpine Meadows. There is one building on the site, which is currently under construction to add a second-floor addition. Adjacent uses include:

- Homebuilder/contractor to the north
- Painting shop and tour company to the south
- SPCA to the east
- Tire shop to the west.

Please refer to Attachment I for site context images.

BYLAW CONFORMANCE/VARIANCE DISCUSSION

The proposed development includes twelve Employee Housing units. Administration does not support the proposed change of use for the following reasons:

EMPLOYEE HOUSING AS A DISCRETIONARY USE

Administration believes that the proposed discretionary use contravenes Sections 1.10.0.3 a. and b. of the Land Use Bylaw (LUB):

1.10.0.3 When making a decision on a Development Permit for a Discretionary Use, the Development Authority shall consider:

- a. Any plans or policies affecting the parcel;*
- b. The location of the parcel and the appropriateness of the proposed development;*

With respect to “plans”, Policy 12.1.8 of the MDP (a statutory plan) outlines requirements to be met when employee housing is being considered in an industrial area:

Policy 12.1.8 - “Where residential development is proposed in industrial areas, the Town should consider the following issues:

- a. Residential uses are limited to housing for employees,*

This policy statement establishes a clear expectation that for housing to even be contemplated in an industrial area, the development authority must have confidence that it will only serve workers in the Bow Valley, now, and in perpetuity. This is a key off-set to the increased risk of conflict between residential and industrial uses in an industrial area. Administration’s authority lies with regulating the use, and not the user. Further, the Town has no tools or mechanisms to enforce any programs or systems the developer might implement, in perpetuity. Similarly, the Town’s experience is that enforcement on short-term rentals in residential units intended for long-term tenure can be challenging. Without such tools, the proposed housing could be used to house any individuals, regardless of their employment status, for any duration. Therefore, with no guarantees as to how the housing would be used in perpetuity, Administration does not support the proposed discretionary use.

- b. Impacts from industrial uses are sufficiently small to make residential uses appropriate*
- c. Residential uses will not displace or inhibit the operation of existing or future industrial uses, and*

There are limited regulatory tools available to the Town to insulate the housing from the impacts of adjacent industrial uses. The parcel is located in the middle of the Elk Run Industrial Park, adjacent to an arterial road. Some of the adjacent uses (tour company) could be generally compatible with housing, however, adjacent existing development will change over time to other forms of industrial uses. This fluidity makes it difficult to establish design thresholds to ensure that occupants can enjoy their units. Although the ARP speaks to “clean,

light industrial uses” for this area, noise, smoke, and loading that are inherent with most industrial activity is still anticipated, and design cannot fully mitigate these elements enough to eliminate any potential conflict between uses.

This potential conflict with adjacent uses would not have been considered in the review of the building permit applications for the two buildings. The Alberta Building Code imposes requirements based upon the proposed use(s) of the building at the time of application. Further, the applicant is only responsible for meeting the minimum requirements of the Building Code, and would be under no obligation to revise their issued permits moving forward based on an approval of the proposed use.

Industrial lands provide opportunity for land uses not permitted in other mixed-use areas such as distilleries, and manufacturing companies that produce higher noise, smell, or work with toxic substances. Canmore has limited areas where these industries could establish themselves or expand into, when current facilities no longer meet their growing needs. Permitting housing at this location poses a risk to this objective. Pressures on industrial land for non-industrial uses – driven by the relatively lower land costs in industrial area – is not a phenomenon unique to Canmore. Many municipalities have industrial land strategies intended to protect and maintain industrial areas as a result of these pressures. The Town has recently completed a Retail/Light Industrial Gap Analysis that reinforces the need to protect the community’s very limited industrial land base. The analysis recognizes the low vacancy and high cost of residential in Canmore, however it also demonstrates that vacancy for industrial lands is extremely low. In this sense, the application under appeal not only compromises the viability of long-term industrial uses in Elk Run; it also erodes that industrial base by converting much-needed industrial space to residential.

Furthermore, should the vision for the type of industrial uses in the area require updating, residential development may present some barriers to adding, for example, new uses to the district, as homeowners would be more concerned about the quiet enjoyment of their property than what’s best for industrial activity. Therefore, it is important that the Elk Run Industrial Park be preserved to the greatest extent as an industrial park.

Given the location of the parcel, the design can only lessen but not fully mitigate impacts from industrial activity on housing, and that there is risk that the housing may interfere with future redevelopment or revisioning of the industrial area, Administration does not support the proposed discretionary use.

d. Residential units are subordinate to the industrial uses”

With respect to 1.10.0.3b. of the LUB: “The location of the parcel and the appropriateness of the proposed development”, many of the above comments discuss the appropriateness of the location relative to its effect on industrial development. However, the appropriateness of housing relative to a basic standard of living and its location should also be evaluated.

The Town of Canmore’s Community Standards Bylaw allows for a greater level of sound decibels, and tolerance for outdoor storage in industrial areas as compared to residential areas, which would offer residents of this property less recourse for enforcement against perceived nuisances, and would have direct implications on the standard of living offered by the site.

Section 5.2.5.1 of the Land Use Bylaw provides specific regulations for Employee Housing uses in the IND-1 Light Industrial District. The subsection lists six criteria for considering Employee Housing uses in this land use district:

5.2.5.1 Employee Housing may be considered and approved in this District, only when located above the ground floor of a building and when the following issues can be addressed to the satisfaction of the Development Authority:

- a. Adequate long-term and legally binding provisions are in place to ensure the units remain as bona fide Employee Housing and are demonstrably subordinate in terms of area and intensity to other uses in the building.*

The applicant has not provided any proof that a legally binding mechanism would be put in place to ensure compliance with subsection 5.2.5.1 a. Even if the applicant were to propose a solution to this subsection, the agreement would be between two private parties, who could remove a caveat registered against title, or rescind an agreement by mutual consent. As well, the scale of the proposal, where 46% of the development's gross floor area does not make the proposed employee housing component 'subordinate'.

b. The space proposed for Employee Housing would not be reasonably used for commercial or industrial purposes.

PL20220043 was approved on the basis that all of the two-storey industrial bays would be used for Light Manufacturing, a permitted use within the IND-1 district. The timing of the subsequent change-of-use application is odd, given that the building is under construction and therefore no tenants have occupied the thirteen units. The applicant informally noted that their sales department were of the opinion that space set aside for Employee Housing would make the units more marketable. With the wide range of uses available in the IND-1 district, making a property 'more marketable' does not equate to the Land Use Bylaw regulation that the space could not be reasonably used for commercial or industrial purposes.

c. The Employee Housing units are appropriate in design for Employee Housing, particularly with respect to unit size.

Section 5.4.6 of the Land Use Bylaw provides specific regulations for employee housing proposals in the Southern Business Land Use District. Although not directly applicable to other non-residential land use districts, the Section 5.4.6.2 lists minimum unit sizes for various apartment types:

- Bachelor – 37.0 m²
- One-bedroom – 51.0 m²
- Two-bedroom – 65.0 m²
- Three-bedroom – 84.0 m²
- The total unit size for Employee Housing in Common Amenity Housing style development is 35 m²/bedroom

The proposed unit sizes for 100 Alpine Meadows are significantly larger than the above minimum criteria:

- Two-bedroom units range from 129.7 m² to 138.9 m²
- Three-bedroom units range from 169.2 m² to 212.3 m²
- The four-bedroom unit proposed is 257.9 m² in area

Therefore, the units as proposed are approximately twice the minimum floor areas established for the Southern Business District, although the regulations do not contemplate a four-bedroom unit.

Employee Housing units would not constrain any future permitted or discretionary, commercial or industrial uses from developing on the site or on surrounding areas.

e. Employee Housing would not unduly interfere with existing and any potential industrial development in the area.

Approval of the proposal could have an adverse effect on the properties near the subject site, particularly to the south. Lands on Bow Meadows Crescent have the IND-2 land use designation, which allows for a wider range of uses that could have a greater impact on a residential area. Many of the listed uses are discretionary, which would require notification that a specific use was being proposed. With more people living in the Industrial Park, they could, as affected residents object to uses that would not be allowed anywhere else in the municipality, thus preventing the Town from keeping a current and hopefully diversified mix of industry.

f. Outdoor Amenity Space such as balconies may be provided as part of the Employee Housing while meeting all of the above-described requirements in regard to impacts to or from adjacent industrial uses.

From the attached floor plan, a series of two-, three-, and four-bedroom units are proposed for the twelve units, resulting in a total of 34 bedrooms within the twelve units. It has been the Town's experience that employee housing units have had past histories of being separated in ownership tenure from the businesses they were supposed to serve. Some have also been converted to short term accommodation rentals, or have introduced non-employees to occupy vacant bedrooms

The proposed amenities for the site consist of picnic tables and Adirondack chairs in the landscaped area near the west property line (adjacent to Elk Run Boulevard). No changes to the exterior of the buildings previously approved were proposed, which could have provided valuable private amenity space, in accordance with Section 5.2.5.1 f. As this is the extent of common amenities proposed, it is Administration's opinion that there will be few opportunities for privacy or enjoyment on the subject site. Administration notes that this has been proposed in other developments in the community with limited usage. Town Administration has serious concerns that the proposed picnic tables and Adirondack chairs is not enough of an amenity given the number of bedrooms proposed for the entire development

OPTIONS FOR CONSIDERATION

Section 687(3)(c) and (d) of the MGA provide that, in making a decision on a development appeal, the board may:

- confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;

Accordingly, the SDAB has the authority to:

1. Approve the application subject to the conditions in Schedule A.
2. Approve the application subject to the conditions in Schedule A and any conditions.
3. Refuse the application, specifying reason(s) for refusal.

RECOMMENDATION

The Planning & Development department recommends that the Subdivision & Development Appeal Board REFUSE application PL20220268. Should the SDAB choose to approve application PL20220268, the recommended conditions are included in Attachment 5.

ATTACHMENTS:

1. Site Context
2. Zoning Map
3. Bylaw Conformance Review
4. Submitted Plans
5. Schedule A – Proposed Conditions of Approval



Lauren Miller, RPP, MCIP, AICP
Manager of Planning & Development



Harry Shnider, RPP, MCIP
Development Planner

ATTACHMENT I – SITE CONTEXT



Aerial Photo of subject site and surrounding area



Photo of business north of Subject Site

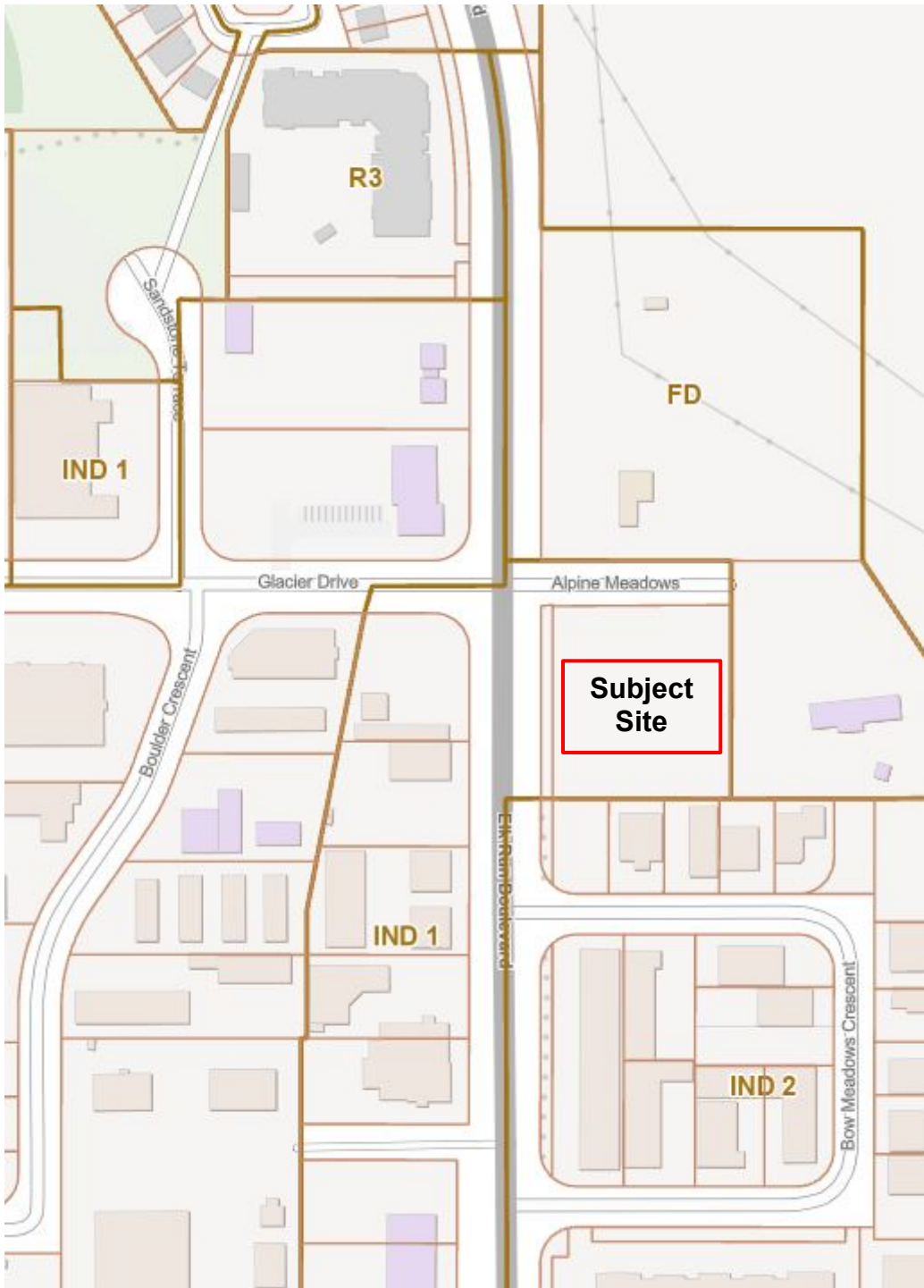


Photo of business south of Subject Site



Photo of business west of Subject Site

ATTACHMENT 2 – ZONING MAP



ATTACHMENT 3 - BYLAW CONFORMANCE REVIEW

REQUIREMENT	BYLAW 2018-22	PROPOSED	VARIANCE
ONLY USE-RELATED REQUIREMENTS (SEE REPORT)	N/A	N/A	N/A

ATTACHMENT 4 – SUBMITTED PLANS

Attachment 4.1 – Floor and Amenity Site Plans submitted with Change of Use DP application



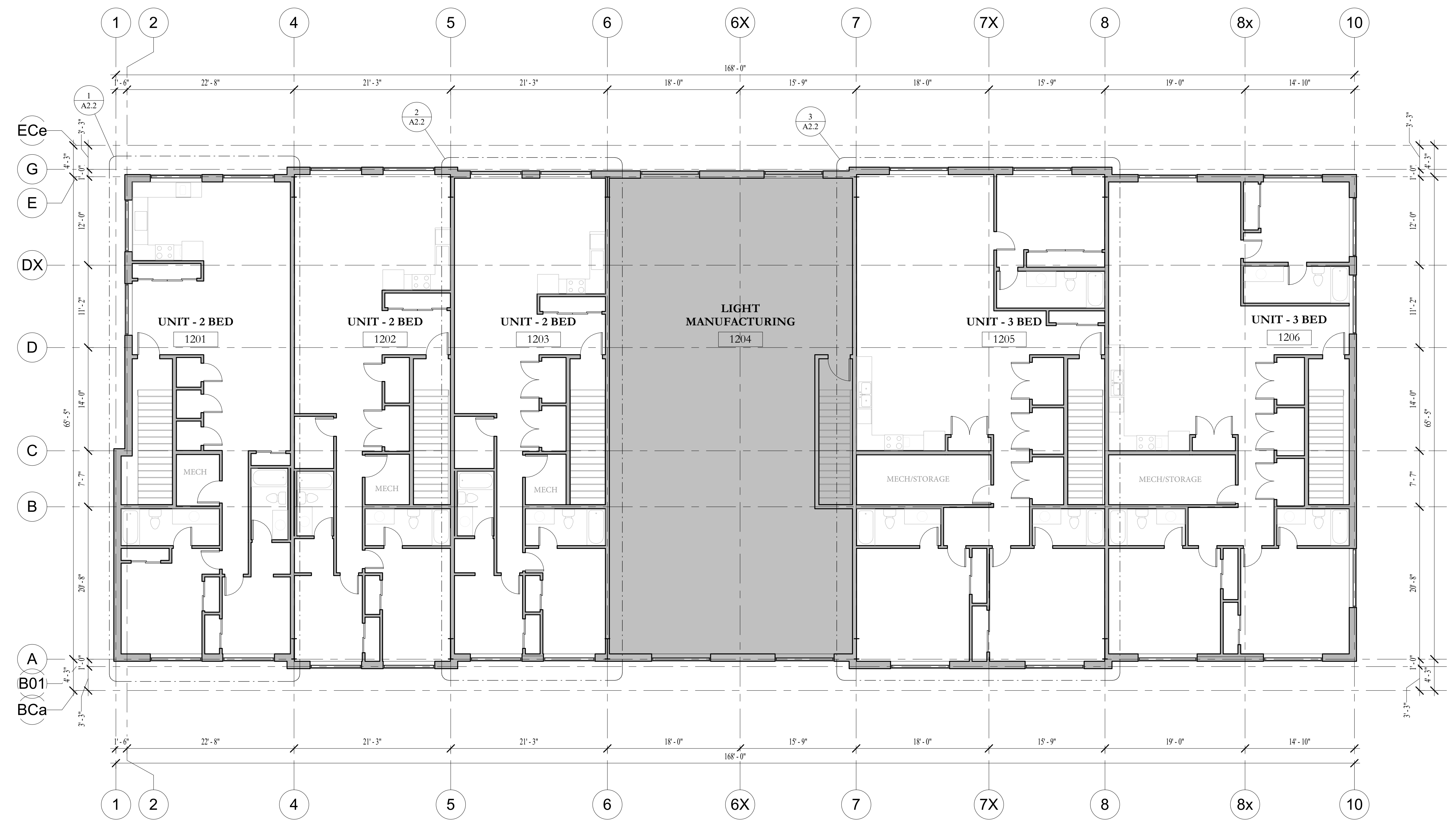
201b-306 Bow Valley Trail
Canmore, AB. T1W 0N2

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BUILDING 1 - SECOND FLOOR PLAN

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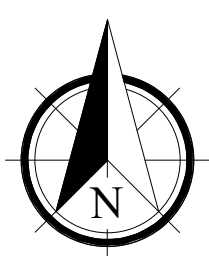
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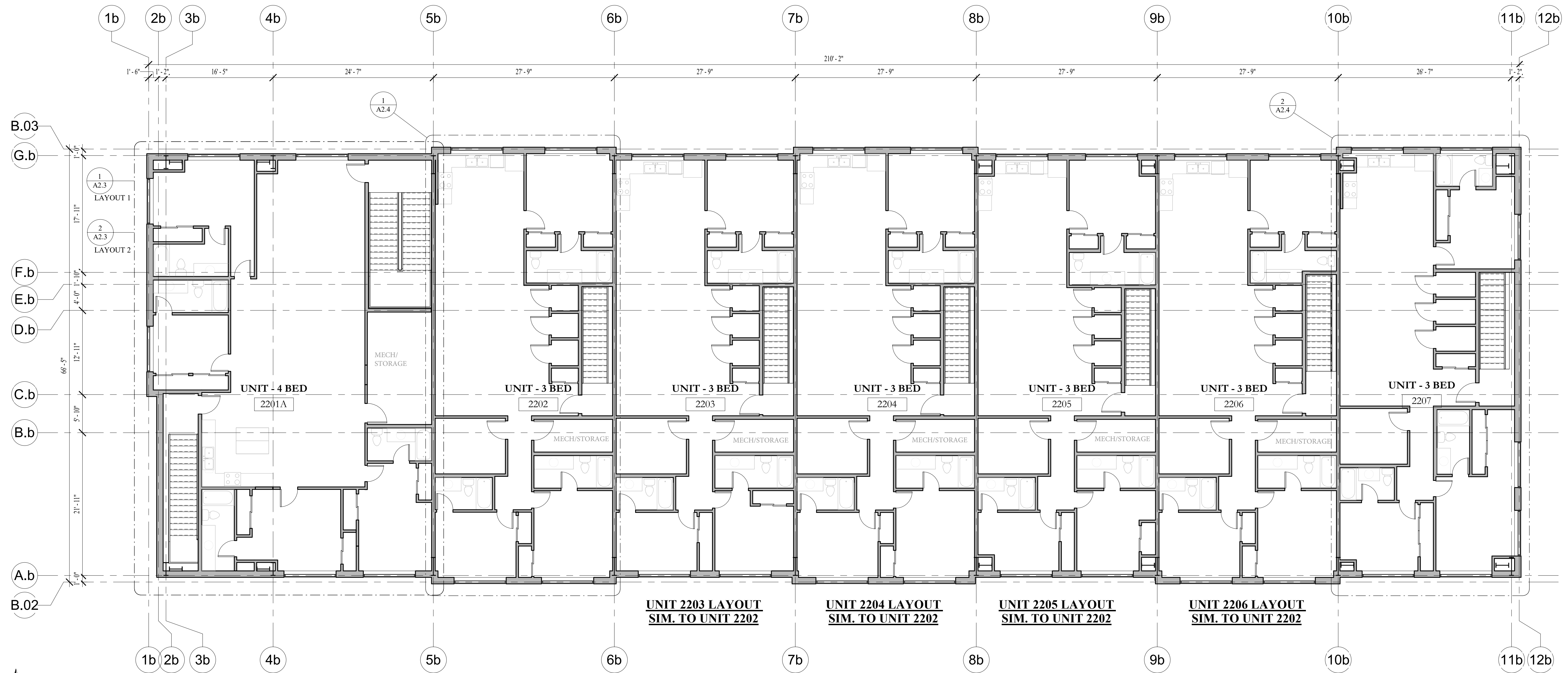


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SECOND FLOOR PLAN - BUILDING 1
SCALE: 1/8" = 1'-0"
NOTE: CONCEPTUAL UNIT LAYOUTS ARE SUBJECT TO CHANGE

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#	REVISION	BY	DATE

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100 Alpine Meadows

LEGAL DESCRIPTION:
LOT 2, BLOCK 8, PLAN 011 2017

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BUILDING 2 - SECOND FLOOR PLAN

DATE (yy/mm/dd):
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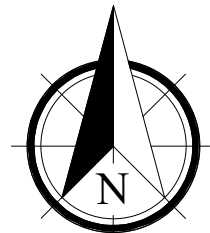
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SECOND FLOOR PLAN - BUILDING 2
SCALE: 1/8" = 1'-0"
NOTE: CONCEPTUAL UNIT LAYOUTS ARE SUBJECT TO CHANGE








Alpine Meadows

PROPOSED EMPLOYEE AMENITY PLAN






100 Alpine Meadows
 Lot 2, Block 8, Plan 011 2017



Groundcover and Surfaces

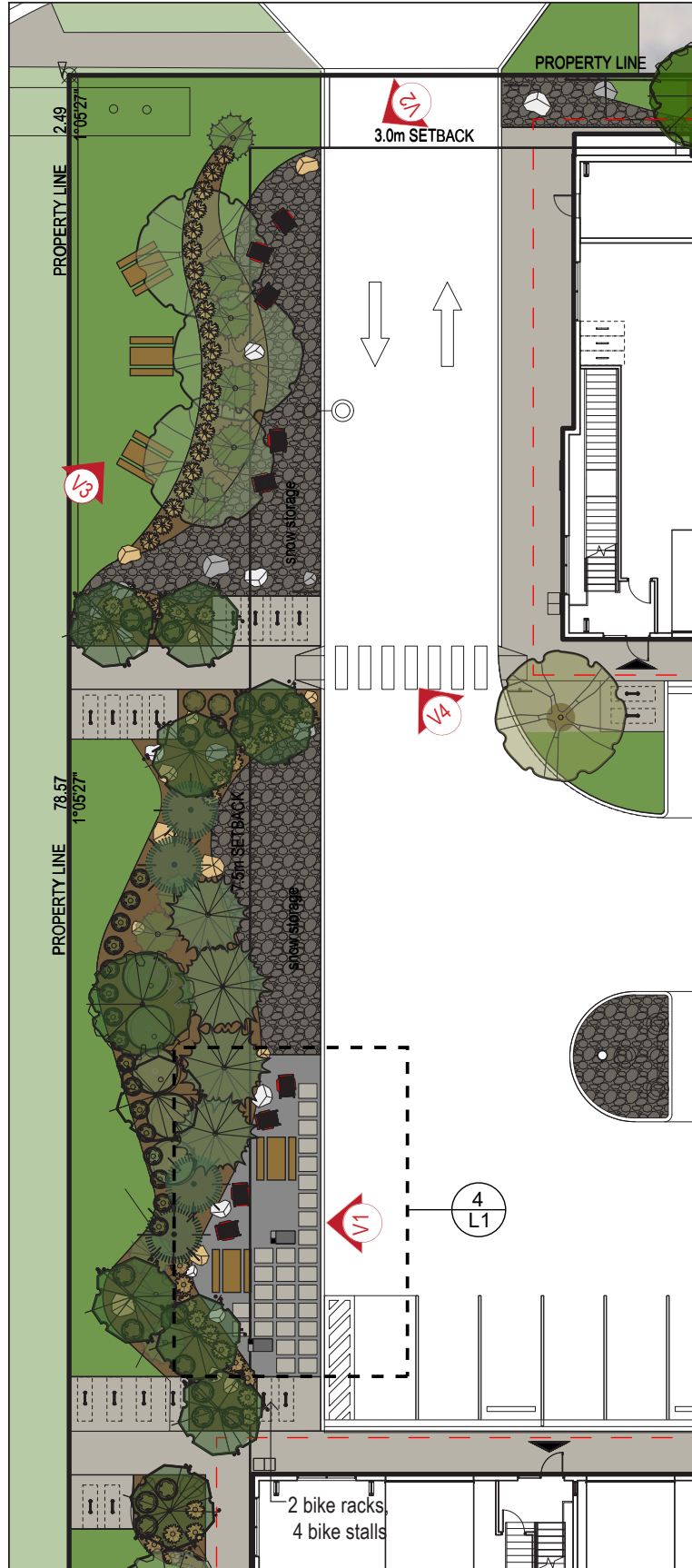
-  sod on 300 mm depth topsoil
-  standard concrete with broom finish & tooled joints
-  decorative rundle rock mulch
-  compacted crushed limestone surfacing
-  100mm depth wood mulch
-  1.5m fire smart buffer
-  existing chain link fencing to remain

Site Elements

-  rundle rock feature boulders
-  bike rack with 2 bicycle parking stalls
-  waste receptacle - animal proof
-  light standard refer to electrical
-  light standard refer to electrical

Alpine Meadows

EMPLOYEE AMENITY CONCEPTUAL RENDERINGS



View 1



View 2



View 3



View 4

ATTACHMENT 4 – SUBMITTED PLANS

Attachment 4.2 – Approved Development Permit Drawings PL20220043

CANMORE

CONSULTANT LIST & DRAWING INDEX

ARCHITECTURAL

SYSTEMIC	CONSULTANT NAME: Systemic Architecture Inc. ADDRESS: 4223 Kensington Road NW, Calgary AB T2N 3P9 TELEPHONE: 587.315.9001 CONTACT NAME: Ryan O'Hara (Ryan.OHara@systemic-ar.com)
DP-0.0	COVER SHEET
DP-1.1	SITE PLAN
DP-1.2	TRUCK TURNING SITE PLAN AND SITE DETAILS
DP-2.1	BUILDING 1 - MAIN FLOOR PLAN AND SECOND FLOOR PLAN
DP-2.2	BUILDING 2 - MAIN FLOOR PLAN AND SECOND FLOOR PLAN
DP-2.3	BUILDING 1 - ROOF PLAN
DP-2.4	BUILDING 2 - ROOF PLAN
DP-3.1	BUILDING 1 - EXTERIOR ELEVATIONS
DP-3.2	BUILDING 2 - EXTERIOR ELEVATIONS

PLOT PLAN

McElhanney	CONSULTANT NAME: McElhanney ADDRESS: 203 - 502 Bow Valley Trail, Canmore, Alberta, T1W 1N9 TELEPHONE: 403.621.4090 CONTACT NAME: Warren Eggett (w.eggett@mcclhanney.com)
21-298	DP PLOT PLAN

CIVIL ENGINEERING

McElhanney	CONSULTANT NAME: McElhanney ADDRESS: 203 - 502 Bow Valley Trail, Canmore, Alberta, T1W 1N9 TELEPHONE: 403.621.4090 CONTACT NAME: Chris Connor (cconnor@mcclhanney.com)
2531-80201-C-000	DRAWING INDEX
2531-80201-C-100	SURFACEWORKS AND GRADING
2531-80201-C-200	UNDERGROUND UTILITIES
2531-80201-C-300	STORM DESIGN
2531-80201-C-400	DETAILS
2531-80201-C-401	DETAILS
2531-80201-C-402	DETAILS
2531-80201-C-403	DETAILS

ELECTRICAL ENGINEERING

EMBE	CONSULTANT NAME: EMBE Consulting Engineers Inc. ADDRESS: Suite 204, 110 12th Avenue SW, Calgary, Alberta, T2R 0G7 TELEPHONE: 403.460.2277 CONTACT NAME: Deepak Khande (khande@embeconsulting.ca)
E101S	ELECTRICAL SIT PLAN - LIGHTING
E102S	ELECTRICAL SITE PLAN - POINT BY POINT
E103S	RENDERINGS

LANDSCAPING

8118	CONSULTANT NAME: 8118 Studio Ltd. ADDRESS: 1812 14th Street SW, Calgary, Alberta, T2T 3W6 TELEPHONE: 403.244.8188 CONTACT NAME: Jalisa@8118studio.ca
L1	LANDSCAPE SITE PLAN



ALPINE MEADOWS INDUSTRIAL

DEVELOPMENT PERMIT - PRIOR TO DECISION

100 Alpine Meadow, Canmore, Alberta



Note: Images shown herein are artist's representations of proposed project. Images do not show future interior tenant improvement layouts or tenant signage

Issued For	Date
DEVELOPMENT PERMIT	22-02-08
PRIOR TO DECISION	22-05-17
PRIOR TO DECISION II	22-06-28

SYSTEMIC Architecture Inc.
102 - 1422 Kensington Street NW
Calgary, Alberta, Canada T2N 3P9
587.315.9001

Project	2021-003
City	CANMORE, ALBERTA
Site Legal Address	LOT 2, BLOCK 6, PLAN 011, 2017
Site Civic Address	100 ALPINE MEADOW
Development	PL2022043
Permit	TO BE ASSIGNED

PROJECT STATISTICS

PROJECT DESCRIPTION

PROPOSED NEW INDUSTRIAL, 2 LEVELS.

LEGAL DESCRIPTION

LOT2, BLOCK 8, PLAN 011 2017

CIVIC ADDRESS

100 ALPINE MEADOW, CANMORE, ALBERTA

LAND USE DESIGNATION

IND 1 (LIGHT INDUSTRIAL DISTRICT)

LAND USE DESCRIPTION

- PERMITTED USES:
- INDUSTRIAL OPERATION
 - LIGHT MANUFACTURING
- DISCRETIONARY USES:
- INDUSTRIAL SALE AND RENTAL
 - WAREHOUSE
 - WHOLE SALES
 - OUTDOOR STORAGE

SITE ANALYSIS

SITE AREA 6 064.2 m² (1.5 Acres, 0.61 H.)

PROPOSED NUMBER OF BUILDINGS 2

NUMBER OF STOREYS 2

FLOOR AREA RATIO (G.F.A. / SITE AREA)

MAX FLOOR AREA RATIO PERMITTED

PROPOSED PROJECT F.A.R. 4 807.3 m² / 6 064.2 m² = 0.76

BUILDING 1 FOOTPRINT AREA 1 028.7 m² / 11 102 ft²

BUILDING 2 FOOTPRINT AREA 1 269.6 m² / 13 859 ft²

TOTAL BUILDING FOOTPRINT AREA 2 298.3 m² / 24 961 ft²

PROPOSED PROJECT COVERAGE FOOTPRINT / SITE AREA x 100

PROPOSED PROJECT COVERAGE 2 298.3 m² / 6 064.2 m² X 100 = 38%

YARD SETBACKS NORTH 3.0 m (Alpine Meadow)

SOUTH 0.0 m (Lot - IND 2 District)

EAST 0.0 m (Lot - FD District)

WEST 7.5 m (Elk Run Boulevard)

BUILDING ANALYSIS

NUMBER OF STOREYS 2

GROSS FLOOR AREA BREAKDOWN

BUILDING 1

BUILDING AREA - MAIN FLOOR 1 028.7 m² / 11 102 ft²

BUILDING AREA - SECOND FLOOR 1 027.2 m² / 11 057 ft²

TOTAL BUILDING AREA 2 055.9 m² / 22 130 ft²

BUILDING 2

BUILDING AREA - MAIN FLOOR 1 269.6 m² / 13 666 ft²

BUILDING AREA - SECOND FLOOR 1 281.8 m² / 13 798 ft²

TOTAL BUILDING AREA 2 551.4 m² / 27 463 ft²

TOTAL BUILDING AREA 4 607.3 m² / 49 593 ft²

* GFA: THE TOTAL FLOOR AREA OF EACH FLOOR OF A BUILDING MEASURED FROM THE OUTSIDE SURFACE OF THE EXTERIOR WALLS, AND INCLUDES ALL FLOORS TOTALLY OR PARTIALLY ABOVE GRADE LEVEL, INCLUDING ALL STAIR OPENINGS.

VEHICLE PARKING ANALYSIS

PARKING REQUIREMENT DEFINITIONS

(Table 2.7)

Minimum number of parking stalls: 0

Maximum number of parking stalls: 10 stalls per bay (regardless of GFA per proposed use)

PARKING STALL COUNT

PARKING STALL 51

BARRIER-FREE STALL 2

TOTAL PARKING STALLS PROVIDED: 53

LOADING PARKING ANALYSIS

LOADING REQUIREMENT DEFINITIONS - BYLAW SECTION 2.7.3.1

A minimum of one (1) loading stall shall be required per multi-unit residential building or non-residential building, unless it can be otherwise demonstrated to the Development authority that loading can reasonably take place without a dedicated stall on-site, or that it can be shared amongst multiple developments and/or tenants to minimize the number of loading stalls required.

LOADING PARKING STALL REQUIREMENT

GFA 773 sm / 9300 sm x 1 = 0

LOADING PARKING STALLS REQUIRED: 2

LOADING PARKING STALLS PROVIDED: 13

BICYCLE PARKING ANALYSIS

BICYCLE REQUIREMENT DEFINITIONS

Table 2.7.2

Minimum number of Short-Term Bicycle Parking Stalls Required:

one (1) stall per 100m² of GFA

Minimum number of Long-Term Bicycle Parking Stalls Required:

one (1) stall per 100m² of GFA

4 610.1m² / 100m² = 46.1 = 47

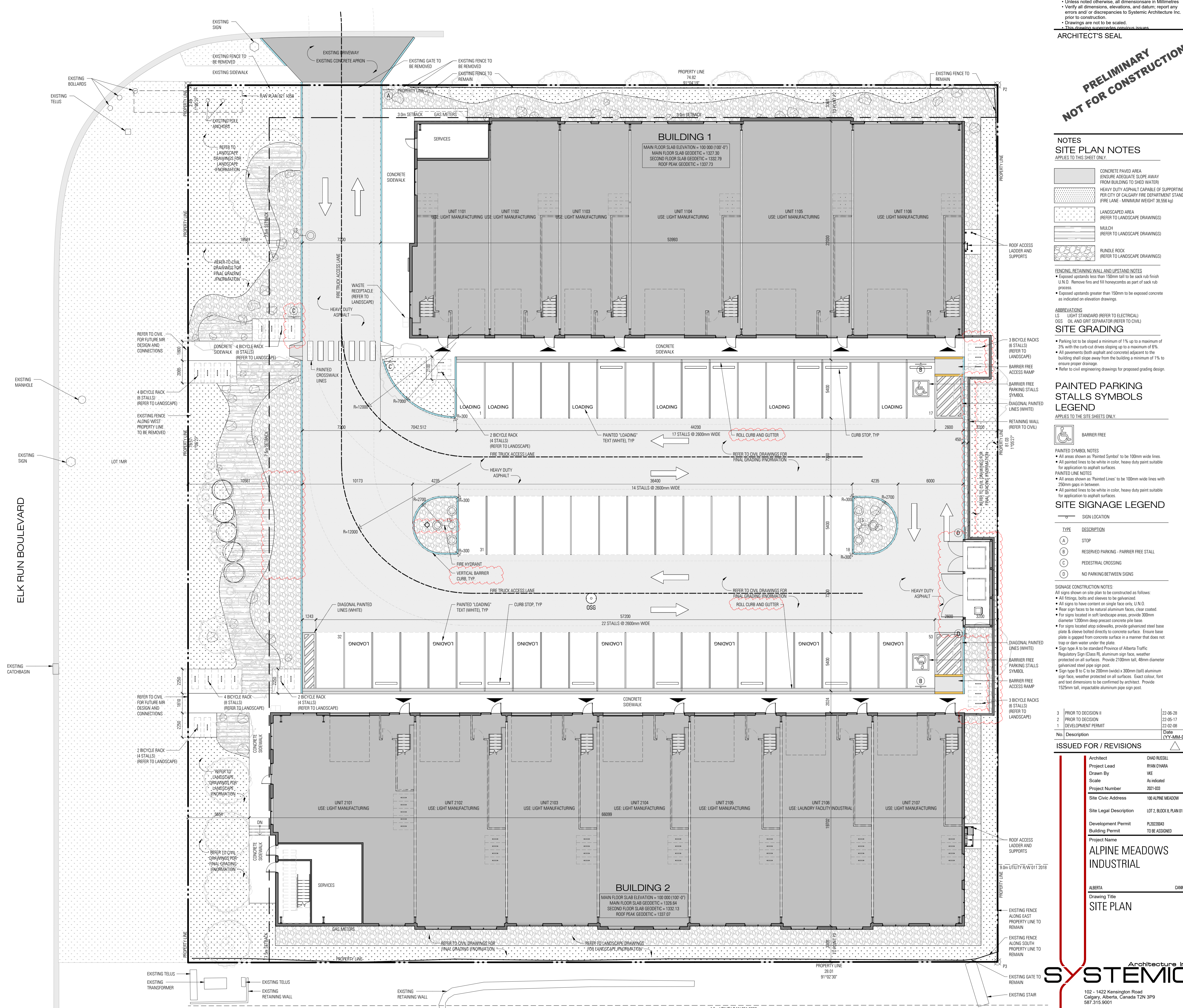
SHORT-TERM BICYCLE PARKING STALLS REQUIRED: 47

SHORT-TERM BICYCLE PARKING STALLS PROVIDED: 47

LONG-TERM BICYCLE PARKING STALLS REQUIRED: 47

LONG-TERM BICYCLE PARKING STALLS PROVIDED: 47

ALPINE MEADOW



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 Drawings are not to be scaled.
 This drawing supersedes previous issues.

ARCHITECT'S SEAL
PRELIMINARY
NOT FOR CONSTRUCTION

NOTES

SITE PLAN NOTES

- CONCRETE PAVED AREA (ENSURE ADEQUATE SLOPE AWAY FROM BUILDING TO SHED WATER)
- HEAVY DUTY ASPHALT (CAPABLE OF SUPPORTING LOAD AS PER CITY OF CALGARY FIRE DEPARTMENT STANDARDS (FIRE LANE - MINIMUM WEIGHT 38,556 kg))
- LANDSCAPE AREA (REFER TO LANDSCAPE DRAWINGS)
- MULCH (REFER TO LANDSCAPE DRAWINGS)
- RUNKLE ROCK (REFER TO LANDSCAPE DRAWINGS)

- FENCING, RETAINING WALL AND UPSTAND NOTES**
- Exposed upstands less than 150mm tall to be sack rub finish
 - U.L.C. Removed fins and fillets concrete as part of sack rub process.
 - Exposed upstands greater than 150mm to be exposed concrete as indicated on elevation drawings.

- ABBREVIATIONS**
- LS LIGHT STANDARD (REFER TO ELECTRICAL)
 - OSG OIL AND GRIT SEPARATOR (REFER TO CIVIL)

SITE GRADING

- Parking lot to be sloped a minimum of 1% up to a maximum of 3% with the curb cut drives sloping up to a maximum of 6%.
- All pavements (both asphalt and concrete) adjacent to the building shall slope away from the building a minimum of 1% to ensure proper drainage.
- Refer to civil engineering drawings for proposed grading design.

PAINTED PARKING STALLS SYMBOLS LEGEND

- Barrier Free
- Reserved Parking - Barrier Free Stall
- Diagonal Painted Lines (White)
- Retaining Wall (Refer to Civil)

PAINTED SYMBOL NOTES

- All areas shown as "Painted Symbol" to be 100mm wide lines.
- All painted lines to be white in color, heavy duty paint suitable for application to asphalt surfaces.
- All areas shown as "Painted Lines" to be 100mm wide lines with 200mm gaps in between.
- All painted lines to be white in color, heavy duty paint suitable for application to asphalt surfaces.

SITE SIGNAGE LEGEND

- Sign Location
- Stop
- Reserved Parking - Barrier Free Stall
- Barrier Free
- No Parking Between Signs

SIGNAGE CONSTRUCTION NOTES

- All signs shown on site plan to be constructed as follows:
- All fittings, bolts and sleeves to be galvanized.
- All signs to have content on single face only, U.L.C.
- Rear sign faces to be natural aluminum faces, clear coated.
- For signs located in soft landscape areas, provide 300mm diameter 1200mm deep precast concrete pile base.
- For signs located atop sidewalks, provide galvanized steel base plate & sleeve bolted directly to concrete surface. Ensure base plate is spaced from concrete surface in a manner that does not trap or dam water under the plate.
- Sign type A to be standard Provincial of Alberta Traffic Regulatory Sign (Class RL aluminum sign face, weather protected on all surfaces. Provide 2100mm tall, 48mm diameter galvanized steel pipe sign post.
- Sign type B to be 200mm (wide) x 300mm (tall) aluminum sign face, weather protected on all surfaces. Exact colour, font and font dimensions to be confirmed by architect. Provide 1925mm tall, impactable aluminum pipe sign post.

No.	Description	Date
3	PRIOR TO DECISION II	22-06-28
2	PRIOR TO DECISION I	22-05-17
1	DEVELOPMENT PERMIT	22-02-08
No.	Description	Date
		(YY-MM-DD)

ISSUED FOR / REVISIONS

Architect	DHAD RUSSELL
Project Lead	RVAN O'HARA
Drawn By	VE
Scale	As indicated
Project Number	2017-033
Site Civic Address	100 ALPINE MEADOW
Site Legal Description	LOT 2, BLOCK 8, PLAN 011 2017
Development Permit	R20220643
Building Permit	TO BE ASSIGNED
Project Name	ALPINE MEADOWS INDUSTRIAL
Location	ALBERTA CANMORE
Drawing Title	SITE PLAN

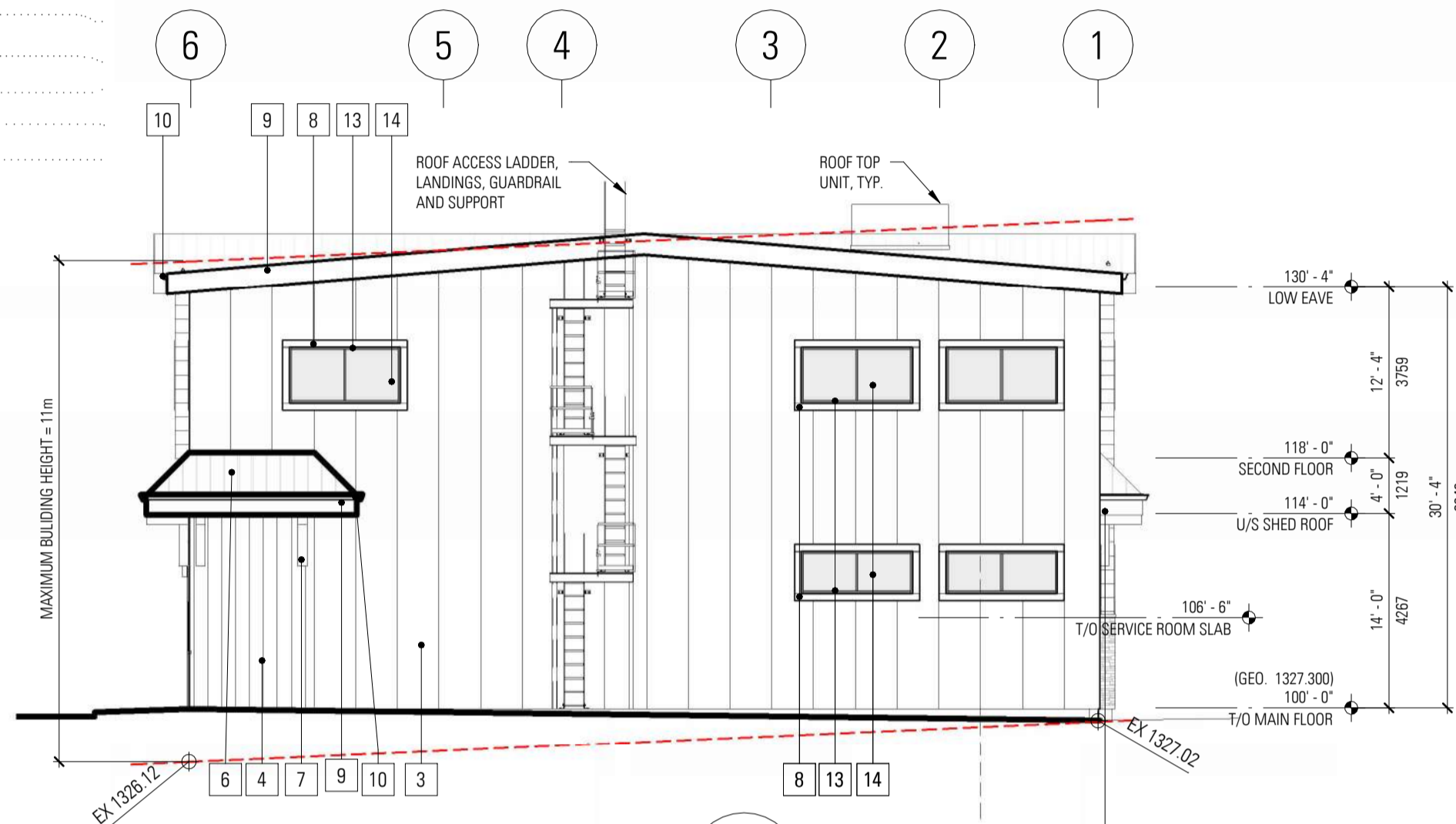
Systemic Architecture Inc.
 102 - 1422 Kensington Road
 Calgary, Alberta, Canada T2N 3P9
 587-315-9001

PROJECT TRUE
 NORTH NORTH
 1 DP-1.1
 SITE PLAN
 1:150

DP-1.1



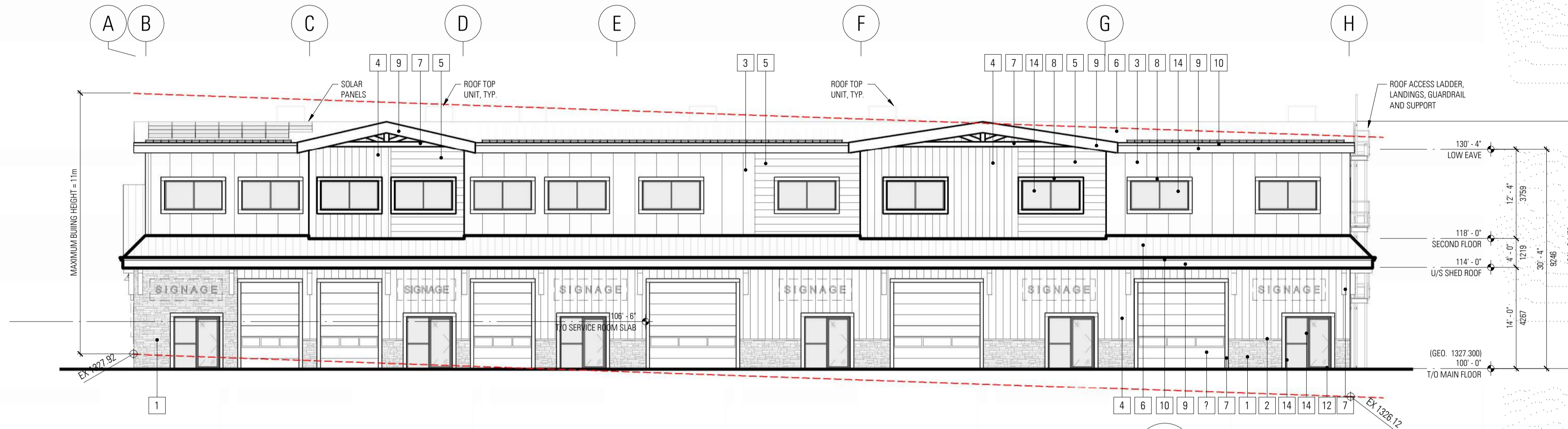
6 EAST ELEVATION - COLOUR
DP-3.1
3/32" = 1'-0"



4 EAST ELEVATION
DP-3.1
3/32" = 1'-0"



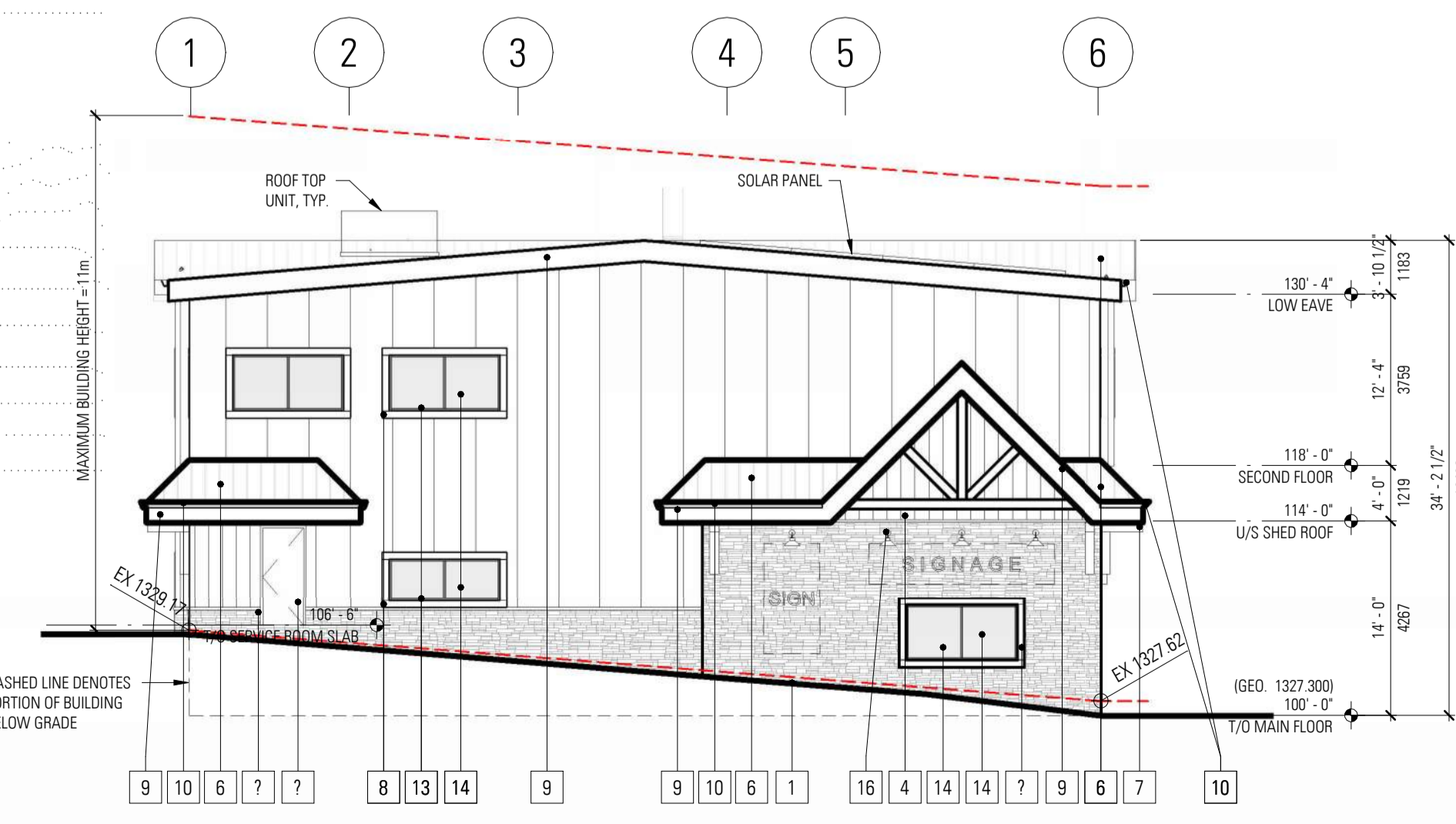
8 SOUTH ELEVATION - COLOUR
DP-3.1
3/32" = 1'-0"



3 SOUTH ELEVATION
DP-3.1
3/32" = 1'-0"



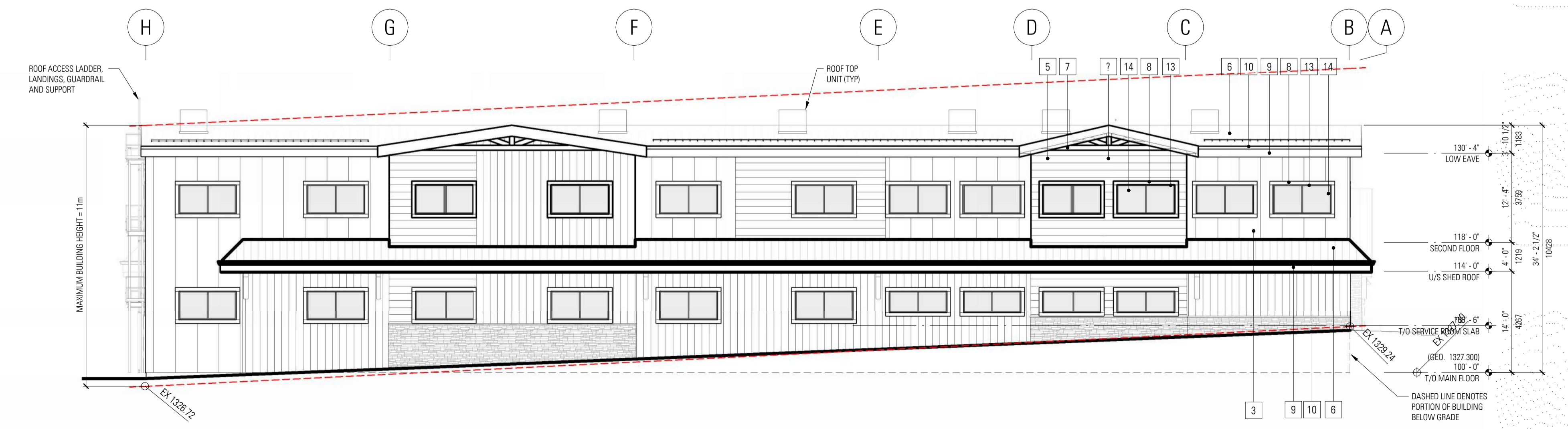
7 WEST ELEVATION - COLOUR
DP-3.1
3/32" = 1'-0"



2 WEST ELEVATION
DP-3.1
3/32" = 1'-0"



5 NORTH ELEVATION - COLOUR
DP-3.1
3/32" = 1'-0"



1 NORTH ELEVATION
DP-3.1
3/32" = 1'-0"

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 • This drawing supersedes previous issues.

ARCHITECT'S SEAL

**PRELIMINARY
NOT FOR CONSTRUCTION**

NOTES

ELEVATION KEYNOTES

- 1 STONE (COLOUR: MEDIUM GREY)
- 2 STONE SILL (COLOUR: MEDIUM GREY)
- 3 METAL PANEL (COLOUR: LIGHT GREY)
- 4 METAL PANEL (COLOUR: MEDIUM GREY)
- 5 METAL PANEL (COLOUR: GREEN)
- 6 METAL ROOF (COLOUR: DARK GREEN)
- 7 WOOD BRACKET (COLOUR: MEDIUM RED/BROWN)
- 8 WOOD TRIM (COLOUR: MEDIUM RED/BROWN)
- 9 FASCIA (COLOUR: BLACK)
- 10 GUTTER c/w DOWNSPOUT (COLOUR: BLACK)
- 11 HOLLOW METAL INSULATED DOOR (COLOUR: TRS)
- 12 ALUMINUM DOOR w/ CLEAR GLASS VISION PANEL (COLOUR: BLACK (ALUMINUM STEEL AND RAILS))
- 13 STOREFRONT ALUMINUM MULLION SYSTEM (COLOUR: BLACK)
- 14 VISION GLASS PANEL
- 15 OVERHEAD DOOR (COLOUR: BLACK)
- 16 EXTERIOR LIGHT FIXTURE (REFER TO ELECTRICAL CONSULTANT INFO)

SIGNAGE LEGEND

TYPE QTY DIMENSION (mm) MAIN FLOOR TO U/S SIGN (mm)

3	PRIOR TO DECISION II	22-06-28
2	PRIOR TO DECISION	22-05-13
1	DEVELOPMENT PERMIT	22-02-08
No.	Description	Date (YY-MM-DD)

ISSUED FOR / REVISIONS

Architect	DHARD RUSSELL
Project Lead	RIVAN O'SHARA
Drawn By	VE
Scale	3/32" = 1'-0"
Project Number	2021933
Site Civic Address	100 ALPINE MEADOW
Site Legal Description	LOT 1, BLOCK 8, PLAN 011 2017
Development Permit	R20220643
Building Permit	TO BE ASSIGNED
Project Name	ALPINE MEADOWS INDUSTRIAL
ALBERTA	CANMORE
Drawing Title	BUILDING 1 - EXTERIOR ELEVATIONS

SYSTEMIC Architecture Inc.
 102 - 1422 Kensington Road
 Calgary, Alberta, Canada T2N 3P9
 403-315-8831

Drawing Building Number
DP-3.1 1

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ARCHITECT'S SEAL
PRELIMINARY
NOT FOR CONSTRUCTION

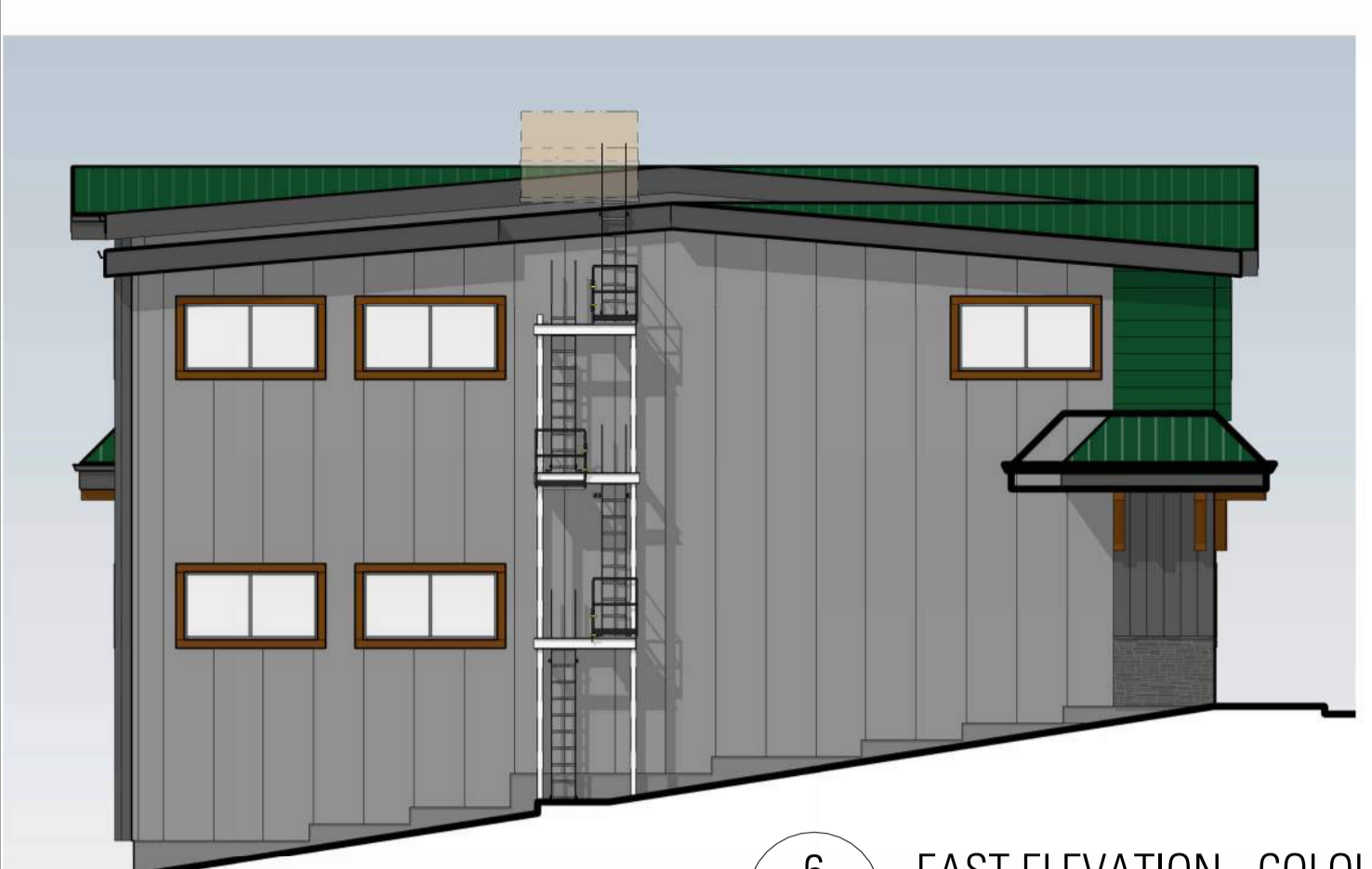
NOTES

ELEVATION KEYNOTES

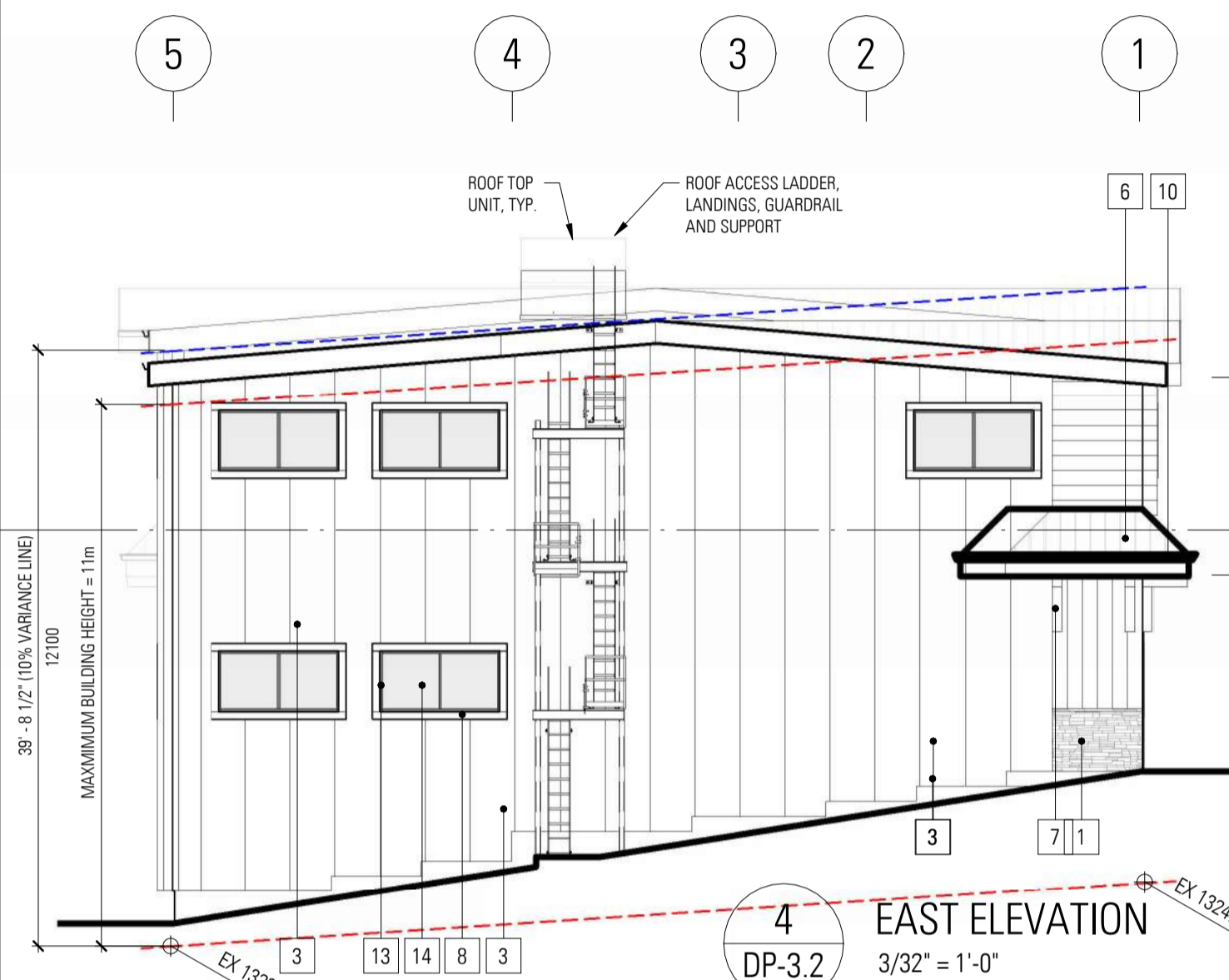
- 1 STONE (COLOUR: MEDIUM GREY)
- 2 STONE SILL (COLOUR: MEDIUM GREY)
- 3 METAL PANEL (COLOUR: LIGHT GREY)
- 4 METAL PANEL (COLOUR: MEDIUM GREY)
- 5 METAL PANEL (COLOUR: GREEN)
- 6 METAL ROOF (COLOUR: DARK GREEN)
- 7 WOOD BRACKET (COLOUR: MEDIUM RED/BROWN)
- 8 WOOD TRIM (COLOUR: MEDIUM RED/BROWN)
- 9 FASCIA (COLOUR: BLACK)
- 10 GUTTER c/w DOWNSPOUT (COLOUR: BLACK)
- 11 HOLLOW METAL INSULATED DOOR (COLOUR: BLACK)
- 12 ALUMINUM DOOR c/w CLEAR GLASS VISION PANEL (COLOUR: BLACK ALUMINUM SILE AND RAILS)
- 13 STOREFRONT ALUMINUM MULLION SYSTEM (COLOUR: BLACK)
- 14 VISION GLASS PANEL OVERHEAD DOOR (COLOUR: BLACK)
- 15 VISION GLASS PANEL OVERHEAD DOOR (COLOUR: BLACK)

SIGNAGE LEGEND

TYPE QTY DIMENSION MAIN FLOOR TO U/S SIGN (mm)



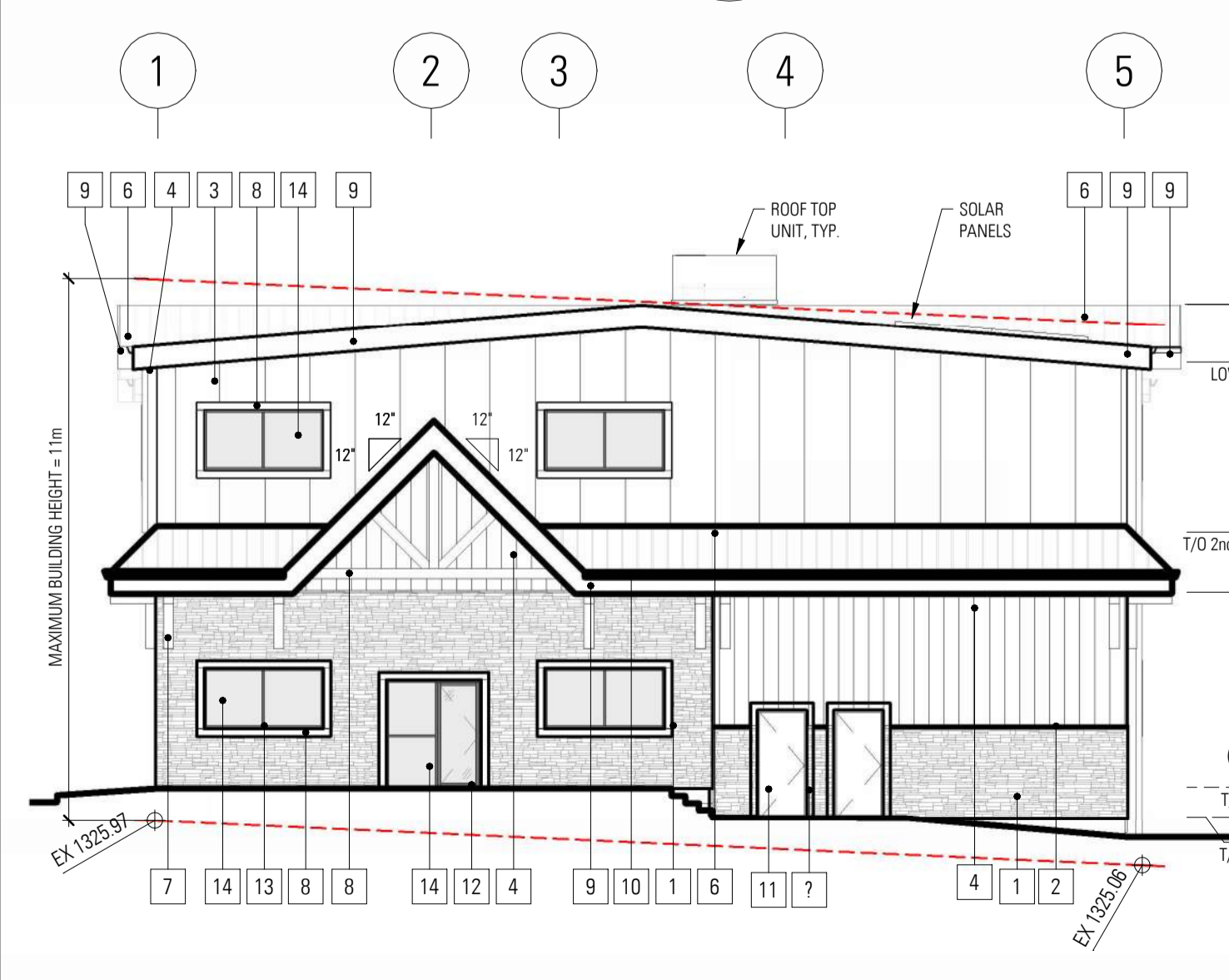
6 EAST ELEVATION - COLOUR
 DP-3.2 3/32" = 1'-0"



4 EAST ELEVATION
 DP-3.2 3/32" = 1'-0"



7 WEST ELEVATION - COLOUR
 DP-3.2 3/32" = 1'-0"



2 WEST ELEVATION
 DP-3.2 3/32" = 1'-0"



8 NORTH ELEVATION - COLOUR
 DP-3.2 3/32" = 1'-0"



3 NORTH ELEVATION
 DP-3.2 3/32" = 1'-0"



5 SOUTH ELEVATION - COLOUR
 DP-3.2 3/32" = 1'-0"



1 SOUTH ELEVATION
 DP-3.2 3/32" = 1'-0"

3	PRIOR TO DECISION II	22-06-28
2	PRIOR TO DECISION	22-05-13
1	DEVELOPMENT PERMIT	22-02-08
No.	Description	Date
		(YY-MM-DD)

ISSUED FOR / REVISIONS

Architect	CHAD RUSSELL
Project Lead	RIMAN OUSARA
Drawn By	WLS
Scale	3/32" = 1'-0"
Project Number	2021033
Site Civic Address	100 ALPINE MEADOW
Site Legal Description	LOT 2, BLOCK 8, PLAN 011 2017
Development Permit	R20220643
Building Permit	TO BE ASSIGNED
Project Name	ALPINE MEADOWS INDUSTRIAL
CANADIAN	ALBERTA
Drawing Title	BUILDING 2 - EXTERIOR ELEVATIONS



Drawing	Building Number
DP-3.2	2



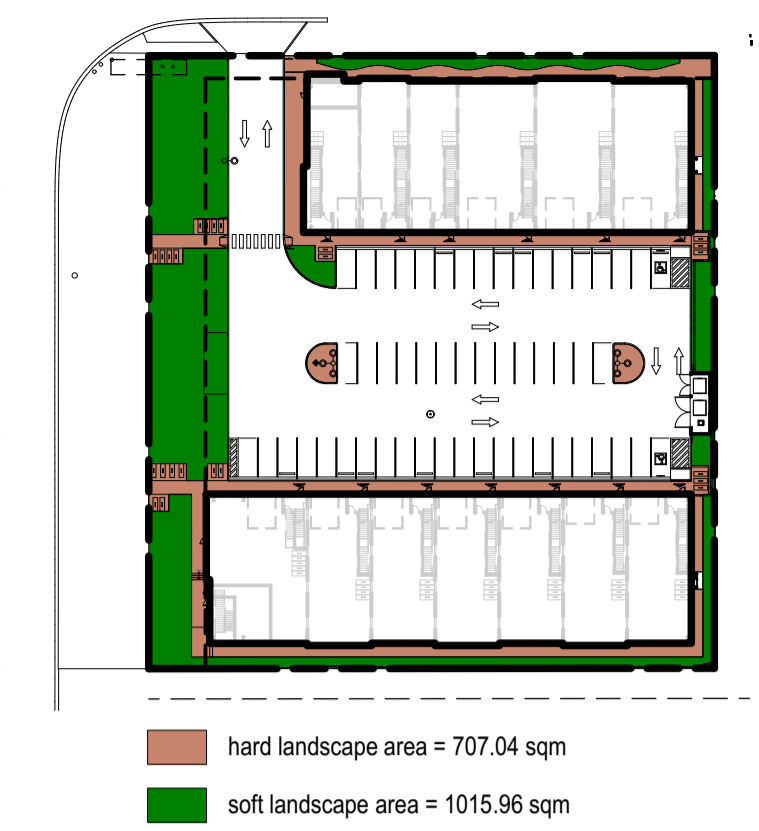
landscape statistics

Municipal Address: 100 ALPINE MEADOW
 Legal Address: Lot 2, Block 8, Plan 011 2017
 Town of Canmore Zoning: IND-1

landscape area: 6,064.20 m²
 total site area: 6,064.20 m²

landscape area required (10% of total site area): 606.42 m²
 landscape area provided: 1723 m²

	required	provided
total number of trees (1/20 m ² of required landscape area)	31	
number of existing trees to be retained on site:	0	0
number of new trees:	31	34
total number of trees on site:	31	34
deciduous trees	required	provided
large trees (20% min 85mm cal)	6	6
medium trees (30% min 70mm cal)	6	7
small trees (50% min 50mm cal)	11	13
total deciduous trees	23	26
coniferous trees	required	provided
large trees (20% 4m ht min)	2	2
medium trees (30% 3m ht min)	2	2
small trees (50% 2m ht min)	4	4
total coniferous trees (max. 25%)	max. 8	8
shrubs	required	provided
(1/20 m ² of required landscape area)	31	50



- notes**
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 - Do not scale drawings.
 - Refer to Civil drawings for all grading information.
 - All walkways are plain concrete unless noted otherwise.
 - All planting beds and tree wells to be mulched with wood mulch, to 100 mm depth. Contractor to ensure planting beds extend to drip line of outermost plant materials in planting bed.
 - All landscape areas will be non-irrigated. Hose bib will be provided for watering of all common landscape areas.

plant schedule - overall

trees

symbol	quantity	botanical name	common name	size	comments	spacing
	7	<i>Betula papyrifera</i>	paper birch	70mm minimum calliper	balled + burlapped, single stem	as noted
	4	<i>Betula papyrifera</i>	paper birch	50mm minimum calliper	balled + burlapped, single stem	as noted
	6	<i>Fraxinus pennsylvanica</i>	foothills green ash	85mm minimum calliper	balled + burlapped	as noted
	4	<i>Lodgepole pine</i>	<i>Pinus contorta</i> 'Latifolia'	2.0m minimum height	balled + burlapped	as noted
	9	<i>Malus x 'Spring Snow'</i>	spring snow flowering crab	50mm minimum calliper	balled + burlapped, non-fruiting	as noted
	2	<i>Pinus glauca</i>	white spruce	3.0m minimum height	balled + burlapped	as noted
	2	<i>Pinus glauca</i>	white spruce	4.0m minimum height	balled + burlapped	as noted

shrubs

symbol	quantity	botanical name	common name	size	comments	spacing
	8	<i>Juniperus horizontalis</i> 'Hughes'	hughes juniper	#5 container	600 mm min height + spread	+/-2000
	5	<i>Lonicera dioica</i>	twining honeysuckle	#5 container	600mm height or spread	+/-2000
	16	<i>Potentilla fruticosa</i>	shrubby cinquefoil	#5 container	600mm min height + spread	+/-1000
	21	<i>Potentilla fruticosa</i>	shrubby cinquefoil	#5 container	600mm min height + spread	+/-675

perennials

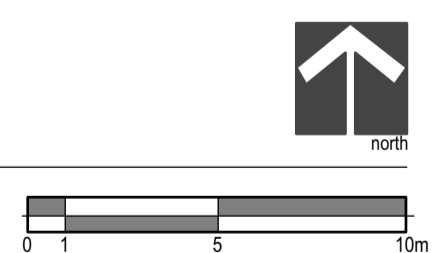
symbol	quantity	botanical name	common name	size	comments	spacing
	37	<i>Calamagrostis acutiflora</i>	karl foerster grass	#2 container		+/-800

EIGHT ONE EIGHT STUDIO
 PLANNING + DESIGN COLLABORATIVE
 1812 140 STREET SW, CALGARY, AB T2T 3K6

number	revision	date	by	approved
1	DTR #1	2022-06-27	hal	aag
5	development permit	2022-06-27		
4	issue for development permit	2022-02-04		
3	issue for review and coordination	2022-01-25		
2	issue for review and coordination	2022-01-14		

1 landscape plan
 1:200

- groundcovers and surfaces**
- sod on 300mm depth topsoil
 - standard concrete with broom finish & tooled joints
 - decorative rundle rock mulch
 - 100mm depth wood mulch
 - 1.5m fire smart buffer
 - existing chain link fencing to remain
- site elements**
- rundle rock feature boulders
 - bike rack with 2 bicycle parking stalls
 - waste receptacle - animal proof
 - light standard refer to electrical
 - light standard refer to electrical



project: **Alpine Meadows**

100 Alpine Meadow Canmore, AB
 lot 2, block 8, Plan 011 2017

drawing: **Landscape Plan**

drawn: aag
 checked: aag
 date: 2022/01/19
 scale: 1:200

approved: XXX
 project number: 0469.6
 sheet: **L1**

ATTACHMENT 5 – SCHEDULE A – CONDITIONS OF APPROVAL

DEVELOPMENT PERMIT No.:	PL20220268
LAND USE DISTRICT:	IND 1
APPROVED USE(S):	CHANGE OF USE: 12 UNITS OF EMPLOYEE HOUSING (THE UPPER (2 nd) FLOOR FOR 12 OF 13 BAYS)
APPROVED VARIANCE(S):	THREE VARIANCES TO REQUIREMENTS FOR EMPLOYEE HOUSING
MUNICIPAL ADDRESS:	100 ALPINE MEADOWS, CANMORE, AB
LEGAL ADDRESS:	PLAN 0112107 BLOCK 8 LOT 2

APPROVED VARIANCES

1. To Section 5.2.5.1b of Land Use Bylaw 2018-22, to allow for Employee Housing when the space could reasonably be used for industrial purposes.
2. To Section 5.2.5.1d of Land Use Bylaw 2018-22, to allow for Employee Housing which wo constrain any future permitted or discretionary, commercial or industrial uses from developing on the site or on surrounding areas.
3. To Section 5.2.5.1e of Land Use Bylaw 2018-22, to allow for Employee Housing which could unduly interfere with existing and any potential industrial development in the area.

STANDARD CONDITIONS

4. All construction associated with the approval of this Development Permit shall comply with the regulations of the Land Use Bylaw (LUB) 2018-22, unless otherwise stated under the approved variances section of this document.
5. All construction associated with the approval of this Development Permit shall comply with the Town of Canmore Engineering requirements outlined in the Engineering Design and Construction Guidelines (EDCG).
6. All construction associated with the approval of this Development Permit shall comply with the Tree Protection Bylaw and ensure all tree protection measures are appropriately put in place prior to development of the site, where determined necessary by the Town of Canmore Parks Department.
7. All construction, landscaping and exterior finishing materials are to be as shown on the approved plans and other supporting material submitted with the application.
8. Access to the site for emergency vehicles shall be to the satisfaction of the Manager of Emergency Services.

SPECIFIC CONDITIONS

9. The developer shall ensure the approved Employee Housing units comply with the definition for Employee Housing in Land Use Bylaw 2018-22:

“Employee Housing means one or more Dwelling Units used exclusively for the residence of employees and members of their family.”

“Employee means a person who is primarily employed by an employer within the municipal boundaries of the Town of Canmore. For the purpose of this definition, a person is primarily employed if that person is performing, or is reasonably expected to perform, the services of an employee for an employer, for a minimum of an average of twenty (20) hours per week. The employee shall not be the same person as the employer. This provision may be varied at the discretion of the Development Authority where a proposed development meets the purpose of the applicable land use district and/or meets the intent of the Town’s employee housing policies (e.g. in a building designed for a Live/Work Studio where a person is self-employed and living adjacent to their place of employment). In addition to the above, those individuals who can provide written proof (through such means as lease or rental agreements) of continuous residency within the Town of Canmore for a minimum of twenty-four (24) continuous months and who are primarily employed by an employer within the boundaries of the M.D. of Bighorn west of and including the hamlet of Seebe, or within the Town of Banff or Banff National Park, shall be considered an “employee” for the purposes of this Bylaw and shall be eligible to occupy a unit in an approved employee housing project.”

ADVISORY COMMENTS

- I. The conditions of approval for PL20220043 otherwise remain in force and effect for this development.

**Notification Letters mailed to Appellant
and Adjacent Landowners**

April 28, 2023

Our Reference: PL20220268

Subdivision and Development Appeal Board Hearing

Dear Sir/Madam

This letter serves as notification that the following property is subject to an appeal to be heard by the Subdivision and Development Appeal Board (SDAB). The details are as follows:

Development Permit - Change of Use from Light Manufacturing to Employee Housing

Address: 100 Alpine Meadows
Legal Description: Lot 2 Block 8 Plan 011 2017
Appeal Matter: Against a Refusal by the Canmore Development Authority

As the Applicant & Appellant, you have the opportunity to present in-person and/or provide a written submission to the Board.

In-Person: **Date:** May 18, 2023
Time: 2:00 p.m.
Location: Council Chambers, Canmore Civic Centre, 902 7th Avenue, Canmore

In-Writing: **Subject:** SDAB Hearing – PL20220268
Deadline: May 12, 2023, at 4:00 p.m.
Drop Off: Reception, Canmore Civic Centre, 902 7th Avenue, Canmore
Email: sdab@canmore.ca

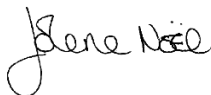
Please note: Any submissions received after the deadline will not be presented to the Board for review until at the hearing. Should you provide a written submission after the deadline, 6 copies will be required to be distributed to the Board and the appellant. Should a written submission include complex and/or extensive information, the Board may postpone the hearing to fully consider the submission.

Any correspondence/comments provided will be part of the public record and may be released to the general public.

The SDAB hearing procedure and circulation map is attached for your reference. Additional information is available upon written request.

Should you have any questions or require further information, please contact the Board Secretary –Jolene Noël at 403.678.1500 or sdab@canmore.ca.

Yours truly



Jolene Noël
Clerk - Subdivision & Development Appeal Board

Attachment 1: SDAB Hearing procedure.

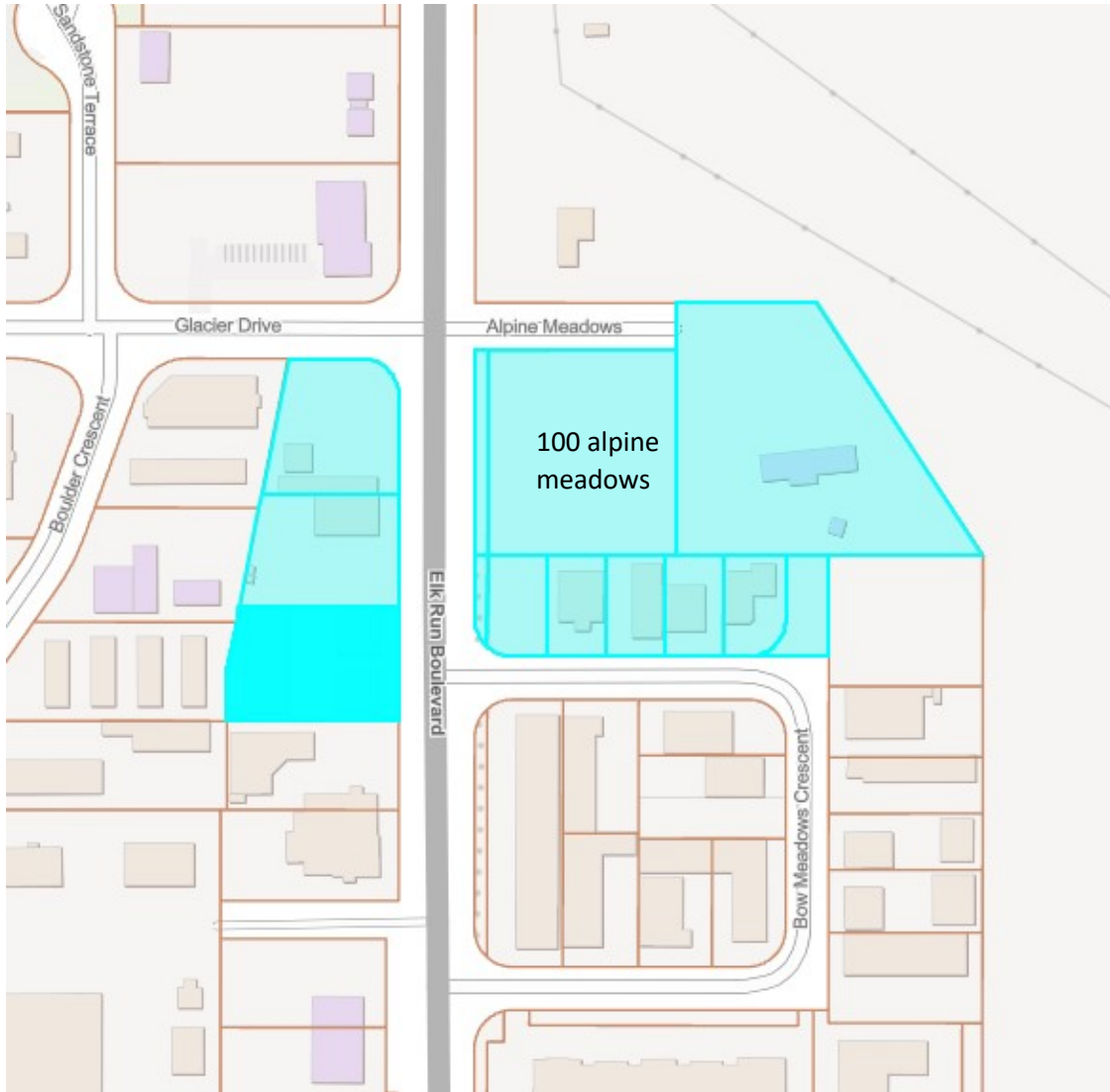
Attachment 2: Circulation map.

PROCEDURE FOR SUBDIVISION & DEVELOPMENT APPEAL BOARD HEARING

PLEASE NOTE: ALL DOCUMENTS PRESENTED AT THIS HEARING ARE PUBLIC DOCUMENTS

1. Chairperson declares the Subdivision & Development Appeal Board Public Hearing to order
2. Introduction of the Board members and Clerk.
3. Motion to adopt the agenda
4. Introduction of Town Administration.
5. Introduction of appeal by Development Officer.
6. Appellant introduction and opportunity for any objections to the Board members.
7. Administration will make a presentation.
8. Then the Appellant or their agent will speak in favour of the appeal.
9. Followed by others speaking in favour of the appeal, and any correspondence in favour of the appeal.
10. Then those speaking in opposition to the appeal, and any correspondence in opposition to the appeal.
11. Lastly, those speaking neither in favour nor in opposition to the appeal, and any related correspondence.
12. At any time, the Board may ask for clarification by any of the persons speaking to the appeal.
13. The Board may then ask for a short recess if necessary.

14. To close, Administration will be asked if they wish to provide any clarification or closing remarks.
15. Followed by any clarification or closing remarks from the Appellant.
16. The Appellant will be asked if they feel they have had a fair hearing.
17. The board would then close the public portion of the hearing (meeting is adjourned), go in camera (private), and review all the information provided. **The Board will then provide a written decision within 15 days following this hearing.**
18. The purpose of the hearing is for the Appellant and affected parties to provide the Board with information to the appeal. **The Board must base its decision on planning merits.** Affected persons will be given an opportunity to speak.
19. Please ensure that all comments are directed to the Board. In addition, all comments be of proper decorum and be succinct; if another person has already made a point, simply state that you agree with the point and continue.
20. If any person presenting is referring to a written document, including a map, photographs or a report, a copy of those documents must be left with the Clerk.



Notification to Adjacent Landowners

April 28, 2023

Our Reference: PL20220268

Subdivision and Development Appeal Board Hearing

Dear Sir/Madam

This letter serves as notification that the following property is subject to an appeal to be heard by the Subdivision and Development Appeal Board (SDAB). The details are as follows:

Development Permit - Change of Use from Light Manufacturing to Employee Housing

Address: 100 Alpine Meadows
Legal Description: Lot 2 Block 8 Plan 011 2017
Appeal Matter: Against a Refusal by the Canmore Development Authority

As an adjacent property owner, or as a potentially affected person, you have the opportunity to present in-person and/or provide a written submission to the Board.

In-Person: **Date:** May 18, 2023
Time: 2:00 p.m.
Location: Council Chambers, Canmore Civic Centre, 902 7th Avenue, Canmore

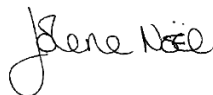
In-Writing: **Subject:** SDAB Hearing – PL20220268
Deadline: May 12, 2023 at 4:00 p.m.
Drop Off: Reception, Canmore Civic Centre, 902 7th Avenue, Canmore
Email: sdab@canmore.ca

Please note: Any submissions received after the deadline will not be presented to the Board for review until at the hearing. Should you provide a written submission after the deadline, 6 copies will be required to be distributed to the Board and the appellant. Should a written submission include complex and/or extensive information, the Board may postpone the hearing to fully consider the submission.
Any correspondence/comments provided will be part of the public record and may be released to the general public.

The SDAB hearing procedure and circulation map is attached for your reference. Additional information is available upon written request.

Should you have any questions or require further information, please contact the Board Secretary –Jolene Noël at 403.678.1500 or sdab@canmore.ca.

Yours truly



Jolene Noël
Clerk - Subdivision & Development Appeal Board

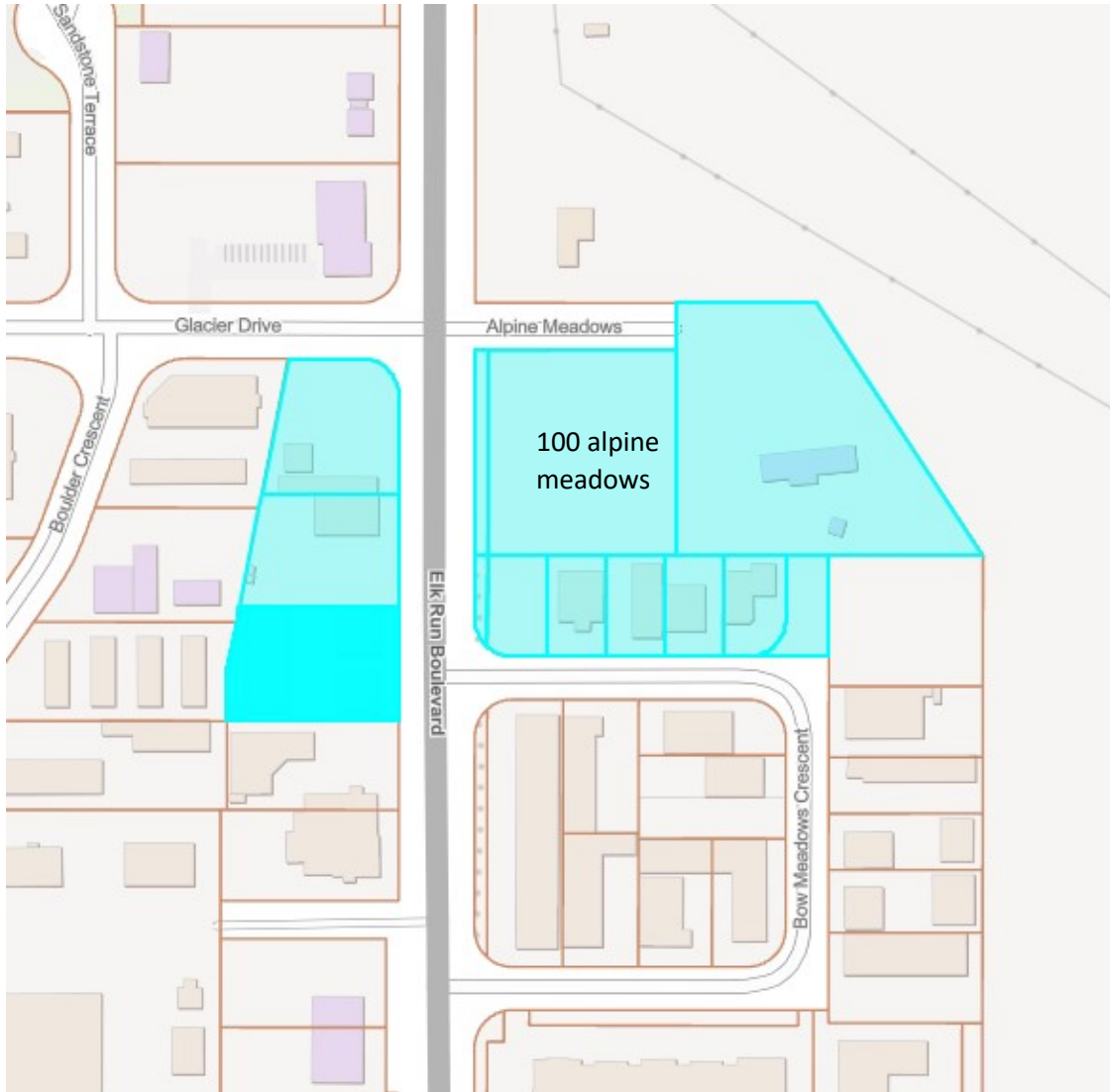
Attachment 1: SDAB Hearing procedure.
Attachment 2: Circulation map.

PROCEDURE FOR SUBDIVISION & DEVELOPMENT APPEAL BOARD HEARING

PLEASE NOTE: ALL DOCUMENTS PRESENTED AT THIS HEARING ARE PUBLIC DOCUMENTS

1. Chairperson declares the Subdivision & Development Appeal Board Public Hearing to order
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19. Please ensure that all comments are directed to the Board. In addition, all comments be of proper decorum and be succinct; if another person has already made a point, simply state that you agree with the point and continue.
20. If any person presenting is referring to a written document, including a map, photographs or a report, a copy of those documents must be left with the Clerk.



**Written Submissions Received from
Adjacent Land/Business Owners**

From: [REDACTED]
To: [Shared.Planning](#)
Subject: Submission to the Canmore Development Authority
Date: May 8, 2023 10:56:57 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

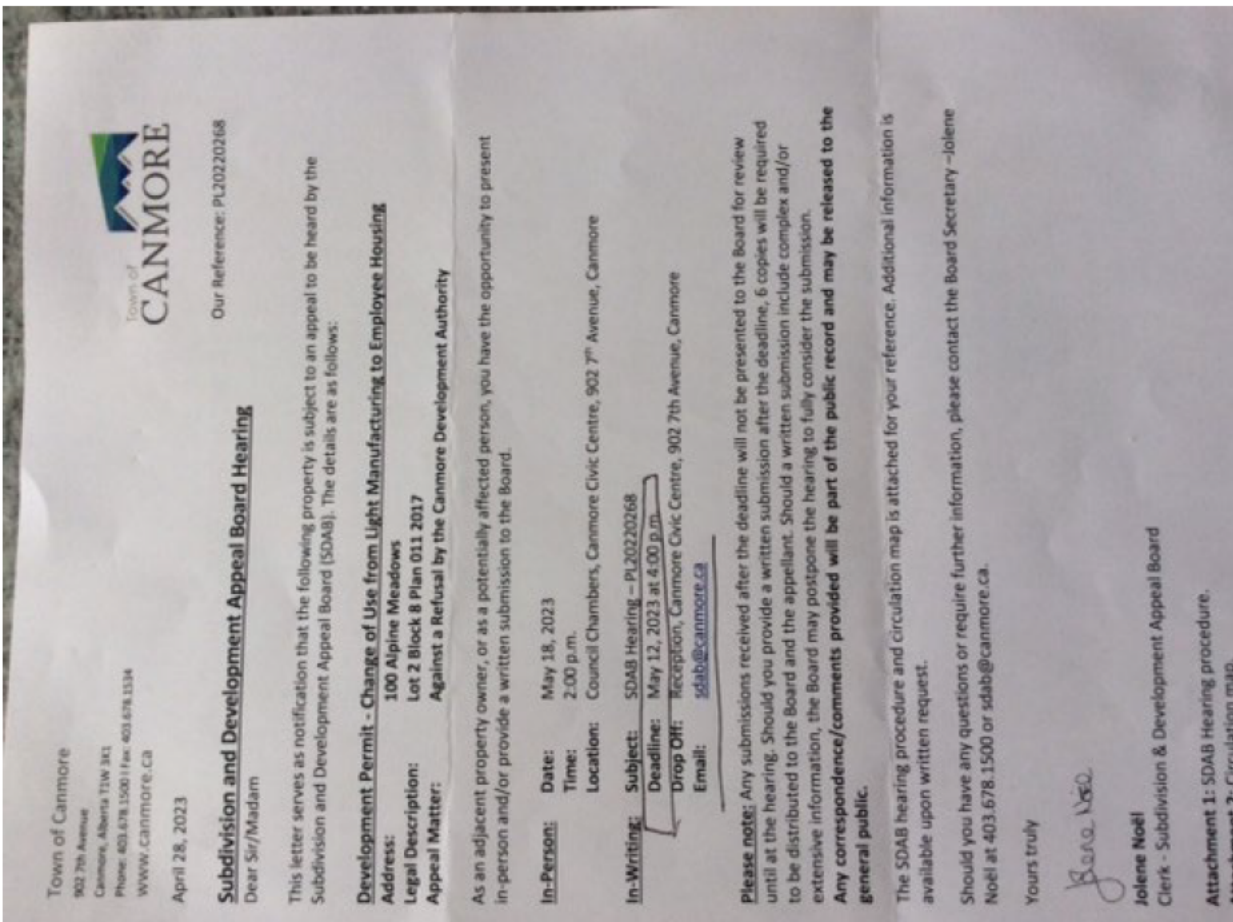
To who ever it may concern

As owner of the commercial building at 129 Bow Meadows Crescent I am opposed to employee housing at 100 Alpine Meadows, unless there are protective restrictions in place controlling the housing situation now and in the future. I can see the need for employment housing in Canmore as many lower income employees cannot afford the open market in town and know of employees who sleep over night in their cars which is not acceptable either. The protective restrictions I am thinking about would be that any of these units cannot be bought as permanent homes (like a condo) and are absolutely forbidden for short term rental so they cannot be abused to house tourists ore rented out as Air B&B. Only single tenants working in Canmore could be allowed. As this is a commercial/light industrial zone families with children would be a safety hazard.

Without these above mentioned restrictions I am opposing this request.

Best Regards

Michael Scheuring



From: [Steve Ashton](#)
To: [Shared.Planning](#)
Cc: [Darlene Jehn](#); [Michelle Ouellette](#)
Subject: PL20220268 - DP - change of use - appeal
Date: May 2, 2023 6:45:56 AM
Attachments: [image001.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern, I am writing this email to provide written support for this appeal.

Employee housing is a form of affordable housing and should be supported by admin in this neighbourhood for the following reasons;

1. Its listed as a discretionary use and was always considered a suitable use in this land use by the original "Indian flats" ASP.
2. Council and admin have declared a housing crisis, have numerous reports showing our shortfall of housing and want the private sector to help with this issue but yet admin is not letting the private sector help.
3. This type of housing is in dire need in this community and helps our community stay vibrant, stay sustainable and also helps small businesses survive.
4. Employee housing has been approved at 121 Bow Meadows by CPC and at 127 Bow Meadows by SDAB. Why would it not be allowed here.

I am business owner and property owner in Bow Meadows Crescent and I support employee housing in our neighbourhood.

I would also like to register to speak at the hearing. Please confirm.

Thank you,

Sincerely,

Ashton Construction Services Inc.

Steve Ashton, C.E.T., LEED AP, N.C.S.O.
President & CEO
Office: 403-688-3500
Direct: 403-812-0844
Email: steve@ashtonconstruction.ca

**I check email twice daily at 9 a.m. and 4 p.m. MST. If your matter is urgent, please call or text me.



**ASHTON
CONSTRUCTION
SERVICES**



May 4th, 2023

SDAB Clerk
Canmore Civic Centre
902 7 Avenue
Canmore, Alberta
T1W 3K1

RE: SDAB – PL20220268 – 100 Alpine Meadows – Change of Use

We were recently made aware of an appeal that stemmed from a refusal by the Town’s Development Authority regarding permitting a use (Employee Housing or EH) that is a discretionary use on the East side of Elk Run Boulevard. While we generally do not comment on individual applications, we have had multiple members contact us with concern that this will have potential planning implications and economic impacts to not only this site, but future applications of a similar nature elsewhere in town where Employee Housing is a discretionary use. We would like to offer the following:

- Section 617 of the MGA speaks to the need for ‘orderly, economical and beneficial development, use of land and patterns of human settlement’; this application supports that need.
- The Canmore MDP and the IND1 district support EH (above the ground floor) within Industrial areas and that the discussion on this application should be based on the most up to date Council approved policy and direction.
- BOWDA has been listening to the community and its 236 member businesses regarding concerns on living wage and housing affordability. BOWDA members are very concerned about the cost of living in Canmore and how it will affect their business viability in the near and long-term. Market based solutions to community affordability and livability should be encouraged; the extra process and approval hoops to jump through discourages community-based solutions from being proposed.
- For market based-solutions to the housing crisis to be put forward more frequently, the development industry in the Bow Valley needs certainty from the planning and development process that includes a streamlined application process to avoid unnecessary delays, like development appeals.

- The Town of Canmore has recently embarked on a \$100,000.00 Labour Market Recruitment and Retention study to address critical shortages in key segments, including commercial/industrial uses that would be supported by this EH application.
- This employee housing would be beneficial to the long-term viability of the primary use it is accessory to and supports Council direction to expand capacity for non-market housing in Canmore; especially through mixed-use developments such as the one before you in this application.
- The Town's concerns that EH would erode the limited industrial supply can be addressed via other solutions i.e the landowner can acknowledge that the standards of an Industrial District will be applied by the Town with regards to noise, odor and other nuisance complaints that may occur from people living within an Industrial area. Further, the EH use is complimenting not replacing industrial uses.
- Section 2.2 of the ASP states to 'ensure that businesses are not lost to the community'. By allowing this development to move forward, you are allowing further industrial and commercial expansion, while allowing the market to address the demand for housing.

Practical planning, economic and social realities are at play with this application and need a more wholistic review process. On behalf of our over 236 member businesses, we would like to thank you for your consideration of the above in your decision.

Sincerely,



Ian O'Donnell
Executive Director
Bow Valley Builders and Developers Association

cc. Sky McLean, Basecamp Resorts
BOWDA Board of Directors

100 Alpine Meadows - Letter of Support

To Whom It May Concern:

Our business is currently operating in the same industrial area as the building development at 100 Alpine Meadows, and we are writing this letter in support of their application for 2nd floor employee housing.

Affordable housing, as well as employee housing are well documented concerns for the people living and working in the Town of Canmore. It is equally as big of a problem for Canmore business owners/operators, schools, hospitals, etc. While continued solutions for this problem are investigated, there are currently business owners trying to provide solutions for the problem. Allowing staff housing above operating businesses is a positive step toward being able to provide employees with necessary housing, with the ultimate goal of less turnover and satisfied employees.

Regards,

Travis and Lonnie Tipler

CanSign Inc.

102 Bow meadows Crescent, Canmore T1W 2W9

From: [McKnight Custodial Ltd](#)
To: [Shared.Planning](#)
Subject: PL20220268 - Change of Use to Employee Housing
Date: May 4, 2023 8:14:46 AM

You don't often get email from info@mcknightcustodial.ca. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

SDAB Authority - 100 Alpine Meadows

Hello

As a business owner and industrial bay owner on Bow Meadows Crescent I support this change of use to Employee Housing. Canmore lacks both employee housing and new residential inventory for this market segment. The change of use will allow business investment in housing that provides staff retention, growth and rental options that are very limited at present. The area is complimented by public transit, recreational trail access and proximity to many businesses.

Thanks,

Jason Hoerle

McKnight Custodial Cleaning Ltd

Unit 16 - 109 Bow Meadows Crescent

From: [Cam Baty](#)
To: [Shared.Planning](#); [Dave Jones](#)
Subject: Support for staff housing at 100 Alpine meadows crescent
Date: May 9, 2023 5:45:56 PM

You don't often get email from cam@rockymountainsoap.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear SDAB,

Please take this letter as a declaration of our support for staff housing being allowed on the second floor of units at 100 Alpine Meadows. The town is at a crisis point on affordable housing and I believe this is a good use of second floor industrial space. Should you have any questions, don't hesitate to reach out.

Sincerely,

Cam Baty

Co-Owner
Rocky Mountain Soap Company

C 403.609.9743
cam@rockymountainsoap.com

Rocky Mountain Soap Co. | rockymountainsoap.com
SIMPLE, NATURAL INGREDIENTS.

NOTE: I batch process my emails weekly so it may take several days to get back to you. If it's urgent, please call my cell or put URGENT in the subject header. Thank you for your patience.



Date: May 10th, 2023

Robert Khuu
Owner/Operator
Re: In Support of Employee Housing – 100 Alpine Meadows

Dear SDAB members,

My name is Robert Khuu, my wife and I have been in Canmore since 1996. We are the owners of Aeon technologies inc. for the last 22 years and previous owners of Peking Ginger Chinese Restaurant. Recently, we purchased and currently operating Grand Canadian Resort Vacation Club.

As a small business own in the Bow Valley, I am writing in support of the appeal for 100 Alpine Meadows. Talking to many other business owners, our biggest struggle is with securing long-term employee housing so we can retain valued staff members. Knowing that lack of affordable housing in Canmore is our number one issue, I am quite surprised that this application got denied. Adding 12 units of employee housing won't solve Canmore's affordable housing problem, but denying this application sure will hurt our situation more.

The proposed development is located in a great area that has restaurants, gyms, trails and other desirable amenities for employees to live. Approving this appeal will increase new housing options for employees and ultimately support businesses struggling with retaining staff and growing their businesses.

For any questions, please contact me by email or phone.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert Khuu'.

Robert Khuu
Senior Technician
Bus. 403-678-8728
Cell. 403-688-8808
Email. rkhuu@aeontech.ca

From: [Cory Honsinger](#)
To: [Shared.Planning](#)
Subject: 100 Alpine Meadows Appeal
Date: May 11, 2023 11:06:28 AM

You don't often get email from chonsinger@rgo.ca. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good day,

I am writing to express my support for the project at 100 Alpine Meadows and the use of the second floor for employee housing.

As a business owner finding places for employees and sub trades to live has been an uphill battle.

We have an increasing need for accommodation and have resorted to finding accommodation for out-of-town workers with hotels at a substantial cost which affects the cost to the local consumers.

I feel this should be a priority of the town to support local business, remove the obstacles, seek solutions, and work with builders who are looking to provide employee housing.

Respectfully,

Cory Honsinger | General Manager, Canmore Flooring

C: 403.609.1202 | O: 403.621.1360

www.rgo.ca

FURNITURE | FLOORING | TECHNOLOGIES | WINDOW COVERINGS

From: [Kris Charchun](#)
To: [Shared.Planning](#)
Subject: Change of use 100 Alpine Meadows
Date: May 11, 2023 1:53:48 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello SDAB Board. I am writing to show my support for the change of use to allow employee housing at 100 Alpine Meadows.

We are a small to medium size service company in Canmore that shares some very unique difficult challenges with multiple other businesses located in the bow valley. Some of our largest issues have been retaining employees and new hiring. We have had to add extra benefits such as travel allowances, car pooling, and Canmore housing price allowances to try and retain our employees. These allowances are constantly increasing with inflation and housing shortages. For example, we have multiple employees traveling from Calgary and Cochrane daily due to the lack and cost of normal averaged priced housing. With our dynamic work schedules we have multiple crews with multiple employees that are rarely on the same clock out time. As much as we try and plan, our schedules do not always make our carpool program work for everyone. This normally minor issue, adds to our employees' mental situations, budgets, and time with their families. I wish we could have all of our staff local as it is not very green or economical driving multiple vehicles an extra 200km or more per day so they can work in the Canmore area.

In February this year the SDAB Board approved our appeal of the change to Employee Housing to 127 Bow Meadows Crescent. Since the approval we have been able to add "staff accommodation available" to our job postings and this has significantly improved our job application numbers. We have also been able to secure one of our long time employees temporary accommodation as they have been given notice of eviction as their rental housing is getting demolished for new high end condo development. The new Employee Housing has given us new opportunities to keep pace with the economic needs of Canmore.

During our appeal for employee housing I did hear the Planning Departments Issues and I did agree with one of the Planning Department's Issues with allowing the employee housing in the IND 2 zone. The issue to allow development changes that come with industrial pollution and risks was valid. With our new approved Industrial / Employee Housing situation, I do believe it is smart to keep the employee housing controlled by the company leasing or owning the industrial space below the employee housing units. This will ensure all Industrial uses will be built appropriately and as safe as possible for the good of the employee housing and for their neighbours. As an adjacent property owner to the 100 Aspen Project, we understand the current industrial noise, smell, and dust pollution that are possible in the area. Our employees housing tenants are made aware of these issues before they move in, and also understand there could be more future noise, smells and dust with new industrial companies coming. I do not wish for the town to have to take on extra work to police industrial complaints in an industrial area.

The limited property we have in this valley is very valuable. The industrial areas Canmore has are on very limited lands, each project should be allowed to build out its potential for the current best use possible. The current approved above ground floor Discretionary Usages set out by Town Council such as Employee Housing, needs to be allowed and planned by the Town Planners. Proper amenities that work with each discretionary use should be planned by the Town Planners to allow for such discretionary uses.

I am very happy to hear Canmore was recently given more land in the Palliser area for Employee / Low Income Housing. I hope the new housing development is large enough to supply some of the housing needs of the town in the future. The Palliser Development and any other ideas in place with the town planning are not the solution that is needed now as we are multiple years away from occupancy. The 100 Alpine Meadows project is already in the ground and possibly within a year of providing more employee housing to local business employees in need.

Thank you for taking the time to read my letter of support for Employee Housing at 100 Aspen Meadows. If you have any questions about our current employee housing development please feel free to email.

--

Regards,

KRIS CHARCHUN



127 Bow Meadows Crescent
Canmore Alberta T1W 2W8
p. 403 678 4588
f. 403 678 5531
w. www.canglass.com



05.12. 2023

Rocky Mountain Bagel Co LTD. •
Porterstone Properties Inc.
101, 1106 Bow Valley Trail
Canmore, Alberta. T1W 1N6
rockymountainbagelco@gmail.com

To whom this concerns at the Town of Canmore Planning Commission and SDAB appeal board.

We are submitting this letter of support, and our business' need for your approval of **BaseCamp Properties Change of Use application to Employee Housing (Town Project Number: PL20220268)** for the Elk Meadows project.

As a long standing business in town, we have been part of the fabric of this community, employing locals, temporary locals and travelers since 1995. Since the dawn of our business, there have been many evolutions in the look and feel of Canmore. Sustainability and housing are always on the forefront of every conversation regarding these evolutions. The economic growth experienced in this town benefits everyone who is established, but it crushes the people who are just trying to get situated or who want to be here temporarily.

Our business and many like it, are stepping stone industries for many people who are earning to save for post secondary education, are relatively new to the workforce or are overseas on the experience of a lifetime. These people, if they are not living at home, simply can not afford to stay in town as long as they are hoping to as accommodation values are so high. The people who are trying to make a go of establishing themselves in Canmore are holding huge mortgages, or sublet leases and need to charge heavy rents in their suites or for rooms to help pay for their investment or obligations. We are in a cycle of unsustainability and the very people who work in the businesses that make Canmore awesome, can not afford to stay.

Within this business, we are constantly evaluating what we're capable of. Weighing what we want to offer our customers and how we want to grow against how many team members it would take to pull it off. Opportunities for business growth and housing the same staff that will help your business grow, do not often come up in the same project. This project in Elk Meadows is that opportunity.

We will be installing a second bakery on the main floor of this project that will ease the pressure on our current bakery allowing for the growth of wholesale and allow for more day time shifts to be scheduled, preventing the need for us to try the impossible and hire for 'graveyard shifts' in our current setting. In addition to the bakery, we will move our juicing operation to this new space which will allow for a much more efficient processing operation and expanded refrigerated storage.

In terms of the layout of the overall space. We only want the main floor to be built as the bakery. The majority of our deliveries are showing up on trucks and being hand dollied into our space or directly into the fridge. It would be dangerous for us to negotiate the staircase up and down to the second level carrying these items which are often bulky, heavy or awkwardly sized. When we are in a production situation, items that we make are hot. The risk of burns and trip and falls is too great.



An upper level for production does not fit our business model, but it does fit for the bakery production staff that will work below or in our other locations. It's a perfect fit.

Our current staff accommodation, which we bought in 2014 and subsidize the rents greatly for our staff who live there, is full. There is no question about the correlation between the sustainability of our business and its employees, their ability to afford to live in Canmore and the ability for them to stay as long as they choose is partially due to us providing reasonable lodging. We need more however.

Our current bakery is below 5 apartments in the Residents of Basecamp building on BVT. The sounds, smells and activities of this business, some which go until the early hours of the morning, have never been an issue with the second level. We have never received complaints and the only thing we ever hear from the upstairs is the occasional blaring music or someone jumping off something high to the floor. This does not affect us in any way as we are in production with our own equipment making noise. The location of Elk Meadows is perfect for business owned staff accommodation for many reasons. First, the proximity to transit is very close. Tenants have access to the whole town and Banff from these stops. Second, there is access to groceries, many from nearby local producers such as Canmore Pasta Co, Mountain Blends Coffee Roasters and Valbella; transit brings access to Safeway and Save On. There are two social gathering spots nearby with both EpiCanmore Cafe and Sheep Dog Brewery very close by. There are even lifestyle and fitness businesses in the area, Excel Fitness and Go Figure Fit operate a block away, Having housing in this area further supports these businesses' making the economy stronger for all in this area.

For residents who would live in this building, Basecamp will be providing an outdoor recreation area which will have picnic tables, chairs for chilling and bike racks for locking up rides.

I feel with the way this town is growing and how expensive the costs of living are here, the town has a responsibility to sustainability. Any available space that can be business operated to provide housing for its own employees should be approved. Legislation against businesses VRBOing these properties nightly would be expected, but any application for housing that benefits the operation of Canmore should be approved.

Sincerely;

Shanyn & Darren Fischer
Owner / Operators

Rocky Mountain Bagel Company



VALBELLA

EST. GOURMET FOODS 1978

Valbella Gourmet Foods
104 Elk Run Blvd
Canmore, Alberta T1W 1L1
Ref PL20220268

May 10, 2023

To the Esteemed Members of the Subdivision and Development Appeal Board,

Please accept my letter of support for the approval of development of Basecamp employee housing at 100 Alpine Meadows. With the shortage of affordable housing in Canmore, I believe it's important for local businesses to utilize their space without unnecessary limitations placed by the Town of Canmore. By providing staff housing on the site of the workplace, business owners help eliminate growing traffic congestion and make life simpler for employees, leading to overall lower turnover and higher employee satisfaction. Additionally, staff at 100 Alpine Meadows would have easy access to the most necessary amenities without having to travel into the town center.

Sincerely,

Jeff von Rotz
Director of Production and Wholesale Operations
Valbella Gourmet Foods

May 12, 2023

To whom it may concern,

As a born-and-raised Canmore local, and a realtor/business owner in the community, I am writing to request that you allow for employee housing units at the Alpine Meadows development. It is evident that there is currently a severe staffing shortage in Canmore, and the primary reason for this is the lack of available employee housing.

The Alpine Meadows development presents an excellent opportunity to provide much-needed employee housing in the area. By incorporating employee housing units into this development, not only will the staffing shortage in Canmore be addressed, but employees will also have an opportunity to live in the community that they work in. This, in turn, could lead to increased job satisfaction and retention rates.

As a long-time resident and active member of the Canmore business community, I have personally witnessed the challenges that the lack of affordable housing has created for both individuals and businesses in our town. I urge you to do the right thing and consider the positive impact that employee housing at Alpine Meadows will have on the Canmore community.

Sincerely,
Jonas Gordon

**Public Submission #13
Letter of Support to the
subject appeal**

From: [Mike Gordon](#)
To: [Shared Planning](#)
Date: May 12, 2023 2:14:32 PM

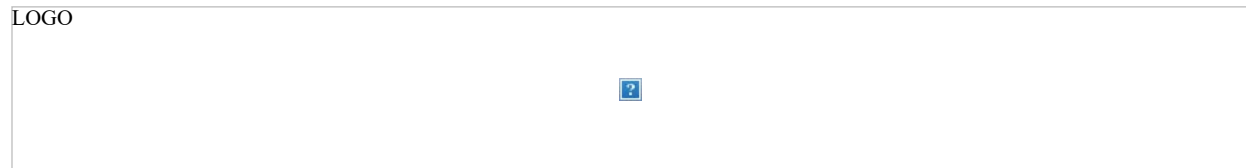
You don't often get email from mike@stonewaters.com. [Learn why this is important](#)

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Attn:
SDAB Canmore
Regarding appeal - 100Alpine Meadows

To whom it concern
As the owner of Stonewaters, operating in Canmore since 1999, i am writing to ask that you do the right thing and allow for employee housing as a use on the development located at 100 Alpine Meadows, Canmore. Canmore has a major affordable housing crisis and staff accommodation shortage which is severely affecting the ability for anyone in business to attract and retain staff. This development, which has a discretionary use allowing employee housing, is the perfect opportunity to add 12 more units to the housing inventory in an area fully serviced by public transit. Not approving this would be a massive lost opportunity. Upper level space is not very suitable for light industrial usage but it is perfect for employee housing.
Sincerely,
Mike Gordon
--

Mike Gordon



mike@stonewaters.com

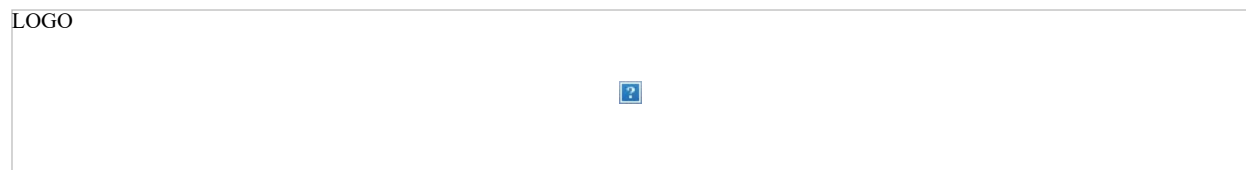
ph: 403.609.4477 ext.25

www.stonewaters.com

instagram @stonewatersdecor
facebook.com/stonewatersdecor

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Mike Gordon



mike@stonewaters.com

ph: 403.609.4477 ext.25

www.stonewaters.com

instagram @stonewatersdecor
facebook.com/stonewatersdecor

From: [Dirty Dog Car Wash](#)
To: [Dirty Dog Car Wash](#); [Shared.Planning](#)
Subject: 100 Alpine Meadows
Date: May 12, 2023 3:22:51 PM

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126 Bow Meadows Crescent
Canmore, AB
T1W 2W9

May 11, 2023

To Whom it May Concern,

I am writing this letter in support of Basecamp Resorts and their application for employee housing above industrial bays at their development on 100 Alpine Meadows (currently under construction). **As a nearby business, I have reviewed the details of this potential development and I am in favour of it. Providing staff accommodation has become non-negotiable for many businesses in this town. In my estimation, increasing availability of “affordable housing” is a top priority to keep our community functioning well. I would assume all “ parking requirements” for residential will be meet as well .**

Sincerely,

Corey Belireau (403)688-3036

Dirty Dog Car & Truck Wash

Regards, Corey Belireau Dirty Dog Car & Truck Wash 126 Bow Meadows Crescent
Canmore , AB T1W 2W9