



**TOWN OF CANMORE
RECORD OF WRITTEN SUBMISSIONS
Regular Council Meeting**

Hybrid Meeting – Council Chambers at the Canmore Civic Centre, 902 – 7 Avenue and virtually via Zoom
Tuesday, March 1, 2022 at 9:00 a.m.

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

**Canadian Rockies Public Schools (CRPS) Lawrence Grassi Middle School Area Redevelopment Plan
Bylaw 2021-07**

Submissions are sorted in alphabetical order. If you are viewing the electronic version, please use the bookmarks feature to scroll through the document.

This record of written submissions was compiled by Sara Jones, Executive Assistant, on February 25, 2022. It was updated on March 4, 2022 by Andrew Kelly, Assistant Municipal Clerk, to include an additional submission received before the adjournment of the public hearing.

From: [Kathryn Aldis](#)
To: [Shared.MunicipalClerk](#)
Subject: Lawrence Grassi Proposed Development
Date: February 27, 2022 3:04:04 PM

As a resident of [REDACTED], we wish to advise council that we oppose the proposed development. We attended last year's virtual meeting regarding the initial proposal, as we had some significant concerns. These concerns remain and are highlighted below:

The development calls for a change in the previously specified allowable building height from 2.5 to 3.5 stories, setting a new precedent. It was explained that this was to increase the property density. The increased height will clearly impact the ability to view the mountains that attracted us to south Canmore initially and the density will negatively impact the quiet neighbourhood that was the appeal

Also, despite the proposal's attempt to assure no issues with regard to traffic, we already currently experience significant car parking in front of our property during high season. The vehicles related to the new 120 properties, have to use 4th street as access. We are not convinced that this will not cause traffic issues, again particularly during high season.

Philip and Kathryn Aldis

Sent from my iPad

From: [Kay Anderson](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 23, 2022 1:03:45 PM

Dear Mayor Krausert and Town Councillors,

Many of you campaigned on concerns for Affordability in Canmore, so I am sure I can keep this letter short as you understand the issues deeply.

I support the idea of density in the downtown core for Affordable homes. I support needed development for our community when it does not negatively impact wildlife and has no undermining issues.

The Canadian Rockies Public Schools (CRPS) proposed plans to sell 80 of the 120 units as market housing is not going to contribute to our Affordable housing issue in a very meaningful way. As an idea, could the Town and CRPS discuss the idea of converting all of the 80 proposed market units to vital homes? For example, the Town could give CRPS some land they own elsewhere to compensate for the difference. So instead of 20 affordable homes, the development would add 100, which would increase the current stock by 70%, all in a walkable, central location that adds vitality to the downtown core! We need to change our thinking or we are going to keep getting the same results.

Thank you for your consideration.

Sincerely,

-- Kay Anderson


Feb. 10, 2022

To: The Municipal Clerk

From: Kurt Baker (Cafarro Fusion Resident)

Comments/Concerns for Consideration at the March 1 Public Hearing (re. the Lawrence Grassi Middle-School Proposed Re-Development)

Hi, my name is Kurt Baker and I own a Cafarro Fusion townhome end-unit bordering the site proposed for re-development. I would like my comments below to be heard at the Town Council Public Hearing scheduled for March 1, 2022.

Firstly, I do not support this project in its current form which will eliminate one of the few remaining green spaces in Canmore South that is enjoyed by all and will have a negative impact on existing housing in the area. Negative impacts such as the elimination of beautiful views presently enjoyed by existing residents bordering this site, increased traffic, noise and street parking in the area, the lowering of property values and the elimination of venue space for town events like the highland games, etc.

Although outside the scope of the Town's authority with respect to this proposal, I would like to state as well that I don't believe that real estate development, property management or trying to raise money to fund the school system is the role of a Public School Board. Funding schools is the responsibility of government and should be funded through property taxes and/or provincial funding. If additional funding is required to support the needs of the school system in Canmore then taxes should be adjusted accordingly to meet those needs. Implying that funding for education in Canmore is at risk if this project doesn't move forward, is simply not true.

In the event that this project does proceed, I would like to emphasize what my concerns and recommendations are regarding this development.

Please note that my comments below take into consideration the over-riding principle contained within the Municipal Development Plan that the town will work to manage the rate of change by ensuring new development in existing neighbourhoods fits with the scale, look, and feel of the neighbourhood.

1). The height of three of the buildings in the proposed development are 3.5 storeys high versus the maximum height of 2.5 stories in the surrounding neighbourhood. The fact that the 3.5 storey buildings will be in the interior of the project doesn't change the fact that those buildings won't blend into the existing scale, look and feel of the neighbourhood and will further affect the views for existing housing. When looking out of the window from the top storey of my home the extra storey of those 3 storey buildings will further inhibit my view. Its bad enough that the proposed plan would essentially eliminate all of the views from the lower level of my unit, but with the construction of taller buildings my view from the top level will be affected as well. I strongly recommend that the height of all of the buildings align with the neighbourhood and are capped at 2.5 stories.

2). Scenario 1 – New Development reflects the High-end Density of the Neighbourhood

The presentation made by Alaric Fish at the Feb. 1 Town Council meeting stated that typical densities for R4 housing is 49-98 units per hectare and that the proposed development is approximately 79 units per hectare (which would land somewhere in the middle of that typical range). That comparison is fine if this development were to be constructed in a completely new neighbourhood, however its not relevant if the town wants to ensure that the new development fits with the scale, look, and feel of an already existing neighbourhood. To achieve that, the density of the new development must be compared to the density of existing housing in the neighbourhood, which in this case is significantly lower than that of the proposed new development.

Most of the housing in the area consists of single family, semi detached and four-plexes with only a few multiplex buildings like Cafarro Fusion and Elk Run Encore. Cafarro Fusion has 11 townhome units and Elk Run Encore has 9 similar style units for a total of 20 for both combined. These two developments represent the high end of density in the neighbourhood. The Cafarro Fusion and Elk Run Encore developments combined would fit into the proposed new area for development approximately 3 times. That means that the maximum total number of units that should be developed on the site is closer to 60 versus the current proposed number of 120. Again, this would reflect the highest density allowed to ensure that this area reflects the neighbourhood's scale, look and feel. That 60 units reflects a ratio of 40 units per hectare ($120/79 = 1.519$ Hectares. $60/1.519 = 40$) which is below the bottom end of the 49-98 units per hectare range for typical R4 housing densities. This analysis shows that the proposed development would be looking to increase the density for this site by 2 times that of the area with the highest density in the neighbourhood.

Scenario 2 – New Development reflects the Overall Density of the Neighbourhood

If the proposed density of the new development is compared to the entire neighbourhood (and not just to the adjacent Cafarro fusion and Elk Run Encore developments) then the density of the proposed new development is closer to 3 times the density of the entire neighbourhood. This is because the neighbourhood as a whole contains mostly 4-plexes, semi-detached and single family housing. If the development were to align with the density of the neighbourhood as a whole and not just the density of the Cafarro Fusion/Elk Run Encore complexes, then the maximum number of units that should be developed on this site would be 40. This would represent a density of 26 units per hectare, well below the 49-98 units per Hectare average range for typical R4 housing densities.

Although I understand the desire for the School Board to try to generate as much revenue as possible from this project, this cannot be done at the expense of existing homeowners in the area. Trying to develop this area at a density of 2 to 3 times that of the surrounding neighbourhood is unacceptable.

Given the above two scenarios, I strongly recommend that the number of units for this proposed development (should it move forward) be capped within a range of 40 to 60 units (a significant reduction from the 120 units being proposed). To achieve this, I recommend that only 5 or 6 buildings be constructed consisting of 8 to 10 units per building (see proposed revised site plans attached for 5 or 6 buildings).

I further recommend that the town perform its own independent analysis of the existing neighbourhood density to confirm/validate my findings.

3) Parking for 120 units would require (I would assume) a minimum of 120 spaces (not considering the fact that some units may have the need for multiple vehicle parking and visitor parking). Assuming that a parking space is about 7' x 10' in size, then the total area required within the development for the 120 parking spaces would be approximately 8,400 (70 x 120) sq ft or 1/5 of an acre. That amount of land is significant in such a small area to be developed. Detail isn't clear in the proposal how that parking will be allocated/managed on the site. With such a large increase to the number of cars in the area, I would expect that parking on the street would become a significant problem/issue. Parking for the 40 to 60 units recommended above, would be much more manageable and in line with the existing scale, look and feel of the neighbourhood.

4). To minimize the impact to existing homeowners bordering the site, I recommend that a green space remain between the existing Cafarro fusion and Elk Run Encore townhomes and the proposed new development (see proposed revised site plans attached for 5 or 6 buildings). Reducing the number of buildings from 8 to 5 or 6 as recommended above, would easily allow for this. This green space could potentially be used to relocate or expand the community garden or used as a playground/small park. It will also greatly reduce the impact to beautiful views, space and quiet living presently enjoyed by existing homeowners, a trademark of Canmore South.

Summary of Recommendations/Comments:

1). The buildings in the new development should not exceed 2 ½ stories in height to align with the scale, look and feel of the neighbourhood.

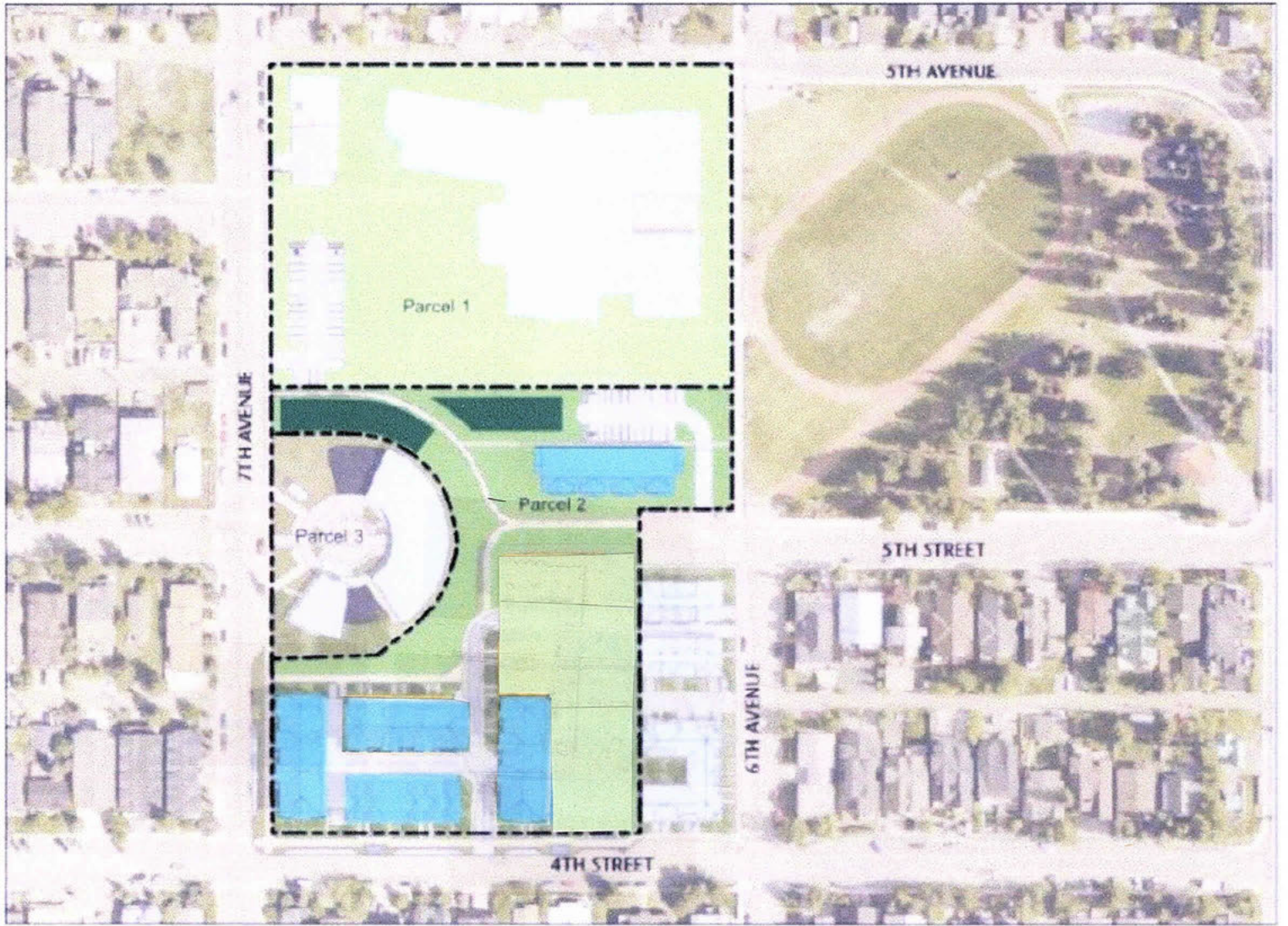
2). The density of the new development should align with the density of existing housing in the neighbourhood. That means the total number of units to be constructed in the new development should fall within the 40 to 60 range (versus the 120 units presently being proposed) allowing it to fit the scale look and feel of the existing neighbourhood. It is therefore recommended that the number of buildings to be built in the proposed new development be reduced to 5 or 6 buildings of 8 to 10 units each (and not taller than 2 ½ stories). It is also recommended that the town perform its own independent analysis of the existing density of the neighbourhood to validate/confirm my findings.

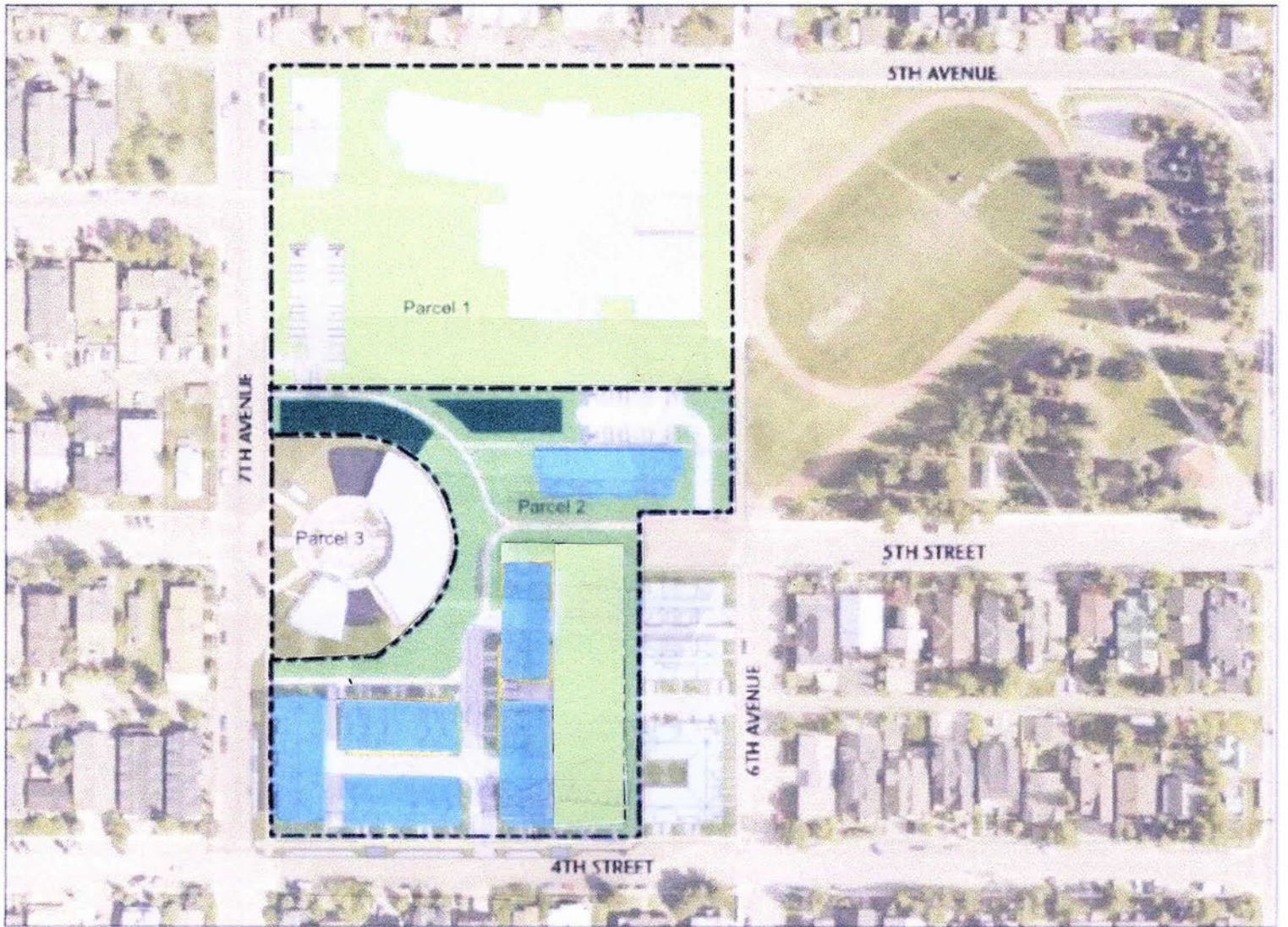
3). Parking for the recommended 40 to 60 unit development will be manageable and not pose problems with respect to parking on the street and increased traffic in the area.

4). A green space should remain between the existing Elk Run Encore and Cafarro Fusion buildings and the new development. This could be done easily as a result of the reduction in the number of buildings from 8 to 5 or 6 to align with the scale, look and feel of the neighbourhood. Keeping this green space will minimize the impact on views, quiet living and space enjoyed presently by existing homeowners and is a trademark of Canmore South. This space could potentially be used for the relocation or expansion of the community garden or used as a playground/small park.

Thank you very much for considering my concerns and recommendations.

Kurt Baker







From: [Ing](#)
To: [Shared.MunicipalClerk](#)
Subject: Lawrence Grassi
Date: February 24, 2022 9:29:36 AM

good morning,

i would like to express my opinion that i am against the development that is being planned on the Lawrence Grassi lands.

the scope of the project is too large for the little plot of land. the projection of 100 units, 250+ people, 200+ vehicles all stationed on the lot will cause increased congestion and noise.

the fact that there will only be one entrance will create traffic congestion during the day. there will be limited parking for the surrounding area.

we have so little green space in Canmore, it would be a shame to see it gone. i've seen day care kids, school kids, walkers, families, all enjoying the green space, it is utilized by the townsfolk.

could the project be cut in half? surely, reducing the project in size would give CRPS the monies they require for many years to come.

regards,
ingrid

Sent from my iPad

From: [Harvey Bernbaum](#)
To: [Shared.MunicipalClerk](#); [Shared.MunicipalClerk](#)
Cc: [Stan Bernbaum](#)
Subject: Re: CRPS LAWRENCE GRASSI MIDDLE SCHOOL PROPOSED SITE DEVELOPMENT AND ARP submitted for Public Hearing March 01, 2022
Date: February 27, 2022 1:35:07 PM

On Feb 25, 2022, at 12:28 AM, Harvey Bernbaum <hbernbaum@shaw.ca> wrote:

February 24, 2022

Following are the comments of Harvey Bernbaum of Bernbaum Architect Ltd, invited to review the proposal and submit his comments to The Canmore Town Council for the Public Hearing scheduled for March 01, 2022.

Mr. Bernbaum is an architect in Calgary and has served two terms as a member of the City of Calgary Subdivision and Development Appeal Board, was 5 times president of the Sunalta Community Association in Calgary and lead community planner of two Area Development Plans for the inner city Community of Sunalta in Calgary.

**Re: CRPS LAWRENCE GRASSI MIDDLE SCHOOL PROPOSED
SITE DEVELOPMENT AND ARP**

Mr Mayor and Members of Council, I appreciate the opportunity submit my concerns for this proposed development and to present the following to you for your consideration.

It is my hope that after reading this, the members of the Canmore Town Council will turn down this proposal based on the following observations:

1. **"The Town of Canmore is located within Treaty 7 region of Southern Alberta.....We acknowledge all Nations who live, work, and play and help us steward this land and honour and celebrate this territory."**
 - *This proposed development is a badly planned, insensitive use of this open piece of recreational space in the heart of South Canmore. The proposed project in no way shows any respect or understanding of the historic significance of this great land at the foot of the Rocky Mountains and the First Nations people. Further, the proposal in no way respects the true nature of the town of Canmore - open space, heavily treed and natural vegetation, vistas and use of the same to provide personal space and a true sensibility of living in the mountain environment, not in an urban context.*
 -
2. **DESIGN: insufficiently thought out**
 - *Canmore character - there are no drawing studies included in the proposal presentation to indicate the architectural exterior, massing, interior streetscape and pathway studies, that exhibit features which will create a sense of belonging in Canmore and of being a part of the existing Canmore neighbourhood fabric.*
 - *landscape buffer should have been considered as an essential aspect of the proposal to soften the impact of this higher density development on the surrounding existing lower density homes.*
 - *overbuilding on the land - there are very minimal setbacks from the street and sidewalks to the proposed buildings. The new buildings of this higher density*

development will be very impactful on neighbours and those passing by as the proposal starkly overshadows the existing community and sits massively on the site.

- *sense of community - the proposed buildings appear as normal 2.5 or 3.5 storey walk ups - i.e. typical anonymous apartment type buildings. There should have been massing studies submitted to ensure Town Council that there will be architectural differentiation, quality and character for each of the proposed buildings and the development as a whole.*
- *parking restrictions should be considered as part of this proposal's impact - overflow street parking from the proposal could prevent existing residents and their guests from being able to continue to park on their streets close to their homes as they can now.*

3. **Usage of the site: There will be 8 buildings of 2.5 to 3.5 storeys, 120 units, approx 288 adult tenants @ 2.4 tenants per unit**

- *This proposal will destabilize this historic part of Canmore due to much higher density on this piece of property than exists in the rest of the community leading to overcrowding of the community. Further there is great potential for a high proportion of rental units even in keeping with the longterm rental bylaws - so only a few residents will take pride of ownership and creative maintenance.*
- *There could easily be 150 cars more than the parking spaces being provided on site and nowhere to park except on the streets of this south Canmore Community. Proposed are 120 units & only 120 parking spaces @ 1 per unit and approximately 288 adult tenants most of whom will likely have vehicles.*
- *There is no green space provided with this proposal - the design of the development is all building and roadway - those living in this proposal will have to utilize the community open space - Centennial Park - as will the School - and Centennial Park will be over run by the increased density of this proposal as their open space will be totally developed as buildings, roadways*

and parking.

◦
4. **Excess: Building #8 was an add-on to the proposal after the initial submission**

- *it sits in isolation at the north end of the proposed development and is not contiguous with the proposal's overall plan being added after the initial proposal. This Building #8 does not share the main entry road and pathways on the site and is not beside any of the other 7 buildings,*
- *along the north side of Building #8, an open car parking lot is proposed to take over a large portion in the midst of the open space that is used for kids playing on what will remain of the school grounds,*
- *Building #8 is insensitively located - blocking existing views to the surrounding school grounds for the townhomes of the Elk Run Encore development. This affects the quality of life for those units that currently face onto the open space of the school playground.*

◦
5. **Planning: for now and into the Future**

- *It appears the prime consideration of the design is to have as many units on the site as possible, and give back as little as possible to the town of Canmore and its environment.*
- *One must ask - What is the justification for allowing this higher density project in the prime historical core area of Canmore? It is not additive to the character and quality of the Town of Canmore or as a good example to follow for other future projects - it has no redeeming features*
- *Sustainability for now and into the future -
 - *there is no mention of sustainability, integrated landscape design with native plantings in keeping with the climatic zone, building design considerate of energy conservation, high efficiency and passive housing design with net zero as the goal - these are all protocols for good design in today's world of climate change and this project is bereft of any of these elements**

- *not only should this proposal set an example and leadership for other new builds in the Town of Canmore but guidelines for energy efficiency would be of immediate direct financial benefit to the new residents of this proposed development - not having to pay high utility bills.*

In Summation, this proposal's design and planning thought process is short sighted and lacks innovative and sensitive design parameters for this extremely pivotal piece of land in central South Canmore. It would be a great shame to allow this proposal to proceed without far greater innovation and thoughtfulness geared toward creating something wonderful. Further, we have a obligation to proceed in keeping with the natural beauty of the spectacular Town of Canmore and to use our sensibilities to steward and honour this land in a way that shows respect for all those who have gone before and for those who will be coming in the future.

We ask the Members of Canmore Town Council to stop this proposal from moving forward.

Sincerely,

H.

Harvey Z. Bernbaum **M A A A**
BERNBAUM ARCHITECT LTD.
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architecture interiors landscape
inspiring design informed by context & landscape ... healthy, green, high
efficiency, sustainable

Honorable Mayor and Members of Council -

My family and I appreciate the opportunity to voice our concerns about this ARP and development proposal.

I'd like to state clearly that we are strongly OPPOSED to the ARP, and to the current CRPS development proposal.

We feel that there are two very important questions that need to be answered when evaluating this ARP proposal.

Firstly,

Does this proposal meet the criteria of the Canmore Municipal Development Plan?

The answer to this question is clearly **NO**.

Section 6 of the Municipal Development Plan, which deals with Neighborhood Residential development, states that the Town will work to ensure that new development in an existing neighborhood fits with the look and feel of the neighborhood. It also says, *“Development should be sensitive to the density, scale and character of the neighbourhood, including height, massing and design.”*

This development proposal fulfils NONE of those criteria. It is not at all sensitive in terms of density (being far more dense than the surrounding area), or scale (with much greater height, 3 1/2 storey buildings, as well as the far greater density), or character (with its buildings crowded together, with virtually no open or green space). It also does not have the look or feel of the neighborhood.

This proposal is far too dense, and high, and massive for this neighborhood.

This section of the Municipal Plan also says:

“There should be provision of quality public gathering spaces, open spaces and other amenities.”

This development proposal also completely fails to meet these criteria. There is NO provision of quality public gathering space or open space - at all.

The SECOND question to be answered in evaluating this ARP proposal is:

Does this proposal fit well with the existing surrounding residential area?

The answer to this question is also clearly **NO**.

This proposal does not in any way reflect the nature and character of south Canmore. This residential area features trees in natural groupings, along with green space, and generous setbacks from the street. Developments tend to be personalized, and of smaller scale and medium height. This proposal is the direct opposite of all of that, aiming to jam as many large buildings onto the site as possible.

We understand that affordable housing is an important priority for Canmore. However, the relatively few units of affordable housing that are being offered in this package seem to be largely an attempt to divert attention from the huge number of units being proposed overall. If this land is to be developed at all, perhaps construction of a much smaller number of units, consisting entirely of affordable housing, should be considered rather than the unrestrained overdevelopment being proposed.

This project has grown from 7 to 8 buildings, and its footprint has stretched to include a large portion of the current school playground. Instead of one access point off 4th street, there will now be a second access off 5th street and 6th avenue. Traffic and overflow parking will spiral in the neighborhood as a result. And why was this 8th building added? Apparently solely to increase the developer's profits.

But - the question must still be asked – should this land be developed at all?

This area has long been zoned for public use, and as such has been a great resource for the Town of Canmore. We feel it would be a huge mistake for Canmore to give up this invaluable public use area in favor of development and commercialization. The Town should not forego this irreplaceable public resource, especially not for the misguided purpose of making up for government funding shortfalls for the School. Also, it would be very short sighted to give up the opportunity for future expansion of the school and recreational facilities when they are needed. Once this site is commercially developed, all those opportunities are gone.

In conclusion, there are many significant problems and deficiencies in this proposal. If this ARP were to be accepted as proposed, it would set a precedent for new development in this area that would jeopardize the very qualities that make south Canmore special.

We respectfully ask the Mayor and Members of Canmore Town Council to reject this proposed ARP and its associated development proposal.

Thank you for your consideration.

*Dr Stan Bernbaum
Nancy Hawes
Dr Manya Bernbaum
Safi Bernbaum*

References:

*the **Canmore Municipal Development Plan (Bylaw 2016-03)***

Article **6.1.11** of the Canmore Municipal Development Plan states, in part:
“Redevelopment plans and land use bylaw amendments in existing neighbourhoods will be evaluated to ensure there are net benefits to the neighbourhood or the town as a whole.”

Article 6.1.11a states that *“Development should be sensitive to the density, scale and character of the neighbourhood, including height, massing and design.”*

Article 6.1.11d states that *“There should be provision of quality public gathering spaces, open spaces or other amenities.”*

From: [Stan Bernbaum](#)
To: [Shared.MunicipalClerk](#); [Shared.MunicipalClerk](#)
Subject: RE: ARP PROPOSAL FOR CRPS LAWRENCE GRASSI MIDDLE SCHOOL SITE DEVELOPMENT - submission of letter
- * PLEASE CONFIRM RECEIPT *
Date: Friday, February 25, 2022 2:53:53 AM
Importance: High

Hello Mr Kelly -

I would like to submit the following letter to the Public Hearing on March 1, 2022, and have it distributed to Council and published on the website in advance.

Please confirm.

Thanks very much for your assistance.

Sincerely,

Dr. Stan Bernbaum

February 24, 2022

To the Mayor, Town Councillors, and Planning Department of the Town of Canmore:

We are writing this letter in response to the proposed Canadian Rockies Public Schools Lawrence Grassi Middle School Area Redevelopment Plan. We are owners in Elk Run Encore at 511-6 Avenue, which is directly adjacent to this proposed development.

We are strongly OPPOSED to the ARP proposal, and to the current CRPS development proposal.

We feel that there are two very important questions that need to be considered when evaluating this ARP proposal:

1. Does this proposal meet the criteria of the Canmore Municipal Development Plan (Bylaw 2016-03)?

The answer to this question is clearly NO.

Article **6.1.11** of the Canmore Municipal Development Plan states, in part:
Redevelopment plans and land use bylaw amendments in existing neighbourhoods will be evaluated to ensure there are net benefits to the neighbourhood or the town as a whole.

The following will be considered:

6.1.11.a. *Development is sensitive to the density, scale and character of the neighbourhood, including height, massing and design,*

6.1.11.d. *Provision of quality public gathering, open spaces or other amenities*

Regarding item **6.1.11.a**, this development proposal is extremely discordant with the existing neighborhood. It is not at all sensitive in terms of density (much denser than the surrounding

neighborhood), scale (again higher density, and much greater height, with taller buildings of 3 1/2 storeys), or character (buildings crowded together with virtually no open or green space allowance).

Regarding item **6.1.11.d**, this development proposal also completely fails to meet these criteria. There is no provision of quality public gathering or open spaces.

2. Does this proposal fit well with the existing surrounding residential area?

The answer to this question is also clearly NO.

This proposal does not in any way reflect the nature and character of the south Canmore area. Canmore's residential area is characterized by trees native to the area in natural groupings along with green space to provide privacy, and generous setbacks from the street. Canmore developments tend to be personalized, and of smaller scale and medium height. This proposal ignores all of that, aiming to jam as many large units onto the site as possible, while giving little back to the town or its environment.

In addition to the above, we have further concerns about this ARP and development proposal.

This area is currently zoned for public use, and as such is a great resource for the Town of Canmore. We believe it would be a huge mistake for Canmore to give up this invaluable public use area in favour of development and commercialization. The Town should not forego irreplaceable public use land for the purpose of making up government funding deficiencies for the School. Also it would be very short sighted to throw away the possibility of future expansion of the school and recreational facilities when they are needed. Once this site is commercially developed, those opportunities are gone.

We acknowledge that affordable housing is an important priority for Canmore. However, the relatively few units of affordable housing that are being offered in this package seem to be largely an attempt to make the huge number of market units being proposed appear more palatable. If this land is to be developed at all, perhaps a development of a much smaller number of units, consisting entirely of affordable housing, should be considered rather than the unrestrained overdevelopment being proposed.

The proposal as presented is surprisingly lacking in detail. Any development in such a large and important location must be very well designed, and must be presented in sufficient detail to allow a decision to be made on its quality and merits. We don't feel that such an assessment is possible with this proposal as it now stands - it needs to be sent back to the drawing board for redesign before it can be properly evaluated.

There is an inconsistency of great concern in this proposal. Although the initial description suggested that vehicle traffic and parking would be on site, and the one access point would be off 4th Street, an eighth building has since been added to the plan. This building would sit apart from the others, to the north of the initially proposed site boundary, and its access would be separate, off 5th Street and 6th Avenue. This would greatly increase traffic on those streets. Some of the key illustrations in the proposal, most notably the two

“Massing” drawings, which represent views from two different directions, have not been updated on the Town’s website to show the addition of the eighth building. These key illustrations thus give the misleading impression of lower density than is actually being proposed.

Why was this eighth building added? Apparently to increase the number of units and the developer's profits, to the detriment of the adjacent lower density developments and the surrounding community.

It is surprising that there is no mention in the design parameters of sustainability leadership, minimizing the use of fossil fuels through passive house design or attempting to achieve net zero design. Such a high-profile project as is being proposed here should excel in these areas. And very importantly, this proposal for 120 units, which would be expected to house over 288 people, would greatly increase traffic and parking problems on these community streets, to the detriment of the quality of living in south Canmore.

In conclusion, there are a large number of significant problems and deficiencies in this proposal. If this ARP were to be accepted as proposed, it would set a precedent for new development in this area that would jeopardize the very qualities that make south Canmore special.

We respectfully ask the Mayor and Members of Canmore Town Council to reject this proposed ARP and its associated development proposal.

Thank you for your consideration.

Sincerely,

Dr. Stan Bernbaum
Nancy Hawes
Dr. Manya Bernbaum
Safi Bernbaum

Canmore

From: [Melanie Booth](#)
To: [Shared.MunicipalClerk](#)
Subject: CRPS development
Date: Thursday, February 24, 2022 5:55:46 PM

Hello

I am an owner in 809 5th street. I have a couple of concerns about the development being proposed.

Firstly parking. The proposal does mention parking on site. However with 120 units, and generally only 1 parking spot per unit provided, where are all the 2nd or 3rd vehicles for each unit going to be parking? I would assume the residential streets surrounding the development.


This is already a very densely populated area, with 4 plexs on most lots, and the streets are already busy for residential parking.

This combined with the newly approved paid parking strategy in which 4th street is just outside the residential permit zone. Meaning that parking for downtown is already going to be pushed out further due to the paid parking and residential permits restrictions.

I am concerned about how the increasing demand for parking from the development will impact owners in the area.

Secondly I am concerned about the impact on wildlife. Although this is not a wildlife corridor, and is already within the town development boundaries, this area is regularly frequented by large herds of elk. They tend to travel between the river and millennium park to centennial park and the lands proposed for the development. The development would take out a large chunk of land where the elk regularly roam, pushing them further outside of their habitat and potentially creating more human wildlife conflict when they have nowhere to go.

Thanks for listening to my concerns.

Melanie Booth


Sent from my iPhone

From: [Natalie Bourbonnais-Spear](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 23, 2022 8:09:59 AM

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core.

I understand CRPS' motivation for so many market units: they are trying to raise money for an endowment fund to supplement future education. However, it doesn't have to be an either/or situation, it could be a win-win situation. With the right minds in the room, a deal between the Town and CRPS could be reached to convert all of the 80 proposed market units to vital homes. For example, the Town could give CRPS some land they own elsewhere to compensate for the difference. So instead of 20 affordable homes, the development would add 100.

To put things in perspective, Canmore only has an inventory of 142 vital homes for ownership. Adding 100 new vital homes would increase the current stock by 70 percent, all in a walkable, central location that adds vitality to the downtown core!

This kind of outside-the-box thinking is what will be required for our community to solve our affordability crisis. Unless we change our thinking, we are going to keep getting the same results.

Sincerely,

-- Natalie Bourbonnais-Spear



From: [Gilles Bourgeois](#)
To: [Shared.MunicipalClerk](#)
Subject: Bylaw 2021-07
Date: February 21, 2022 8:57:33 AM

Submission on By law 2021-07 **Lawrence Grassi** **Middle School Site Redevelopment**

Our submission will address our concerns with this project and some suggestions :

DENSITY

We would suggest the number of units is excessive. Ideally it should be reduced to 80 but no more than 100. An influx of 280+ people in our community is too great.

TRAFFIC & PARKING

Having an additional 150+ vehicles driving on 7th avenue to 4th Street every day is unreasonable This avenue would suddenly become a major thoroughfare in the town. A use for which it is not intended. There must be a northern access, not just a southern access. Street parking is already limited. On site parking with proposed density is too little. Reduce density and increase parking footprint to realistically meet the needs

PROPOSED BUILDING HEIGHT

It should not exceed 2.5 floors. As the proposal itself indicates this is the typical surrounding height. This project must not create an exception which will then become the new rule.

PUBLIC AGENCY RESPONSIBILITY

While school board is to be applauded for including employee and affordable housing, it can and should do more to ease the housing crunch for other employed and residents of the Town There should be a provision in the sale of units that are not employee or affordable that only residents of at least 1 year or employed in the Town for at least 1 year can offer to purchase and that this provision would apply for 10 years from the date of first occupancy. In this way the school board, a public agency would contribute to easing the shortage of housing for those seeking to move from renting and those wanting to work here. It would also serve to reduce

the increase in part time occupancy.

CONTINUATION OF EMPLOYEE & AFFORDABLE UNITS

In the sale of these units it should be provided that they must remain either employee or affordable units for a 20 year period from the date of first occupancy.

CONCLUSION

The project has some worthwhile elements, but these need to be reinforced and expanded.

There are issues of density, traffic, parking, height that need to be corrected since a failure to do so will adversely affect all residents of south Canmore such that rather than being a welcome addition it would be a resented intrusion

RESPECTFULLY

Gilles Bourgeois / Maryanna Zelenka

 Canmore



February 24, 2022

Dear Mayor Krausert and Town of Canmore Council:

Bow Valley Climate Action Society welcomes this opportunity to make a brief submission to the public hearing on the Area Redevelopment Plan for the Canadian Rockies Public School Board (CRPS) and Lawrence Grassi lands.

Once again, the Town of Canmore is faced with a development plan which falls short of what we will need to see if the Town is going to meet the objectives of its Climate Action Plan (CAP). To be clear, this proposal is not without its merits with regard to climate action. We are encouraged to see the high density and relatively small unit sizes in this development. High density development tends to be of much higher energy efficiency and increasing density in the downtown core should also encourage more efficient transportation. The Sustainability Screening Report (SSR) properly credits the proposal for these merits.

However, there is little else in the proposal to indicate a focus on energy efficiency or the reduction of greenhouse gas emissions, other than a vague reference to an intention to “explore opportunities” in alternative energy generation and transportation.

We see no indication of a commitment to go beyond current minimum building standards in areas such as insulation, windows, or HVAC systems. The SSR indicates that the development will achieve less than a 15% improvement over the Model National Energy Code for Buildings and it is not clear that there is an intent to achieve any improvement at all. The SSR indicates that the development will not achieve LEED certification and will only achieve bronze certification for Built Green. The development would also fail to achieve an Energy Guide score of 80 or more (the minimum level required to qualify as an offset under the SSR). The SSR indicates that the area of “All Building Energy use and GHG emissions” makes by far the largest negative contribution to the total sustainability score.

In the area of Transportation, the development would include at least one bike parking stall per unit, and its central location should encourage active modes of transportation. However, we see no commitment to provide electric vehicle (EV) charging stations or to constructing all housing units to be EV ready. We strongly encourage the proponent to ensure that all new housing units constructed are EV-ready: parking spaces constructed with dedicated 240V power supply for level 2 charging and the shallow utility network (cables and transformers) constructed to accommodate Level 2 charging in all homes. Constructing new neighbourhoods and homes to be EV-ready requires a small incremental up-front capital investment, and will make a significant contribution to affordability for residents in the short- to medium-term. The federal government has mandated that as of 2035, all new passenger vehicles sold in Canada will be required to be zero-emission. The demand for electric vehicle charging capacity in housing units is

accelerating quickly – it is least expensive and most practical to plan for this reality in all new housing construction now.

We also encourage the proponent to plan and construct this proposed housing development to make use of the abundant and proven local geothermal resource in the form of the Bow River flowing just metres under the development: the adjacent Roundhouse daycare building, and other nearby buildings such as the Town of Canmore Civic Centre and Elevation Place all use geexchange cooling systems. Spring Creek Mountain Village has employed geexchange for both heating and cooling in almost all multi-family residential developments. These are proven techniques that will decrease the use of fossil fuels and contribute to affordability through reduced monthly utility costs.

BVCA encourages the Mayor and Town Council to work with the developer to bring the proposal up to a standard more consistent with the Town's Climate Action Plan. At the very least, the Town must ensure that no public funds, in any form, are invested in this development unless it achieves much higher energy efficiency standards. We are aware that others may be encouraging the Town to consider various forms of financial support (e.g. grants of valuable Town land; loan guarantees; mortgage subsidies etc.) to increase the number of affordable housing units. While BVCA supports efforts to increase the stock of affordable housing we are also of the view that any development project which relies on public funding in any form must demonstrate a commitment to reducing greenhouse gas emissions that goes well beyond current building standards. The construction of energy efficient buildings meets the tandem goals of improving affordability for the individuals who live in the new housing units due to reduced energy costs, while reducing the greenhouse gas emissions associated with the housing.

It is important to recognize that while energy efficiency measures may increase initial capital costs of construction, they can make housing more affordable in the long run – meeting two critical community goals at once: long-term affordability and long-term environmental sustainability.

Bow Valley Climate Action Society has two upcoming webinars that focus specifically on the topics of preparing our infrastructure to support a zero-emission vehicle future (March 9th) and working together as a community to foster the construction of energy-efficient buildings that improve community affordability (March 16th). We welcome and encourage the proponents of this project, Town of Canmore Council and all community members to join us for these upcoming learning opportunities – these webinars have been specifically tailored to respond to the needs of the business / development community and municipal decision-makers. Details are below. These webinars will be recorded and available on our website after the events for viewing at any time.



Bow Valley Climate Action Society Presents:

HOW CAN WE PREPARE OUR COMMUNITIES & BUSINESSES FOR A ZERO-EMISSION VEHICLE FUTURE?

Webinar Panel Discussion

Wednesday March 9th, 2022
12:00pm-1:00pm
Zoom Webinar

To learn more and register, please visit:
<https://bowvalleyclimateaction.org/events/>






Yichao Chen
Sustainable
Infrastructure Engineer,
City of Calgary



Waverley Birch,
Local EV Owner &
Activist,
@tozerotogether




Megan Lohmann,
Director of Strategic
Initiatives, Community
Energy Association



Michael Simone
Manager, Operational
Engineering



Moderator:
William York, Electric
Vehicle Association
of Alberta






Bow Valley Climate Action Society Presents:

HOW CAN WE REDUCE BUILDING EMISSIONS TOGETHER?

This panel discussion will explore opportunities for innovative local solutions to reduce building emissions.

Wednesday March 16th, 2022
7:30-9:00pm
Zoom Webinar

To learn more and register, please visit:
<https://bowvalleyclimateaction.org/events/>

Moderator Jodi Conuel,
Shift Program
Coordinator,
Biosphere Institute of
the Bow Valley



Sally Biddlecombe,
Municipal Energy
Coordinator,
Town of Banff

Raphael Spinner,
Passive House Designer
& Builder,
HSS Design Build



Kirstin Pulles
Community Organizer,
Efficiency Canada

Bow Valley Climate Action Society volunteers would be happy to meet with project proponents to talk further about opportunities to increase housing affordability and reduce greenhouse gas emissions in tandem. Please feel free to reach out to us!

Kind regards,

Rick Daniel
Karen Rollins
Diana MacGibbon

on behalf of Bow Valley Climate Action Society

From: [Dorothy Staniforth](#)
To: [Shared.MunicipalClerk](#); [MichelineLambert](#)
Subject: Public Hearing
Date: Friday, February 25, 2022 7:20:40 AM

To Whom It May Concern,

Adults living with developmental disabilities currently receive no public-supported services in the Bow Valley and rely solely on PDD (Persons with Developmental Disabilities) Family Managed Services (FMS). Public planning and economic availability for community engagement and long-term support services needs are tenuous putting ever-increasing numbers of neurodiverse individuals at risk of displacement from their home/their community into the "next empty bed" or even homelessness. Once aging parents are no longer able to provide satisfactory care for their disabled family member then what? It begs the question: Why has this sector of our community been so gravely neglected?

Inspired to ensure support services are as bountiful for people with neurodiversity's as they are for our other vulnerable community members, Bow Valley Connections Centre (BVCC) would like to take this opportunity to submit our formal *ask* and be included in the discussions of housing. Currently the communities count totals "**zero**" for permanent supportive housing. Our not-for-profit organization (BVCC) is willing to pull-up-our-sleeves and do our part in creating a **win:win** solution to accomplish the objective of delivering cost-effective, well-managed supportive housing for our developmentally disabled community members. All we ask is to be included in this ideally situated housing initiative.

Micheline Lambert BVCC Chair of Housing Committee
Dorothy Staniforth President BVCC

From: Jackie Bowes

Sent: February 9, 2022 8:47 AM

To: Sean Krausert <sean.krausert@canmore.ca>; Alaric Fish <alaric.fish@canmore.ca>

Subject: LGMS Land Development

Dear Mayor Krausert,

My husband and I would like to convey our overwhelming support for the LGMS Land Development Project. I have had the opportunity to listen to the presentation for this project on a number of occasions. This project not only addresses funding support for the school division, which will positively impact many students now and into the future, but also the ongoing housing issue in the Valley.

Our daughter was a teacher within CRPS and made the decision to relocate a few years ago. She would have loved to stay in the Bow Valley, the place where she grew up, received her high school education, and returned to do what she loved to do - teach. But it was becoming all too clear to her that she would never be able to afford to own a home on her own. Not only that, she needed to have roommates to even afford the substantial rents that are being charged in Canmore. To this day, she misses the mountains and would have loved to stay.

Our other daughter, who also grew up in Canmore and received her education here, returned to Canmore and is employed as a member of the Canmore Fire Department as well as being employed by AHS, working at the Canmore Hospital. She has all but given up hope of ever being able to own a home in Canmore, and has seriously considered relocating as well. This project has given her renewed hope that it may be possible.

My kids are examples of the many young adults in this area with the same hopes that they feel will never be realized.

Our hope is that the Town of Canmore will see the multiple benefits of this project and give it their approval to proceed.

Thank you for your time,

Dave and Jackie Bowes

Date: February 27, 2022

To: Mayor Sean Krausert and Councillors (Tanya Foubert, Wade Graham, Jeff Hilstad, Jeff Mah, Karen Marra and Joanna McCallum)

From: Ken Brass

Re: Lawrence Grassi Middle School Site Redevelopment

As an owner of a property adjacent to the proposed redevelopment of the Lawrence Grassi Middle School site (the “Redevelopment”) by the Canadian Rockies Public Schools (the “CRPS”), I have numerous concerns with their proposal. While I understand the CRPS wants to maximize the financial gains from the Redevelopment, their approach is not consistent with the Town of Canmore’s Municipal Development Plan (the “MDP”), is very aggressive in scope and will have unfavorable consequences for Canmore’s residents and especially those in South Canmore. My concerns are as follows:

Provincial Government – Educational Funding

One of the main impetuses for the Redevelopment is to allow the CRPS to create a Legacy Fund to nurture students’ growth and learning through the support of existing and future programs and educational services. Given the substantial accumulated and annual deficits our Provincial Government has to manage, it is very possible that the Provincial Government may reduce funding to the CRPS in an amount equivalent to the financial gains the CRPS generates from this development. Under this scenario, the financial benefit is no longer retained in the Bow Valley, which in turn eliminates one of the main impetuses for the Redevelopment.

During the First Reading this concern was raised by several councillors and the CRPS confirmed they do not have written confirmation from the current UPC Government that this will not occur.

Even if the CRPS obtains written confirmation from the UCP Government, I question the continuity of this position over the long term. With Provincial elections occurring every four years, newly elected parties often significantly change policies to reflect the vision and values of their party. Given the UCP’s internal strife and poor showings in the polls versus the strong showing in the polls by the NDP, will the UCP still form government in one year’s time at the next election? An NDP Government would not endorse private sector type activities within the education system.

Municipal Development Plan

The proposed Redevelopment is not consistent with several important clauses in the MDP.

Specifically, the MDP states in the overview to section 6, “The Town will work to manage the rate of change by ensuring development in existing neighborhoods fits with the scale, look and feel of the neighborhood.”

Section 6.1.11 states, “Redevelopment plans and land use bylaw amendments in existing neighborhoods will be evaluated to ensure there are net benefits to the neighborhood or the Town as a whole. The following will be considered:

- a. Development is sensitive to the density, scale and character of the neighborhood, including height, massing and design,
- d. Provision of quality public gathering, open spaces or other amenities,”

My following comments will provide details that show how the Redevelopment is not consistent with the aforementioned guiding principles.

Direct Control vs R4 Zoning

As you are aware, all of the land surrounding the Redevelopment is zoned R4 and the remaining land in South Canmore is zoned either R1 or R2. The neighborhood is predominantly comprised of single-family homes, some duplexes, many four plexes and several small-scale apartment or townhome properties. None of them are greater than 2 ½ stories. The Direct Control zoning request rather than the current R1, R2 and R4 zoning in the neighborhood will significantly change the density, scale and character of the neighborhood and eliminate a field that is used daily by students, a venue for Town events and a resting and feeding place for elk.

There are other well-respected developers, who have built many properties in South Canmore, several of which are located in the immediate area. They have adhered to the R4 zoning requirements which has kept the feel and presence in South Canmore consistent. By allowing the CRPS to circumvent R4 zoning this will be lost. It will also set precedent for other developers who want to build future residential infill projects.

A direct comparison between the existing Elk Run Encore and Caffaro Fusion complexes to the east of the Redevelopment is a perfect example. These two properties comprise approximately one-third of the land mass in the Redevelopment Parcel # 2. The cumulative number of units in

these two complexes is 20. On a comparative basis, this means the Redevelopment should have a total of 60 units. The CRPS application is for double this amount at 120.

Height

The CRPS wants to be able to build three 3 ½ storey buildings. R4 zoning allows for a height restriction of 10 metres and is reflected in the surrounding properties that have a maximum of 2 ½ stories. The additional storey will substantially increase the density, which then impacts the infrastructure requirements, parking, safety, traffic flow, congestion and sightlines for residents in the Redevelopment and surrounding residential areas.

Population in the Development

During the First Reading, the CRPS confirmed that they have signed agreements with the Lake Louise Ski Resort, Improvement District No 9 and the Wim & Nancy Pauw Foundation / Banff Lodging Company to sell them units for staff housing. It was also interesting to note that the CRPS would not disclose how many of the 80 non affordable units were to be sold to these three groups, all of which virtually operate their businesses in Lake Louise or Banff. Why is the CRPS not being transparent with the number of units these organizations want to purchase and are there not employees of Canmore based businesses that need a place to live? How about the Town of Canmore's staff?

The CRPS development plan states that the total development should have 288 people residing in eight buildings. If the three aforementioned organizations use the units as dorm style housing for their staff, could we see 12 people residing in a three-bedroom unit by simply putting in two bunk beds per bedroom? Since the majority of staff are non management, this is where businesses have the most pressures for staff housing. What happens if there are many other entities that purchase units for staff housing in the development? How do you control this over the life span of the development? What if future unit owners sell to organizations that use the units for staff housing five, ten or twenty years down the road? In addition, will you allow investors to purchase units and use them as hotel or tourist type units? If so, how many?

All of this would significantly increase the population in the development beyond the 288 that is in the CRPS's plan. Now there will be elevated pressures on the municipal infrastructure, parking, traffic flow and inconsistencies with the MDP.

What would happen if the sewer infrastructure, which is already at full capacity is designed and built for 288 people and 350 people actually end up living in the development? Do residents throughout South Canmore have consistent sewer back up issues that will require the Town of

Canmore to resolve? I imagine there would be a lot of angry residents and the costs to the Town would be substantial.

Parking

The DC zoning which will allow for increased density is going to make parking in the immediate area a problem, especially with the inability to construct an underground parkade due to high water levels.

During the CRPS's virtual Town Hall webinar we were informed that the complex would meet the minimum requirement of one stall per unit with onsite parking, but the majority of the visitor and unit owners who have more than one vehicle will be required to park on the street. In addition, they plan to change the parking on 4th Street from the current perpendicular parking to parallel parking with much less capacity.

Furthermore, the majority of single-car garages in Canmore are used to store recreational equipment and household items, which increases the need for street parking. On 6th Ave, 7th Ave and 4th Street the street parking is already crowded, especially during the winter months with the extra burden of snowbanks often occupying the parking areas. During the drop-off and pick-up times for the daycare, 7th Ave is already struggling with parking. Will parents start to double park on 7th Ave during these times?

The introduction of paid parking in the Town Center may result in many people parking in the immediate area of the Redevelopment, exasperating the Redevelopment's parking challenges.

Traffic Congestion

The addition of well over 120 + vehicles in the immediate area is going to make for a lot of traffic congestion around a daycare and middle school, especially with numerous school buses coming and going. Students' safety should be paramount. Has this been forgotten?

The egress and ingress for the residents who live in the eastern area of South Canmore is predominantly limited to 5th Ave, because of Centennial Park. Having increased traffic and parking on a 30 kph road will cause congestion in South Canmore, as well as on 8th Street for those turning left onto 6th Ave.

Environment

The number and size of the proposed buildings will severely limit the amount of green space. This is inconsistent with Canmore's initiatives to preserve and protect the environment and the

MDP. A larger development than what would be allowed under R4 zoning will also have a negative impact on the landfill, as the amount of waste from the construction and ongoing inhabitants will be that much larger.

Safety

Since the on-site parking will be very tight, we were informed by CRPS's representative during their virtual Town Hall webinars that they plan to park two or more vehicles on the ends of their internal roads. This presents a very unsafe situation for emergency vehicles and crews to access the east side of the project, especially when they only plan on having 6 metres between their proposed buildings and the two Elk Run projects. How will fire crews bring their equipment into this area and be able to manage a fire in such a small space with vehicles parked in the entrance areas? All of this will be compounded during the winter months. There should be a much bigger corridor between the Redevelopment and the two Elk Run complexes. The site is just too dense.

In addition, the Muse Road in the Redevelopment will only have one lane for vehicles. What happens during the busy times when people are going to and coming home from work? Even worst, what happens when there is a fire or sick individual requiring an ambulance. The Emergency Access Road feeds into the Muse Road, which then flows into the smaller internal roads that access many of the eight buildings. How will fire trucks, of which there is often a requirement for multiple trucks navigate through the Redevelopment? Are we putting people's lives at risk, because the CRPS wants to maximize the Redevelopment's density and their financial gains?

Population Growth

As the Town of Canmore's population continues to grow, the Lawrence Grassi student base will also expand. This will require the CRPS to enlarge Lawrence Grassi Middle School. The elimination of a majority of the vacant land adjacent to the school will make this difficult, thus creating long term challenges for CRPS, parents and students.

During the First Reading the CRPS stated that their student population has remained quite consistent and if they need more space, they will go vertical by adding additional stories to the LGMS.

I have talked to many realtors in Canmore and during Covid they have seen a change in the mix of people moving into the Town. There has been a greater influx of young families, because of the ability to work from home. In addition, during Covid there have been many families that commenced home schooling or schooling electronically from home. Once Covid dissipates the CRPS's in school population will increase. Where will you put these children?

The comment of we will go vertical is also not feasible. The CRPS will not be able to add stories to the LGMS in just two months (July and August), plus students and teachers will not be able to be onsite during construction periods. The noise, disturbances and lack of safety would make learning onsite impossible. Having the entire school population learning from home for a protracted period of time would be problematic for parents and students.

Movement Between Wild Life Corridors

I have attached Schedule “A”, the body and pictures of an email that was sent to Alaric Fish on February 25, 2022 from a person residing in South Canmore. As you can see, it is clearly evident that elk are using 4th and 5th Streets to access the Redevelopment site where they feed and rest while moving between the Wild Life Corridors in eastern Canmore and Three Sisters. On many occasions, I have counted in excess of 25 elk resting or feeding in the Redevelopment site, plus they are often there for in excess of 12 hours.

How can an Area Redevelopment Plan be authorized in the middle of a route that elk are using to access Wild Life Corridors in eastern Canmore and Three Sisters? Imagine the problems these animals and the surrounding residents are going to have with the significant increase in the number of people in the area and the additional traffic flow. Once again, this is not consistent with the Town’s MDP.

Conclusion

I thank you for the opportunity to provide feedback on this Redevelopment that is of utmost importance to the CRPS, the residents of South Canmore and the Town of Canmore, as a whole.

Schedule "A"

To: Alaric Fish

Date: February 25, 2022

Subject: LGMS proposed development

Alaric, in addition to my previous email responses, I would like to add these pictures, due to the "VOX POPULI" letter in the Feb. 24/22, by Michele Corbeil, in "The Outlook" newspaper, stating that "this site does not impinge on any wildlife corridors", when in fact it is one of the main elk crossings for elk and deer traversing from east side of Canmore, Silvertip to the Bow R. and beyond. It is used all year around, including spring calving.

The following pictures are of the near daily encounters with elk using 4th St and 5th St to cross from the wildlife corridor, on north side of TCH through South Canmore to the wildlife corridor at Three Sisters. The picture of the corridor and habitat patches show that the direct route for wildlife, is in fact the route the elk are taking along 4th St and 5th St. to connect the two corridors.

The first picture below was taken on Jan.23/22 at 9:30 am, int. 6th Ave & 5th St.

The second picture below was taken on Feb. 14/22, at 8:00 am, 6th Ave & 4th St.

The third picture below was taken on Feb. 14/22, 8:53 am, elk grazing on LGMS, proposed development site.

The fourth picture below was taken on Feb. 25/22, 1:10 pm, 6th Ave and 4th St.

The fifth picture below was taken in my back yard on Aug. 17/21, 638 4th St.

The sixth picture below is a map of the existing immediate wildlife corridors.

I would like this email, with pictures to be included in the Feb. 28/22, 9:00 am council meeting on the proposed LGMS development.

Please forward this email to the Mayor and all Council members.



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2



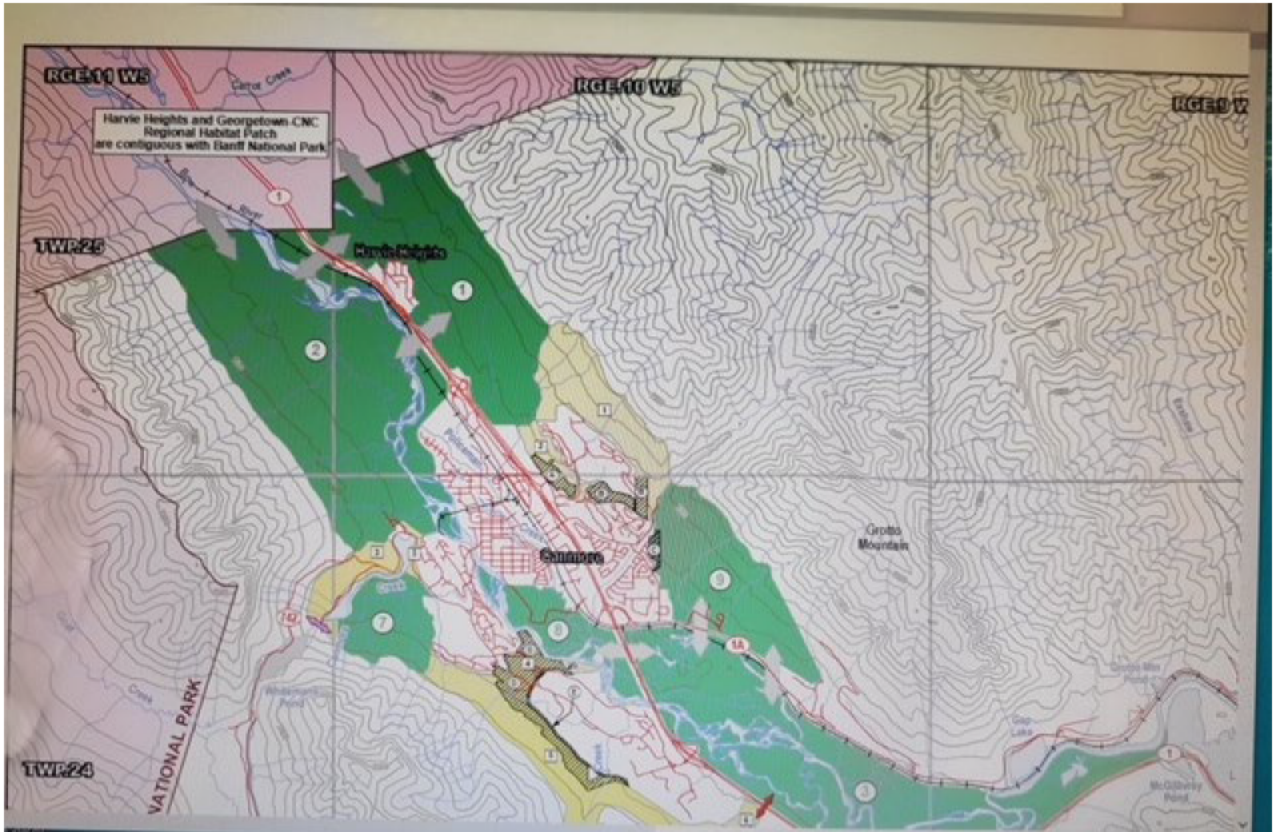
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6

From: [Niclas Brundell](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 23, 2022 6:45:12 PM

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core. We need more occupied homes. Not just more homes that are occupied for a few weeks or months a year.

I understand CRPS' motivation for so many market units: they are trying to raise money for an endowment fund to supplement future education. However, it doesn't have to be an either/or situation, it could be a win-win situation. With the right minds in the room, a deal between the Town and CRPS could be reached to convert all of the 80 proposed market units to vital homes. For example, the Town could give CRPS some land they own elsewhere to compensate for the difference. Maybe the old fire station once the new one has been built. So instead of 20 affordable homes, the development would add 100.

To put things in perspective, Canmore only has an inventory of 142 vital homes for ownership. Adding 100 new vital homes would increase the current stock by 70 percent, all in a walkable, central location that adds vitality to the downtown core! Something much needed. As this area can be depressing to walk through during evenings. When dark buildings with blinds down is the norm.

This kind of outside-the-box thinking is what will be required for our community to solve our affordability crisis. Unless we change our thinking, we are going to keep getting the same results.

Sincerely,

-- Niclas Brundell


From: [Linda Brunet](#)
To: [Shared.MunicipalClerk](#)
Subject: LGMS Site Re Development
Date: February 24, 2022 9:55:53 AM

You don't often get email from lbrunet1@telus.net. [Learn why this is important](#)

Good morning,

I would like to share my support for the CRPS Land Development. It fits the MDP and direction our community needs to go.

I support that one third will be for affordable housing and that benefits the community greatly. I also agree that we need to attract and retain teaching staff and other school employees.

As you know and perhaps are experiencing within your family, our children have moved away due to housing affordability and availability and would one day like to return to their home. Let's give them this opportunity.

Sincerely,

Linda Brunet

From: [Melissa Brunet](#)
To: [Shared.MunicipalClerk](#)
Subject: Support for CRPS Land Development
Date: February 24, 2022 2:38:14 PM

Good afternoon,

I would like to share my support for the CRPS Land Development.

I was born and raised in the Bow Valley, and attended all three Canmore based CRPS schools. I am currently a teacher in Red Deer, but am working towards returning home to be closer to my family. Realistic rental opportunities are becoming more and more difficult to find, and the idea of someday owning property in my hometown feels further out of reach each year.

Teaching in the Bow Valley has been a goal of mine for a while now, and the opportunity put forward by CRPS through this land development is very encouraging for myself, teachers, and other community members looking for affordable housing.

The need for teachers, support staff, bus drivers etc in the Bow Valley is not going to slow down as our Town continues to grow, and the turnover of retirement continues. Educational staff are an important aspect of our community, but we, along with many other community members need a place to reside. With 40 units connected to affordable housing and CRPS staff, this development will benefit our community greatly.

Thank you for taking the time to hear my opinion,

Melissa Brunet

From: [Jeff Caskenette](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 24, 2022 1:57:41 PM

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core.

I understand CRPS' motivation for so many market units: they are trying to raise money for an endowment fund to supplement future education. However, it doesn't have to be an either/or situation, it could be a win-win situation. With the right minds in the room, a deal between the Town and CRPS could be reached to convert all of the 80 proposed market units to vital homes. For example, the Town could give CRPS some land they own elsewhere to compensate for the difference. So instead of 20 affordable homes, the development would add 100.

To put things in perspective, Canmore only has an inventory of 142 vital homes for ownership. Adding 100 new vital homes would increase the current stock by 70 percent, all in a walkable, central location that adds vitality to the downtown core!

This kind of outside-the-box thinking is what will be required for our community to solve our affordability crisis. Unless we change our thinking, we are going to keep getting the same results.

Sincerely,

-- Jeff Caskenette



Thank you Mayor and Council,

This is the part where we rightly acknowledge that we're on Nakoda Lands. That's great and I'd like to add that those fine people have never had a seat on the school board even though they contribute greatly to the budget. It seems colonial protocols still trump enlightened intentions, and this should be addressed.

The purpose of CRPS should be to maximize the educational potential of our kids while keeping them safe and healthy. Pursuits outside of this definition come at cost to our kids, and CRPS adding Market Developer to its present extra roles as landlord, provider of services to the Nakoda Nation, and operator of a for profit international school, won't help our kids.

We've all figured out that adding market housing only makes things worse for the people Canmore needs most. It should be a non starter. Using the land for affordable housing makes a lot of sense, especially if the number of units is halved so it fits its neighbourhood.

How can we be sure the present or future governments won't have access to any bankroll CRPS tries to hide? When we ask for things won't they just say "You've got the money – go for it!"

And what's the rush? Won't time serve us well if we keep the asset as it is?

In Alberta we have one curriculum, one funder, one professional association, and one customer. I dream of a brave provincial government that will dismantle the archaic, paternalistic system of 61 school boards with something that puts our kids first; but in the meantime I stand in opposition to this unnecessary and harmful proposal.

Jeff Caskenette, Canmore.

From: [Nathan Chan](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 24, 2022 11:05:19 AM

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core.

I understand CRPS' motivation for so many market units: they are trying to raise money for an endowment fund to supplement future education. However, it doesn't have to be an either/or situation, it could be a win-win situation. With the right minds in the room, a deal between the Town and CRPS could be reached to convert all of the 80 proposed market units to vital homes. For example, the Town could give CRPS some land they own elsewhere to compensate for the difference. So instead of 20 affordable homes, the development would add 100.

To put things in perspective, Canmore only has an inventory of 142 vital homes for ownership. Adding 100 new vital homes would increase the current stock by 70 percent, all in a walkable, central location that adds vitality to the downtown core!

This kind of outside-the-box thinking is what will be required for our community to solve our affordability crisis. Unless we change our thinking, we are going to keep getting the same results.

Sincerely,

-- Nathan Chan



Via Email

January 12, 2022

Town of Canmore
Planning and Development Department
902 – 7th Avenue
Canmore, Alberta
T1W 3K1

Dear Mayor Krausert, Town Councillors, and Mr Fish,

Re: Proposed Lawrence Grassi Middle School Land Redevelopment

We own a property that overlooks the current green space that is the site of the proposed redevelopment. We would like to bring up numerous concerns we have with the proposal. As you will see, some of these concerns are local, pertaining simply to the nature, size and scope of the development with practical implications (such as parking), but other concerns have potentially wide-ranging impact on the nature and method of provincial public school funding for all of Alberta.

To start, having attended one of the virtual Town Hall sessions earlier in December, we can understand why the Canadian Rockies Public Schools (CRPS) is interested in developing this land – “to support the long-term sustainability of CRPS and stabilize swings in education funding”, “to support existing and new educational programs”, and “to provide affordable housing options for staff”. The CRPS feels that the students they are responsible to teach are disadvantaged in their funding, that the funding is precarious, and often insufficient to meet their needs. Naturally, the CRPS wishes for their students to be in an advantageous position instead. This is commendable and they see this project as a means to achieve this. However, we would argue that this is not the best means to achieve this, that this project is a risky endeavor at best for the CRPS and for the Town of Canmore, and a potential disaster in the making.

Concern #1 – Dangerous precedent in privatizing the use of publically-owned assets.

Is it now reasonable for Public school boards such as CRPS to have to raise money for its operations by privatizing (the use of) their land assets?

The CRPS receives its funding from the provincial government of Alberta, as well as the Federal government of Canada. As a result, CRPS should be considered a public entity, since it is publically funded. The stated purpose of this project is “to support the long-term sustainability of CRPS and stabilize swings in education funding”, “to support existing and new educational programs”, in essence, to improve their annual revenues to support their operations. CRPS stated that this project is supported by the Provincial Ministry of Education. Of course this Conservative provincial government will support this; it means that less funding would be needed for the School Board if they can raise their own money! But is this really what should be occurring? Educators have an expertise in educating. Educators are not land developers. CRPS will hire developers and property managers to assist – private companies that will stand to profit from this development. CRPS will form partnerships with these private companies who will have long term leases. **In essence, this amounts to privatization of public lands** – by selling public land, or *the use* of public land

- to help fund the provincial education budget. Keep in mind that this is Public Use Land that is appreciating in value, land that is irreplaceable if needed for some future use.

Approval of this project could turn out to have massive implications in the funding of public education all over Alberta. Should the Calgary Public School Board or the Edmonton Public School Board be expected to turn to similar schemes and sell the use of their school yards in order to subsidize their operations when the Province cuts the education budget? **Surplus land that is unused by public school boards in other jurisdictions in Alberta reverts to provincial or municipal ownership (to potentially use for sports fields or parks), and is NOT used to directly benefit school boards financially.** If annual funding to CRPS is lacking due to a problem or instability in the current funding formula (as stated in the Town Hall), should the funding formula not be fixed instead of turning to privatization or condo building? If the express intent of this proposal is to improve the educational conditions for the children in the jurisdiction, and if the current funding is truly insufficient to provide adequate services to the appropriate standard, then the funding should properly originate from public means such as the provincial government.

Concern #2 - Gambling with a public resource to create a multi-tiered education system?

Are public school boards expected to make investments with their assets, and take higher risks to seek higher returns? If so, what degree of risks are they allowed to take? Are they allowed to be developers and owners of condominium developments?

The land on which this development is proposed is essentially land owned by a public entity. In general, land that is designated for a school board's use is granted to that school board by the municipality, town, or city. Any excess land that is unused by the school board is then returned to the municipality, town, or city from which it originated so that it could be used for other purposes to serve the public good (e.g. creation of sports fields, parks, even occasionally housing development by the municipality, etc). Excess land that has been designated for a school board's use is NOT used for investment purposes, revenue generation for the purposes of generating a profit or to supplement the operating expenses for the school board's own usage.

By allowing such forms of "private investment" using land owned by a public entity (in this case the CRPS), there is the creation of a multi-tiered system for the provision of publicly-funded operations: (1) those school boards that rely only on public funding, and (2) those school boards who take the public funding and supplement that funding with additional income derived from their own investments. What happens then if some school boards are more or less successful in making such investments? What happens if a school board had a significant loss in such investment schemes? To put this into context, if this development proceeded and was then unsuccessful, incurring a significant loss, would CRPS have to cover that loss by selling a school and its lands and/or denying public services to children in some jurisdiction? Alternatively, if this development proceeded and was enormously profitable, would CRPS be able to keep all the revenues that are generated, and then provide a higher level of education than the rest of the schools in the province? Both of these scenarios are inappropriate from an ethical standpoint and therefore should not be allowed, since there is the right to the same (or at least similar) standard of education across the entire province. This standard of education should not differ based on a public school board's (anomalous) history of land ownership. We wonder if such a scenario would contravene some kind of provincial education act.

Investments such as land development should be left not to a school board, such as CRPS, who may be experts in education, but rather to experts in investment. For example, in the public sphere, the province of Alberta has an investment corporation, AIMCo (Alberta Investment Management Corporation), that is responsible for the investment of government funds in Alberta.

Concern #3 – False economy.

How long can a public school board hold a surplus before funding is cut to match?

CRPS believes that this project can create “legacy proceeds”. Although we are not aware of whether public school boards can gain, maintain, or invest their own assets, as business owners and public taxpayers, we would expect that providing adequate funding for public education is a Provincial and Municipal responsibility. Would public schools be allowed to go bankrupt? Alternately, if a certain public school board had a major windfall in funding, would they be allowed to keep it on their books indefinitely? As a public taxpayer, it seems that all public school students should have equal access to education, so a major discrepancy in balance sheets should not be maintainable (whether grossly above or below). Once again, if there is a problem with the current funding formula, the funding formula should be fixed.

Concern #4 – Legacy project.

Will the outcome of this project be an eyesore landmark that Canmore residents regret? This is a very real possibility, and support or opposition should be given accordingly.

Developers, and those that serve the interests of developers, act in a biased manner that is pro-development, and will offer advice on why massive development project makes such great sense and will explain away how all community needs will be addressed. They will look at this project as a massive, unique opportunity for profit. As public stewards of land, however, it is imperative that this unique situation be handled in the best manner for the public good, and one must acknowledge that the arguments from the developers side are biased. A poorly considered decision to allow a project on such a large scale is **irreversible**. As downtown residents, we do not want the legacy of this project to be a disastrous blight on the Canmore downtown landscape.

Concern #5 – Non-phased approach.

Is this the correct development for this space? What about a phased approach to prevent a potential disaster?

Given that this underutilized land in a prime location close to downtown, it is essential to get it right since any development will have a permanent impact forevermore on Canmore’s downtown environment. Can we be sure that this is the right development – size, scope, function - for the space?

A phased approach to development in this site – where some initial phase of development proceeds, and community impacts are then assessed prior to any further phase of development – would allow the effects of the initial development to be analysed and adjustments made to benefit the entire community. This would enable the Town to avoid a gross miscalculation. With a non-phased approach, one puts all the eggs in one basket, takes the once-only opportunity to hopefully get it all right, and hopes that everything has been anticipated correctly and taken into consideration. Anyone that has built a house or renovated a living space knows that such complete knowledge of how residential spaces are

utilized is completely unrealistic; anticipating all the potential issues of a complex undertaking as proposed is impossible. For such a site in the midst of the established residential community of south Canmore, it is critical not to overcommit and suffer unexpected consequences. A phased approach would offer a measure of security and show prudence.

For example, the Town could approve the development along the north side of 4th Street with an R4 zoning that matches the zoning that is across the street and on all 3 sides of the area to be developed (see attached Figure). This would allow townhouse condos to be built along 4th Street. Then there would then be a consistent density with the adjacent blocks surrounding the area (sensitive to the density precedent already set), and CRPS would have the needed ability to house staff and potentially generate some revenue. The advantages of a scaled back project are many:

- less impact on property values
- less risk to schoolchildren
- less potential for parking problems
- the preservation of some green space around the Roundhouse for schoolchildren's current use as well as the Town's future use if needed.

Additional rezoning could be reserved until the first phase is complete and problem-free. If any major problems arise, then a stop in further development can prevent further irreversible damage to the community.

Concern #6 – Density.

The building of 7 massive structures, 3 of which are a full storey taller than all surrounding buildings is so audacious as to be almost unbelievable.

The original proposal discussed in December 2020 in the virtual Town Hall meetings called for a density of more than 99 units, thus requiring a change in zoning to Direct Control (DC). The proposal also requests a higher than usual building height so that as many units as possible can be built in the available land. The proposal also states they wish to “fit in with the community” and has modeled the buildings to match adjacent structures, but adds that they are looking to “maximize density in a built form”. A change in allowable height is not appropriate since it would create much larger building masses that would decidedly NOT match up with adjacent structures. For comparison, the latest building in the block, Elk Run Encore built in 2015 to the immediate east, contains 9 units in a land area of 2,453 m². Should this building structure be replicated, the Proposed Parcel #2's land area of 11,184 m² would support the construction of 41 units (9 units x 11,184/2,453 = 41 units). This calculation does not discount the irregularly-shaped areas in Proposed Parcel #2 that are designated for surrounding access paths. Should these “unbuildable land areas” be factored in, the **comparable number of units would be less than 35** to match up with the adjacent residential building (built in 2015).

This most recent proposal now calls for up to 120 units in 8 large structures and enlarges the area of proposed Parcel 2 by eliminating all of the green space to the south of the existing basketball court. This proposal to eliminate all of a school population's green space is so blatantly unconscionable that the only reason this could be proposed is so that after an expected “scaling-down” of the proposal, the developers would still have a satisfactory outcome. For instance, if the developers wanted to build 6 buildings, they may have noted after the virtual Town Hall meetings: “There is already significant opposition to 7 buildings and 99 units; therefore, we should ask for 8 buildings and 120 units!”

Concern #7 – Zoning “double-standard” is unfair to surrounding homeowners.

If the Town wanted to be fair to the residents of south Canmore, and if the developers wanted to build residential properties that would “fit in with the community”, shouldn’t the land be rezoned to R4?

The residents of south Canmore, and particularly the residents on adjacent streets surrounding the proposed development site (comprising an estimated 100 households on 7th Ave, 4th Street, and 6th Ave), purchased or rented their property without the expectation of a rezoning to Direct Control, allowing developers to circumvent established zoning patterns and associated rules governing predefined zoning types such as R4. A home builder applying to rezone a property designated as R4 in south Canmore would never be allowed to rezone it to Direct Control in order to build a higher structure and increase the density. If this site is rezoned from Public Use, **why should the zoning not match all the surrounding residential land that is currently zoned R4? Why should this development be higher than the surrounding buildings, with zoning that allows for more units? If accepted, this proposal is distinctly unfair to surrounding homeowners and to smaller home builders who are not allowed to build higher than 2.5 stories.**

An argument may be made that the redevelopment at 7th Avenue and 7th Street was rezoned to Direct Control to allow a greater building height as this project is proposing. However, the 7th and 7th project is directly behind Main Street and backs onto Commercial (Town Centre District) zoning, whereas this proposed project is completed surrounded by residential R4-zoned areas; therefore, we strongly feel that these two projects are not comparable. By rezoning this space to allow 3.5 story buildings, the character of South Canmore would be irrevocably changed for the worse.

Concern #8 – Wildlife impact.

The fact that this site is not designated as an official wildlife corridor does not mean that it is not full of elk and other wildlife.

That elk often inhabit this space is well known to local residents. This is evidenced by the abundance of elk droppings in the field. They pass through this green space to move between Policeman Creek and the Bow River. The Town has already recognized this wildlife movement in its decision to fence Centennial Park.

Concern #9 – Environmental impact.

As evidenced by the unexpected delays in the Transportation Improvement Plan project at the intersection of Railway Ave, Benchlands Trail, and Bow Valley Trail, high groundwater levels can create challenges, delays, and unexpected costs. An Environmental Impact Assessment should perhaps be considered for a project of this magnitude.

Concern #10 – Street parking will be flooded by a development as proposed.

What will be the impact on parking on the street? Why should this development not be required to have adequate surface parking as in other developments?

This project claims to have adequate parking internally, based on numbers of stalls and condo units. However, the number of parking stalls required should conform to that required by the zoning of adjacent land, that is, R4 parking requirements. Without this parking requirement, the surrounding streets would be overflowing with parked cars.

Furthermore, most garage spaces should not be considered to satisfy parking requirements for the development, since a very low percentage of Canmore condo residents would actually use their garage spaces used for cars (estimated at less than 20%). Most condo residents would opt to use their tight single garage space for the storage of bikes, boats, kayaks, skis, motorcycles, and other storage needs – not for their actual car. With residents of a new development parking their cars on the adjacent streets, parking in south Canmore would become a significant issue. The counterargument that residents may not even have cars due to the central location fails when one considers how residents will get to the places they frequent outside of Canmore (e.g. Banff, skiing, hiking, climbing and all manner of outdoor activities that attracts residents to Canmore). In pandemic times, the need for your own car is greater than ever.

Further, the proposed changes to the north side of 4th Street would reduce the parking capacity on that side of the street, by changing the direction of parked cars to parallel to the street versus perpendicular to the street as it is currently. The additional need for more waste and recycling receptacles will also impact parking capacity.

If the answer to the question of how much parking is needed, a parking study should be commissioned before an irreversible change is made and a parking nightmare is the result.

Concern #11 – Loss of unrecoverable green space.

Once this green space is developed, it is unrecoverable.

As we mentioned, our property overlooks the green space. In the snow-free months, we see children and parents playing soccer, dads teaching their children to throw and hit a baseball, people throwing a frisbee or football, people picnicking, and teens and young adults hanging out sitting on the grass individually and in groups. We see that the existing green space is currently used for school activities (outdoor education, physical education), and for public functions (e.g. Highland Games). In the winter, we see children building snow forts and snowmen, playing “king of the snowpile”, and running around. The argument that there is enough green space in nearby Centennial Park for all the activities that go on is completely untrue, since the activities that we witness in the green space occur while Centennial Park is fully occupied (e.g. during physical education classes, during Highland Games, during recess).

All year round, we see people walking their dogs (despite the “No Dogs” signage), some impressive dogs catching balls, and plenty of elk. This green space is unrecoverable once developed, so there must be higher threshold of certainty in making a decision that is irreversible. And where would all the dogs go if this green space was packed with new condos? What about all the additional dogs that live in a new development? See attached photos showing existing use.

Concern #12 – Loss of “public use-designated” property that may be desirable for other public use (school expansion, Folk Fest, etc.)

In addition to losing the green space for its current uses, the land will be unavailable in the event that a future public use is needed.

Future public use for this area of green space could be CRPS-related, such as school expansion. Or there may be some future public use that is not related directly but CRPS, but for the larger public community; for instance, Community Daycare expansion, Folk fest, other festivals, annual running events, or perhaps new pickleball courts, an ice

skating/hockey rink, an outdoor climbing/ice climbing tower, bouldering gym or pool (to help with Elevation Place's overcrowding problem), a dog park, or some other currently unknown public use. Already, on many summer nights, residents set up pickleball courts in the schoolbus drop-off roundabout area (just west of the corner of 5th Street and 6th Avenue).

Concern #13 – Impact on public safety and comfort, in the form of increased crime, noise, and traffic accidents involving children.

We are worried about the negative effect on South Canmore residents' health, safety and comfort – particularly the health and safety of children – if a development like this is approved.

Firstly, it is well known that there is increased crime in areas of increased population density. Currently, South Canmore has a pleasant residential character where people feel safe to leave their doors unlocked, and their belongings on their property unsecured. How would a dense set of buildings with 100 or more units impact this character, or the rate of crime in the community? It is certain that this type of development would not make the community safer or feel more comfortable. Indeed, there may well be a negative impact in terms of theft, vandalism, drug dealing, and other types of crime, and such crimes may have a direct impact on nearby school children.

Secondly, we would expect that there would be significantly more noise in the area to surrounding homeowners in summer evenings when everyone's windows are open. The increased residential density and proximity to surrounding buildings will potentially cause significant irritation and possibly noise complaints. All it would take was for one condo unit owner to be insensitive and blast loud music for there to be many unhappy homeowners in the area.

Thirdly, there would be significantly more traffic in the streets surrounding this development. This means that there would be more car-pedestrian incidents, and many of these instances would likely involve children, since children would be going to and from school, as well as to and from Centennial Park. How would the Town feel if a child leaving the school were to be struck by a car crossing 4th Street due to the lack of sightlines?

Conclusions and suggestions:

1. Privatization of Public Lands is not appropriate. "Public Use"-designated land should be reserved for **public use**.
2. Correct the educational funding model where it is deficient to assist CRPS in meeting its stated funding goals. CRPS should not be allowed to gamble with assets that risks any form of loss and subsequent crisis in public education.
3. The Town of Canmore could consider acquiring some or all of the Proposed Parcel 2 land from the CRPS. The Town, or CRPS, could each consider other options for the land to generate ongoing revenue, with less commitment, less permanence, and/or to maintain future options as needed (for instance: a phased approach, or other community use options). Personally, we would rather pay higher property taxes than have a large, unsightly development in this space that would also negatively impact public safety and comfort of the existing community.
4. If rezoning is considered for the site, the area directly along the north side of 4th Street (to the south of the Roundhouse, and south of a projected east-west alley) could be rezoned to R4 to match the adjacent buildings on the block, as well as the

- buildings across the street. The R4 zoning would keep any developments consistent with the surrounding community (and not be an added story taller).
5. By rezoning only the area along the north side of 4th Street, as opposed to the entire Proposed Parcel 2, a phased approach would enable impacts on the community to be assessed and addressed.
 6. The true impact of a new development on street parking needs to be properly studied and understood.

The Bigger Picture

We understand the Town's potential desire to increase affordable housing and its tax base. However, the Town needs to look at the bigger picture. Are the Town's revenues from this proposed development, and the negligible units of affordable housing, worth the cost – loss of green space currently used for play and other activities by children, families, and local organizations in the community; increase in accidents to children from increased traffic and loss of sightlines; street parking nightmares; potential for increased crime in areas of increased housing density; negative impact on South Canmore's comfortable residential feel, characterized by R2/R4 zoning; complicity in introducing potentially unethical private revenue generation for public education services and the associated risk to taxpayers; and loss of potential space for other future developments that could be more beneficial to the community? Or can these revenues be made up in other ways – other developments, rise in tax rates, other means of revenue generation? Does this question merit a formal study or a poll of the community? Should the Town try to determine the actual usage of the existing green space now, and what the community would be interested in seeing in this space, other than a large block of condo units?

With many existing projects already coming online, we hope that the Town Council will have the wisdom not to allow the zoning change that would enable developers to “pack in as many units as possible” into this one remaining undeveloped green space at the heart of South Canmore that is already used by so many residents in various ways.

Yours sincerely,

Stanley Chan and Seana Minnett

cc: Councillors Tanya Foubert, Wade Graham, Jeff Hilstad, Jeff Mah, Karen Marra, and Joanna McCallum
Alaric Fish, Senior Planner
Canmore Planning Commission Members (Florian Jungen, Shawn Kennedy, Jeff Roberts, Cheryl Walker, Douglas Wright) via planning@canmore.ca
Adriana LaGrange, Minister of Education
Sarah Hoffman, Education Critic









Map interface showing zoning districts and parcel information. A search bar at the top contains the text "Search address or tax roll#" and a magnifying glass icon. Below the search bar are three icons: a film strip, a graduation cap, and a document with a pencil. The map displays various zoning districts in red text: ED, PD, DC-27(Z)2002, DC-2015-15, TC, TCC(DC), R1, DC-2016-28, DC-09-99-Seventh, R2A, R4, R2, and R2. A central parcel is highlighted with a pink box containing the text "Rezone to R4?". The map background is an aerial photograph with black lines delineating parcel boundaries and zoning districts.

6.1 PD PUBLIC USE DISTRICT

Purpose

To provide for public, quasi-public and community uses and developments on lands owned or operated by the Town, not-for-profit community organizations, or Provincial or Federal governments.

6.1.1 Permitted Uses

Open Space

Public Building

Public Utility

6.1.2 Discretionary Uses

Accessory Building

Athletic and Recreational Facility, Indoor

Athletic and Recreational Facility, Outdoor

Campground

Care Facility

Cemetery

Cultural Establishment

Day Care

Educational Institution

Hospital

Transportation Terminal

6.1.3 Regulations

6.1.3.1 The minimum setback for all yards shall be 6.0 m.

6.1.3.2 The maximum building height shall be 11.0 m.

6.1.4 Historic Resources

6.1.4.1 The properties identified in Schedule A, as well as the properties adjacent to them are subject to Subsection 7.7 - Historic Resources.

February 28, 2022

Dear Mayor Krausert and Town Councillors,

Thank you for given me the opportunity to explain why my family is **STRONGLY OPPOSED** to the proposed ARP.

My wife and I own a property in the existing Elk Run Encore development that overlooks the current green space that is the site of the proposed redevelopment. My neighbor in the development, Dr Stan Bernbaum, will be presenting as my proxy since he is available to deliver my message in person.

We have already sent a 13-page written response outlining our 13 concerns with the proposed ARP. However, we would like to take this opportunity to highlight a few of them.

First of all, we feel that this proposed development is unique and unlike other developments such as the one on 7th Street and 7th Avenue, since this current green space is **PRIME REAL ESTATE in the HEART OF SOUTH CANMORE** that is **CURRENTLY ZONED AS A PUBLIC USE DISTRICT**. As the only undeveloped area in the heart of South Canmore, it needs to be used wisely. While 5 minutes may not be enough time to argue why this proposed development is not a wise use of this land, hopefully this may generate some thoughtful consideration that would give pause to a project as significant as this one.

The major problem of this proposal is related to the **VOLUME, DENSITY, and MASS** of the development. Such a massive development will cause problems in the following areas:

1. Street parking: where there is already difficulty finding street parking, this will become a more significant issue;
2. Utilities infrastructure;
3. Noise;
4. Potential for increased crime, as often seen in areas of increased urban density;
5. Emergency services: where the response to a recent nearby fire was already inadequate; and
6. Safety, via increased traffic, poor sightlines, and pedestrian children having incidents with the increased traffic

Our second major concern is the **LOSS of UNRECOVERABLE GREEN SPACE** that already has many **POSITIVE USES** by the community and school. In the snow-free months, we see children and parents playing soccer, dads teaching their children to throw and hit a baseball, people throwing a frisbee or football, people picnicking, and teens and young adults hanging out sitting on the grass individually and in groups. We see that the existing green space is currently used for school activities (outdoor education, physical education), and for public functions (e.g. Highland Games). In the winter, we see children building snow forts and snowmen, playing “king of the snowpile”, and running around. The argument that there is enough green space in nearby Centennial Park for all the activities that go on is false, since the activities that we witness in the green space occur while Centennial Park is fully occupied (e.g. during physical education classes, during Highland Games, during recess).

All year round, we see people walking their dogs, and plenty of elk. This green space is unrecoverable once developed, so there must be higher threshold of certainty in making a decision that is irreversible.

Along with this LOSS of PRIME REAL ESTATE that already has many positive uses, the Town would also lose the POTENTIAL for FUTURE perhaps even more positive public uses. Future public use for this area of green space could be school-related, such as school expansion. Or there may be some future public use for the larger public community; for instance,

- for a Community Daycare expansion;
- for Folk fest, Highland Games, Canada Day Fun Run, or other festivals and events;
- for sporting infrastructure such as new pickleball or tennis courts, a skating or hockey rink, an outdoor climbing or ice climbing tower, or a bouldering gym or pool (to help with Elevation Place's overcrowding problem);
- for a dog park; or
- for some other currently unknown public use. [Already, on many summer nights, residents set up pickleball courts in the schoolbus drop-off roundabout area.]

We understand that the Town's interest in this proposal is largely due to the affordable housing units that it generates. The Town should consider other options to generate affordable housing units – in less PRIME REAL ESTATE – similar to the developments that are built or being built on Kananaskis Way, or on Palliser Trail (to give a couple examples). The Town could even consider obtaining land directly and building out affordable housing units (possibly through Canmore Community Housing, such as the project in the Larch neighbourhood along 11 Avenue). **In this way, the Town does not lose prime real estate that has many existing positive uses, is uniquely situated to have many more positive uses in the future, and can achieve a rate of 100% of the constructed housing units being affordable units as opposed to only a small minority as offered in this proposal.**

By rejecting this proposal as described, not only would the Town preserve the current positives that this existing green space provides, the Town would also save a critical piece of prime real estate for more positive uses for the Town and the surrounding community in the future. Finally, the Town would avoid the major problems that this proposed development would create for the surrounding community that stands to suffer from the negative consequences.

Thank you for your attention.

Stanley Chan and Seana Minnett

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Canmore, AB
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████████████████████

Stakeholder	Pros	Cons
CRPS	Revenue generation (while possible, this may be a false hope as all public school students should have equal access to education and funding, so inequalities may be balanced out in the long run)	Loss of green space currently used for school programs (e.g. Physical Education); Risk of significant losses if building scheme does not work out
Students of LG Middle School	Possibly better school funding for programs	Loss of green space for play and other activities; risk to personal safety with increased traffic
South Canmore residents in surrounding community	NONE, no benefits	Increased difficulties with street parking; potential for increased noise, crime, and decreased comfort; loss of nearby green space for children or families to play; strain on utility infrastructure and emergency services; loss of current and future community usage of green space (e.g. sports infrastructure); loss of mountain views (depending on proximity); potential decrease in property value
Town of Canmore, and other Canmore residents	10-20 units of "Vital Homes"; increased tax base	Loss of current positive uses (as listed above); loss of future community usage in Prime Location; potential challenges to existing infrastructure and emergency services, parking difficulties spreading.
Developer/builders	Profit on construction business	None.
Province of Alberta	Private generation of provincial education funding (outside of provincial government budget) without significant risk. Risk borne by CRPS.	None.

February 28, 2022

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Thank you for given me the opportunity to explain why my family is **STRONGLY OPPOSED** to the proposed ARP.

My wife and I own a property in the existing Elk Run Encore development that overlooks the current green space that is the site of the proposed redevelopment. My neighbor in the development, Dr Stan Bernbaum, will be presenting as my proxy since he is available to deliver my message in person.

We have already sent a 13-page written response outlining our 13 concerns with the proposed ARP. However, we would like to take this opportunity to highlight a few of them.

First of all, we feel that this proposed development is unique and unlike other developments such as the one on 7th Street and 7th Avenue, since this current green space is **PRIME REAL ESTATE in the HEART OF SOUTH CANMORE** that is **CURRENTLY ZONED AS A PUBLIC USE DISTRICT**. As the only undeveloped area in the heart of South Canmore, it needs to be used wisely. While 5 minutes may not be enough time to argue why this proposed development is not a wise use of this land, hopefully this may generate some thoughtful consideration that would give pause to a project as significant as this one.

The major problem of this proposal is related to the **VOLUME, DENSITY, and MASS** of the development. Such a massive development will cause problems in the following areas:

1. Street parking: where there is already difficulty finding street parking, this will become a more significant issue;
2. Utilities infrastructure;
3. Noise;
4. Potential for increased crime, as often seen in areas of increased urban density;
5. Emergency services: where the response to a recent nearby fire was already inadequate; and
6. Safety, via increased traffic, poor sightlines, and pedestrian children having incidents with the increased traffic

Our second major concern is the **LOSS of UNRECOVERABLE GREEN SPACE** that already has many **POSITIVE USES** by the community and school. In the snow-free months, we see children and parents playing soccer, dads teaching their children to throw and hit a baseball, people throwing a frisbee or football, people picnicking, and teens and young adults hanging out sitting on the grass individually and in groups. We see that the existing green space is currently used for school activities (outdoor education, physical education), and for public functions (e.g. Highland Games). In the winter, we see children building snow forts and snowmen, playing “king of the snowpile”, and running around. The argument that there is enough green space in nearby Centennial Park for all the activities that go on is false, since the activities that we witness in the green space occur while Centennial Park is fully occupied (e.g. during physical education classes, during Highland Games, during recess).

All year round, we see people walking their dogs, and plenty of elk. This green space is unrecoverable once developed, so there must be higher threshold of certainty in making a decision that is irreversible.

Along with this LOSS of PRIME REAL ESTATE that already has many positive uses, the Town would also lose the POTENTIAL for FUTURE perhaps even more positive public uses. Future public use for this area of green space could be school-related, such as school expansion. Or there may be some future public use for the larger public community; for instance,

- for a Community Daycare expansion;
- for Folk fest, Highland Games, Canada Day Fun Run, or other festivals and events;
- for sporting infrastructure such as new pickleball or tennis courts, a skating or hockey rink, an outdoor climbing or ice climbing tower, or a bouldering gym or pool (to help with Elevation Place's overcrowding problem);
- for a dog park; or
- for some other currently unknown public use. [Already, on many summer nights, residents set up pickleball courts in the schoolbus drop-off roundabout area.]

We understand that the Town's interest in this proposal is largely due to the affordable housing units that it generates. The Town should consider other options to generate affordable housing units – in less PRIME REAL ESTATE – similar to the developments that are built or being built on Kananaskis Way, or on Palliser Trail (to give a couple examples). The Town could even consider obtaining land directly and building out affordable housing units (possibly through Canmore Community Housing, such as the project in the Larch neighbourhood along 11 Avenue). **In this way, the Town does not lose prime real estate that has many existing positive uses, is uniquely situated to have many more positive uses in the future, and can achieve a rate of 100% of the constructed housing units being affordable units as opposed to only a small minority as offered in this proposal.**

By rejecting this proposal as described, not only would the Town preserve the current positives that this existing green space provides, the Town would also save a critical piece of prime real estate for more positive uses for the Town and the surrounding community in the future. Finally, the Town would avoid the major problems that this proposed development would create for the surrounding community that stands to suffer from the negative consequences.

Thank you for your attention.

Stanley Chan and Seana Minnett

████████████████████
Canmore, AB
████████████████████
████████████████████

Stakeholder	Pros	Cons
CRPS	Revenue generation (while possible, this may be a false hope as all public school students should have equal access to education and funding, so inequalities may be balanced out in the long run)	Loss of green space currently used for school programs (e.g. Physical Education); Risk of significant losses if building scheme does not work out
Students of LG Middle School	Possibly better school funding for programs	Loss of green space for play and other activities; risk to personal safety with increased traffic
South Canmore residents in surrounding community	NONE, no benefits	Increased difficulties with street parking; potential for increased noise, crime, and decreased comfort; loss of nearby green space for children or families to play; strain on utility infrastructure and emergency services; loss of current and future community usage of green space (e.g. sports infrastructure); loss of mountain views (depending on proximity); potential decrease in property value
Town of Canmore, and other Canmore residents	10-20 units of "Vital Homes"; increased tax base	Loss of current positive uses (as listed above); loss of future community usage in Prime Location; potential challenges to existing infrastructure and emergency services, parking difficulties spreading.
Developer/builders	Profit on construction business	None.
Province of Alberta	Private generation of provincial education funding (outside of provincial government budget) without significant risk. Risk borne by CRPS.	None.

From: [Valerie Cook](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 24, 2022 1:38:18 PM

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core.

I understand CRPS' motivation for so many market units: they are trying to raise money for an endowment fund to supplement future education. However, it doesn't have to be an either/or situation, it could be a win-win situation. With the right minds in the room, a deal between the Town and CRPS could be reached to convert all of the 80 proposed market units to vital homes. For example, the Town could give CRPS some land they own elsewhere to compensate for the difference. So instead of 20 affordable homes, the development would add 100.

To put things in perspective, Canmore only has an inventory of 142 vital homes for ownership. Adding 100 new vital homes would increase the current stock by 70 percent, all in a walkable, central location that adds vitality to the downtown core!

This kind of outside-the-box thinking is what will be required for our community to solve our affordability crisis. Unless we change our thinking, we are going to keep getting the same results.

Sincerely,

-- Valerie Cook



From: [Michele Corbeil](#)
To: [Shared.MunicipalClerk](#)
Subject: CRPS Project letter of support for March 1, 2022 hearing.
Date: February 26, 2022 1:24:34 PM

Alaric Fish M.Sc, RPP, MCIP
Senior Planner
Town of Canmore

As per the instructions in your email of Saturday, February 26, 2022, I am resending a letter of support for your attention in favor of the CRPS project as follow:

Dear members of Council,

I am writing to you today to express my full support for the proposed CRPS development of various apartments and stacked townhomes around the LGMS campus area.

Having lived in Canmore for over 25 years, I've become increasingly aware that many of our young adults and young families have had to leave our town because they simply could no longer afford to live here. This project would certainly help retain some of these young people which are the ultimate life-blood to our future as a vibrant, demographically diverse community.

In addition to the many benefits that would derive from this project, it is important to underline the substantial bolstering of long-term sustainability it could afford to CRPS' education funding, as well as in CRPS' ability to attract long term, high-quality staff. As a bonus, it is politically and environmentally relevant to note that this site does not impinge on any wildlife corridors.

I trust you will add this letter of support to your considerations.

Your truly,

Michèle Corbeil

[REDACTED]
Canmore, Alberta [REDACTED]
[REDACTED]

Sent from the Canadian Rockies

From: [Kathryn Cronin-Chase](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 23, 2022 2:47:01 PM

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. I believe a larger number of the units should be allocated to affordable housing..

I understand CRPS' motivation for so many market units: they are trying to raise money for an endowment fund to supplement future education. However, it doesn't have to be an either/or situation, it could be a win-win situation. With the right minds in the room, a deal between the Town and CRPS could be reached to convert most or all of the 80 proposed market units to vital homes. For example, the Town could give CRPS some land they own elsewhere to compensate for the difference. So instead of 20 affordable homes, the development would add up to an additional 100 units.

To put things in perspective, Canmore only has an inventory of 142 vital homes for ownership. Adding 100 new vital homes would increase the current stock by 70 percent, all in a walkable, central location that adds vitality to the downtown core and provides affordable accommodations to those who are likely working downtown!

This kind of outside-the-box thinking is what will be required for our community to solve our affordability crisis. Unless we change our thinking, we are going to keep getting the same results.

Sincerely,

Kathryn Cronin-Chase

-- Kathryn Cronin-Chase


February 25, 2022

Mayor Krausert
Councillor McCallum
Councillor Hilstad
Councillor Mah
Councillor Graham
Councillor Marra
Councillor Foubert

Via email – municipal.clerk@canmore.ca

Dear Mayor and Council,

We are pleased to provide a letter of support for Canadian Rockies Public Schools Lawrence Grassi Redevelopment. We represent parents whose children attend CRPS schools, as well as CRPS staff and community members who are very supportive of the innovative redevelopment of the southern portion of the Lawrence Grassi Middle School site in central Canmore. We encourage you to approve the CRPS, LGMS Area Redevelopment Plan.

Given the proximity of the site to Canmore's bustling town centre, existing single and multi-family residential districts, LGMS, and to parks, trails and open spaces, the southern half of the site is an excellent candidate for re-development and a prime location for a community-oriented infill residential development. The proposed development is consistent with the goals of the MDP, is not located in a wildlife corridor or habitat patch and fits the surrounding community. The site has also been identified in both statutory and non-statutory plans as an important site for residential infill.

We believe that retaining and attracting staff is critical for the provision of high-quality education in the public education system in Canmore. Housing is essential to this. Within the proposed 120 units, CRPS will provide 20 residential units to Canmore Community Housing for their Vital Homes program, and CRPS will also build 20 residential units of employee housing – that is 40 affordable housing units or 1/3 of the entire development. This benefits our community.

The remaining 80 market residential units will provide much needed market housing for the Town of Canmore – housing for families, singles, seniors. It supports the direction our community needs to go. CRPS has committed to market these homes to Canmore first. We want our families to be able to stay in the community they grew up in and we want families to be able to come back to our community if they have had to leave because they couldn't afford to stay.

The southern half of the site was deeded to CRPS in the 1980's by the Canmore Mines Ltd. for future use to support educational innovation in the Bow Valley corridor. Like CRPS, we believe that a viable, resilient school division will ultimately benefit the entire community. Every part of this project is building social capital in our community. We support this development for all the reasons mentioned above and we urge Council to do the same by approving the CRPS, LGMS Area Redevelopment Plan.

Sincerely,

1. Ed Whittingham
2. Yuka Ozawa
3. Linda Brunet
4. Mate Mackenzie
5. Raphaelae
Tetreault-Bergon
6. Rylan Goudreau
7. Chelsea McPolland
8. Meghan Howard
9. Callahan Weller
10. Kayla Weller
11. Nicole Skwara
12. Rosemarie Layug
13. Lee Luders
14. Dave Purcell
15. Lynne Ratzke
16. Mike Shoemaker
17. Jackie Bowes
18. Dave Bowes
19. Marilyn Lee
20. Bradley Bischoff
21. Maureen Russell
22. Chris MacPhee
23. Debbie McKibbin
24. Lindsay Bischoff
25. Hayley Bischoff
26. Tina Blackwell
27. Jason Blackwell
28. Yong Go
29. Jinhyun Kang
30. Jonathan Demers
31. Renee Provencher
32. Dayton Howard
33. Beverly Hughes
34. Sonia Swinton
35. Paule Baker
36. Peter Prescesky
37. Danelle Prescesky
38. Wendy Mulligan
39. Richard Mulligan
40. Sonja Howatt
41. Nicole Kowalewski
42. Bryna Cline
43. Glenn Nelson
44. Carol Nelson
45. Elizabeth Lewis
46. Jennifer Tweedle
47. Taras Danco
48. Cayla Wolever
49. Taras Semeniuk
50. Sarah McKay
51. Katie Baines -Minty
52. Chris McKay
53. Rosemarie Layug
54. Michael Leslie
55. Susie Leslie
56. Chris Riehle
57. Bill Praught
58. Heather Keller
59. Cindy Mueller
60. Steve Barker
61. Amy Young
62. Teagan Milette
63. John Smit
64. Steve Greene
65. Alexandra Pasemko
66. Allen Western
67. Madison Pasemko
68. Wiley Stanton
69. Rick Pasemko
70. Joanne Pasemko
71. Kirstie Nelson
72. AmyLee Nelson
73. Jo-Ann Wilson
74. Chris Wilson
75. Dr. Katie Wilson
76. Cam Wilson
77. James Bailey
78. Grace Gadon
79. Jesse Gadon
80. Dean Conniff
81. Jody Keon
82. Richard Weir
83. Michele Corbeil
84. Raine Weir
85. Jodi McKenna
86. Fumie Craven
87. Rosanna Ellis
88. Elissa Sunderland
89. Tanya Bailey
90. Darin Larson
91. Johanne Lavoie
92. Colin Bowes
93. Lisa Young
94. Kristen Reed
95. Richard Mullen
96. Theresa Mullen
97. Linda Weiner
98. Ronald Weiner
99. Brenda Jeffery
100. Brant Jeffery
101. Carly Jeffery
102. Cassie Spencer
103. Sheryl Hipkins
104. Ian HipkinsLM
105. Ghada Wirth
106. Kelly-Ann O'Toole
107. Cassandra Trudel
108. Vi Sandford
109. Bob Sandford
110. Andrea Rankin
111. Jodi Burke
112. Chris Page
113. Marc Parney
114. Pat Zawada
115. Bryce Zawada
116. Quinn Zawada
117. Zack Zawada
118. Rick Mullen
119. Teresa Mullen
120. Nikki Thomson
121. Shannon McDougall
122. Marti Przibislawsky
123. Mahrukh Ali
124. David Mannix
125. Jenny Mckenzie

From: [Gini and Bruce Dalgas](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 24, 2022 9:13:21 AM

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core.

I understand CRPS' motivation for so many market units: they are trying to raise money for an endowment fund to supplement future education. However, it doesn't have to be an either/or situation, it could be a win-win situation. With the right minds in the room, a deal between the Town and CRPS could be reached to convert all of the 80 proposed market units to vital homes. For example, the Town could give CRPS some land they own elsewhere to compensate for the difference. So instead of 20 affordable homes, the development would add 100.

I fully support the 20 units for CRPS staff, but agree the rest of the development should be reserved for affordable homes for a mix of singles, seniors and families - a diverse, multi-generational neighbourhood. What is the sense of making sure the school can recruit teacher's who will be able to afford to stay in the community, if there are not enough families with children who can afford to live in Canmore. Who will the teacher's teach if our young adults and families continue to dwindle and leave Canmore for more affordable communities? Providing affordable homes to community members and young families CAN be part of the CRPS endowment fund, a fund that keeps on giving as the homes naturally change hands over the decades.

To put things in perspective, Canmore only has an inventory of 142 vital homes for ownership. Adding 100 new vital homes would increase the current stock by 70 percent, all in a walkable, central location that adds vitality to the downtown core!

This kind of outside-the-box thinking is what will be required for our community to solve our affordability crisis. Unless we change our thinking, we are going to keep getting the same results.

Sincerely,

Gini and Bruce Dalgas

-- Gini and Bruce Dalgas


From: [Martin Davies](#)
To: [Shared.MunicipalClerk](#)
Subject: CRPS
Date: February 22, 2022 6:25:42 PM

Hello,

I would like the town to consider making a larger portion of vital homes to the proposed redevelopment.

The current proposal is not well thought out from several viewpoints.

Thank you
Martin Davies

From: [Brenda Davison](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 23, 2022 8:30:52 AM

Dear Mayor Krausert and Town Councillors,


I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core.

I understand CRPS' motivation for so many market units: they are trying to raise money for an endowment fund to supplement future education. However, it doesn't have to be an either/or situation, it could be a win-win situation. With the right minds in the room, a deal between the Town and CRPS could be reached to convert all of the 80 proposed market units to vital homes. For example, the Town could give CRPS some land they own elsewhere to compensate for the difference. So instead of 20 affordable homes, the development would add 100.

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Sincerely,

-- Brenda Davison


From: [Carinne De Spaey](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 22, 2022 10:19:36 PM

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core.

I understand CRPS' motivation for so many market units: they are trying to raise money for an endowment fund to supplement future education. However, it doesn't have to be an either/or situation, it could be a win-win situation. With the right minds in the room, a deal between the Town and CRPS could be reached to convert all of the 80 proposed market units to vital homes. For example, the Town could give CRPS some land they own elsewhere to compensate for the difference. So instead of 20 affordable homes, the development would add 100.

To put things in perspective, Canmore only has an inventory of 142 vital homes for ownership. Adding 100 new vital homes would increase the current stock by 70 percent, all in a walkable, central location that adds vitality to the downtown core!

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Sincerely,

-- Carinne De Spaey


From: [Lisa Downing](#)
To: [Council](#)
Cc: [Sally Caudill](#)
Subject: Lawrence Grassi development
Date: February 23, 2022 12:13:06 PM

Dear Mayor and Councillors,

I am writing to express my concerns over the proposed Lawrence Grassi Middle School Redevelopment Plan.

My two concerns are in regard to the density and the market to which the housing is focused on.

My main concern surrounds the proposed 80 homes that are to be sold off to the general market. I understand the need for CRPS to make \$\$ for endowment funds. However, it sounds like there may be a better option for the lands in regard to placing affordable housing on the Lawrence Grassi Lands, and doing a land swap with the Town to allow CRPS to build market housing in a different location. This would allow for CRPS to make the \$\$ and for the Town to increase the number of affordable housing units substantially.

I have another concern about the density that is proposed for this location. Is this amount of density appropriate for this location? How will traffic move throughout the downtown core with this proposal? What happens in the event of a wildfire? How to residents in the downtown core navigate through these issues with this much density?

All of you on Council mentioned during your election campaigns, that affordable housing was very important. I feel you have an amazing opportunity in front of you to make something remarkable happen by looking at this proposal differently for affordable housing. I also hope that you also consider how much density this area can handle.

Sincerely,

Lisa Downing

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Mayor and Councilors:

Bylaw 2021-07, Canadian Rockies Public Schools
Lawrence Grassi Middle School Area Redevelopment Plan (the "Application")

The Application seeks approval to develop certain Land owned by the Canadian Rockies Public Schools ("CRPS") for residential housing (the "Development"). This submission focuses on legal issues, financial risk, project governance, and public interest associated with the Application, and recommends the Application be denied.

Legal Issues

The land that is the subject of the Application (the "Land") was received by CRPS from Canmore Mines Ltd.¹ A Habendum Clause registered on the land title states the Land "...shall be used for school purposes and for no other purpose or purposes whatsoever."² On its face, the proposed Development contravenes this statement.

The Application makes clear that the Development has multiple purposes in addition to providing CRPS with a possible stream of revenue; for example:

- a) Of the 120 total units in the Development, 20 units are for CRPS staff, which could be considered a school purpose.³ Of the remaining 100 units, 80 are market units available to the general Canmore market and 20 are affordable housing units made possible by funding from the market units;⁴
- b) The Development "[p]rovides much needed housing units in a variety of forms."⁵;
- c) "The proposed residential community focuses on providing infill housing to make use of the limited land base within the Town."⁶; and
- d) The Application states an objective of "[i]ncreasing the supply of truly affordable housing (PAH)."⁷

This is not an exhaustive list of other objectives and purposes set out in the Application, but it demonstrates that there are multiple purposes of the Development including a possible stream of revenue for CRPS. These multiple purposes breach the provision of the Habendum Clause stating the Land "...shall be used for school purposes and for no other purpose or purposes whatsoever". To illustrate, while affordable housing is a community goal, it is not a "school purpose".

A consequence of a breach of the "school purpose" portion of the Habendum Clause is set out in the following provision of that Clause; namely, that should CRPS:

"...at any time hereafter fail or neglect to use the said Land for the purposes aforesaid, or [...if it...] shall use the said Land for any other purpose, then it shall be lawful for the Minister of the Department of Energy and Natural Resources [the "Minister"] to cancel the presents and upon such cancellation these presents and the grant thereby made shall become and be null and void, and the said Land shall thereupon become and be vested in the Crown as of its former estate and interest therein."

¹ Application, pdf page 8

² Title Certificate to Land (number 071 537 582) and a Habendum Clause is registered as document 801181186. The author is not a lawyer. The term Habendum Clause is used in this submission because it is the title of the electronic document that contains the clause.

³ Application, pdf page 21

⁴ Application, pdf page 41

⁵ Application, pdf page 9

⁶ Application, pdf page 9

⁷ Application, pdf page 77

If the Minister has provide a response to this “lawful” issue, it should be a part of the Application, but that does not appear to be the case. The Application makes only one reference ministers when it states multiple Alberta ministers “...have agreed that our proposed residential development is an appropriate use for this land.”⁸ Such support is not the same as obtaining a legally binding document stating explicitly the Minister’s permanent waiver of the provision of the Habendum Clause making it lawful for the Minister to cancel the CRPS’s title to the Land. Proceeding with a multi-purpose project without that waiver puts CRPS’s title to the Land at risk, making financing of the Development difficult.

CRPS’s approach appears muddled. It seems constrained from directly selling the Land and, apparently, it does not have a Minister’s waiver to avoid the risk of forfeiting the Land should the Land be used for non-school purposes. Notwithstanding this situation, CRPS is nevertheless applying for a multi-purpose development that breaches the sole purpose provisions of the Habendum Clause. The Application should not proceed until there is a clear understanding of the legal status of CRPS’s title to the Land.

As a final observation, the existence of the Habendum Clause, with its unambiguous wording (the Land shall be used for school purposes and for no other purpose or purposes whatsoever), is consistent with the view that the Land is solely meant for actual school activities or facilities.

Business Plan, Financial Risk, and Governance

CRPS has engaged a project manager (the “Project Manager”) to manage the project development. In personal communication, a representative of the Project Manager noted that the Development is modelled on the University of Calgary’s residential and retail/commercial development of lands it owns (the “University District” or “UDT”).⁹

CRPS’s initial development project for the Land proposed in the fall of 2020 included about 100 units in 7 buildings. Each unit had an oversized single garage to accommodate a vehicle and some on-site storage. The applied-for Development now has 8 buildings and 120 units, not all of which have garages. At an average size of 1,000 square feet per unit and a current construction cost of about \$350 per square foot, the total capital cost of the Development would be in the order of \$40 to 45 million. The net assets of CRPS at August 31, 2020 and 2021 were \$6.7 million and \$9.4 million, respectively.¹⁰ By comparison to the University District, the University of Calgary had up to \$130 million invested in the University District as of December 31, 2020, mostly in the form of long-term debt, and it had net assets of \$1,938 million on March 31, 2021.¹¹ The consequences to the respective owners of the projects of running into difficulty are not comparable. CRPS is much more exposed to serious financial impairment.

When asked to provide a business plan and risk assessment for the Development, a representative of the Project Manager stated that these exist but are not being made available to the public. The same message is found at Q/A 21 of the Application (pdf page 45). Really? When Council approves a development project, the regular developer is put at financial risk. CRPS is not a regular developer; rather, it is a public school district. Council and the public should be well informed of the financial risks of the project, especially when the project costs exceed CRPS’s net assets by 4 to 5 times. It would be a serious problem if CRPS’s educational programs, its core responsibility, are put at undue risk by pursuing a project with costs much

⁸ Application, pdf page 44, Q/A 19

⁹ “The University District Trust (“UDT”) subleases land to developers for the commercialization of residential and commercial development. The University is the beneficiary of the UDT and will receive distributions from the trust once leases are in place with developers and net proceeds are available.” Source: University of Calgary 2020-2021 Consolidated Financial Statements, pdf page 21.

¹⁰ Audited financial statements of CRPS dated August 31, 2021

¹¹ Audited financial statements of the University of Calgary, March 31, 2021. The University District is one of the University of Calgary’s government business enterprises. It appears the balance sheet provided for these enterprises is mostly associated with the University District, but to the extent that capital for other enterprises is included, then the investment in UDT would be smaller than \$129 million. At December 31, 2020, balance sheet equity for the government business enterprises was (\$4.7 million), a negative value. Source: University of Calgary, Financial Statements, March 31, 2021, pdf page 21.

larger than CRPS's balance sheet, or if CRPS was forced to seek financial assistance from the Town of Canmore or other public sources in the event the Development encountered unanticipated risks and costs.

Members of the CRPS Board of Trustees are elected to govern a school district. There is no obvious expertise among the members regarding large residential developments, yet there will be a range of fundamental issues, such as incidence of liabilities, contracting practices, and regulatory requirements, that require good governance to protect CRPS's interests. While CRPS can contract for management, legal and financial services, it will still be the Board that makes final and enduring decisions, and it will still be the Board that has to deal with the residue of disputes, liabilities and major incidents. It is wrong that the Board undertakes this Development when it lacks the development expertise required, even after getting advice, diverts its efforts away from matters related to students' education, and puts public education monies at risk.

If Council is inclined to approve the Development, and recognizing that the Town and public could be parts of a backstop to a Development that fails or has poor financial results, Council and the public should be fully informed about the business model and associated risks to CRPS, and have the opportunity to test the robustness of the financial risks, including the impact of paying any income tax on the CRPS's proceeds.¹²

Density and Planning Criteria

Initially, the proposed project could exceed 100 units. The Application now seeks approval for 120 units. The purpose of such density is "...to put the proceeds into the legacy fund."¹³ In other words, density and profit are front and centre for CRPS. Maximizing developer profit is not a satisfactory criterion for approving density, and especially excessive density, that results in developments that are out of character with the neighborhood, even if the net proceeds are for a legacy fund.

A Project Manager representative stated that the most predominant negative feedback received from the public has been excessive density, and that such feedback comes from both those in support of and those opposed to the Development.¹⁴ Council should be careful with following the ideology of densification. South Canmore has already seen more densification than most, if not all, areas of Canmore, with many single-family homes replaced by 4 or 5, or more, units. Council should know that there is such a thing as too much densification, and that satisfying the insatiable demand of planners and their advocates for densification is not just bad policy; its shortcomings endure for decades. Communities suffer when density is excessive and this project adds undue density to an already dense residential area.

This Development is also problematic because it involves a large area of land. Elk Run's adjacent development is on a much smaller piece of land and does not overwhelm the character of the surrounding neighborhood. The Development, while using approximately the same density as Elk Run, will have an order of magnitude more units than Elk Run and will overwhelm the character of the neighborhood, particularly with the development of internal buildings, which is not a feature elsewhere in South Canmore.

Should Council consider approving the Development, it should reduce the proposed density, in particular eliminating the large interior buildings.

General

The transfer of the Land to CRPS was conditioned on using those Land "...for school purposes and for no other purpose or purposes whatsoever." A Project Manager representative states that CRPS has no plans to use the Land for school activities, making them surplus to direct school purposes.¹⁵ That appears to be

¹² In the case of the University of Calgary, its tax exemption of educational purposes does not extend to its government business enterprises, including the UDT development which is a template for CRPS's proposed Development. University of Calgary, Financial Statements, March 31, 2021, pdf page 12

¹³ Rocky Mountain Outlook, December 3, 2020, page 5

¹⁴ Personal communication

¹⁵ Personal communication confirmed in Application, pdf 44, Q/A 17

a narrow approach to land use by CRPS. As Canmore continues to grow and more students are enrolled, using a low-cost plot of land for direct school purposes at a location beside an existing school and recreation facility appears inevitable. Stated differently, it is inconceivable that a future CRPS Board and administration could not find a use for the Land that involves buildings or ancillary facilities that have a direct and sole school purpose.

The Application states that “[o]ver the years, multiple ministers of provincial governments have agreed that our proposed residential development is an appropriate use for this land.”¹⁶ In addition to the earlier discussion of the Minister’s waiver, it would have been more useful if the provincial government, recognizing it cannot bind future governments, would have at least indicated a policy that all provincial grants to CRPS be used for education and not invested in non-school, business activities, and that if the stream of revenue from the Development is positive that there would be no offset in grants to CRPS to take account of that stream of revenue.

CRPS seeks to use some of the units in the Development to attract teachers by offering housing and to others be offering affordable housing. A public school board should not be risking tens of millions of dollars to attract new teachers or provide affordable housing. There must be better ways to attract teachers. For example, has CRPS sought to establish an endowment fund to assist in attracting teachers to Canmore? Many people would be sympathetic to such an opportunity to contribute to the community.

Sincerely,

Original signed by

Gordon Engbloom

¹⁶ Application, pdf page 44, Q/A 19

Lawrence Grassi Middle School Area Redevelopment Plan, its impact on downtown Canmore and why we should care!

'Main Street' denotes a primary retail street of a town or village, a focal point for shops, restaurants, and services, banks, post office, and drug stores in the central business district.

But Main Street is so much more.

Main Street is not only the major road running through downtown but the site of all 'street life', a place where townspeople hang out and watch the annual parades go by. When you walk down Main Street it represents the town's history and small town values.

Main Street is the heart of the community; you lose Main Street, you lose your community!

Eighty percent of non lodging spending by visitors takes place in the downtown core. Locals and visitors alike look for a vibrant art scene, cultural events, culinary experiences and outdoor activities.

The natural beauty and sense of community in places like Canmore make them very desirable places in which to live, work and create. Paradoxically, some of the development which is attracted to these very qualities threatens to erode the town's special character. When development comes calling does it complement the downtown or compromise it?

One key ingredient to a successful downtown is a public gathering place. As long as I can remember (45yrs) Centennial Park has been a gathering spot for town festivals, entertainment and sports. It is fundamental to the success of Canmore's downtown district and Main Street. This amazing

space has been a grand meeting place adding to the downtown environment and showcasing our community spirit. Centennial Park and area is essential to the success of downtown Canmore and should not be compromised in any way.

While affordable housing is critical to the success of Canmore's downtown, other areas should be considered. This park area is too precious to All citizens and visitors and cannot be replaced. The thought of a wall of buildings encroaching onto the school grounds and park is totally demoralizing. Lawrence Grassi school has had multiple portables for years indicating the school should be expanded. This area redevelopment plan will smother Centennial Park , the school grounds and the neighbourhood. It is important to visualize the big picture and get it right.

Council should be aware that we are at a critical crossroads for the success of downtown and Main Street. Within five to ten years the added development and commercial buildout will change the very character of the town.

Will it be at the expense of Main Street and the downtown core?

Council needs to be bold and put the brakes on development until they have a new comprehensive plan for the downtown and the rest of the valley. Clearly, a major cooperative planning effort is needed.

Already, other towns in North America are facing the same development problems. Santa Barbara, California set up a land trust to protect it's sensitive and natural environments and to preserve open spaces. Aspen, Colorado suspended new home construction permits as it dropped the hammer in the name of affordability.

Many mountain communities are experiencing an existential crisis in their

housing, over tourism, community identity and protecting the environment. Canmore needs to seize the moment!

The preservation and enhancement of community character is the most fundamental and pervasive growth and development issue facing Canmore today. The downtown core is the key to the success of Canmore , its community and tourism.

Mayor and Councillors:

Whenever issues require a choice to be made between the quality of life and protection of our natural spaces and a balanced community not dominated by lodging and resorts, the picture is clear.

Centennial Park and the school ground area should be left as is and not be overshadowed by more development. The integrity of this neighbourhood should be protected. It's importance to the success of Main Street and Canmore's downtown cannot be overestimated!

With some enhancement this central park area could be spectacular!

Linda Evans

From: [Marlene Ffoulkes-Jones](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 23, 2022 11:30:52 AM

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

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core.

I understand CRPS' motivation for so many market units: they are trying to raise money for an endowment fund to supplement future education. However, it doesn't have to be an either/or situation, it could be a win-win situation. With the right minds in the room, a deal between the Town and CRPS could be reached to convert all of the 80 proposed market units to vital homes. For example, the Town could give CRPS some land they own elsewhere to compensate for the difference. So instead of 20 affordable homes, the development would add 100.

To put things in perspective, Canmore only has an inventory of 142 vital homes for ownership. Adding 100 new vital homes would increase the current stock by 70 percent, all in a walkable, central location that adds vitality to the downtown core!

This kind of outside-the-box thinking is what will be required for our community to solve our affordability crisis. Unless we change our thinking, we are going to keep getting the same results.

Sincerely,

-- Marlene Ffoulkes-Jones



Response to Bylaw 2021-07 Canadian Rockies Public Schools Lawrence Grassi Middle School Area Redevelopment Plan

Submitted by: Condo Plan #0310910

The purpose of this letter is to respond to requested feedback on the proposed Canadian Rockies Public Schools Lawrence Grassi Middle School Area Redevelopment Plan.

We are a condo association on 4th street which is across the street from the proposed development.

We have some grave concerns over this project, the first of which is that the scope of the project is still growing – our notice letter shows 7 buildings and now there is a proposed eighth building. Adding this additional building serves no purpose other than exacerbating the issues that the other 7 buildings create.

The scale of this project is much too large for the land base. Nowhere else in Canmore is it built as densely as is proposed. The proposed site is a deviation of the lesser dense developments in the surrounding South Canmore area. This density brings along issues with parking – though onsite parking is to be allowed for, the overflow will end up on the adjacent street, of which there is only one where it can go. There is only one egress for over 120 units or close to 500 people. This will increase the traffic on 4th street exponentially (We don't need to point out that this is by a school zone). On the same area across the street, there are only 13 fourplexes, which, at 4 persons per door would equate to slightly over 200 people. This development wants to put 2.5 times as many people in the same area without thought for noise, parking, traffic, amenities, or line of site, which people have paid for.

Allowing 3.5 floor structures in an area which has been built to 2.5 floor standards will impede the great line of site that South Canmore is known for and some of the reason that people built or bought in the area.

The garbage bins on 4th street are a constant source of trash outside the bins already without the addition of another 120 more families contributing to problem.

This area is one of the few large green spaces left in south Canmore. Once it is developed, we never get that park space back. We would urge the School Board and the Town to consider if that is the way they want to go with what precious green space is left in the core of Canmore. Why not develop only half of the space and leave the rest for quiet enjoyment?

We would urge the town to also be more forthright about what exactly “affordable housing” is. This is a phrase that is overused when a project is proposed to gain public support, but it could be debated whether the public at large understands that “affordable housing” could mean a discount of as little as 10% below market. In a high market such as Canmore, does this really accomplish what it is meant?

In addition, is it clear that the ownership of these units is just the building and not the land? Will this ultimately affect the going price for these units and by default, the market value of the units around it? One would think Canmore planning would want a development that is attractive to the area and thereby increasing the value of everything around it with the result in increasing the tax base.

We reiterate what Mr. Bernbaum said in his editorial to the Rocky Mountain that if this project is submitted as proposed, this development could become known as one of the most egregious mistakes to be made by Canmore council and the Canmore planning department.

Condo Association Plan #0310910

Signed by:

Gloria Fournier

From: [Marc Gagnon](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 23, 2022 6:25:02 PM

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core.

I understand CRPS' motivation for so many market units: they are trying to raise money for an endowment fund to supplement future education. However, it doesn't have to be an either/or situation, it could be a win-win situation. With the right minds in the room, a deal between the Town and CRPS could be reached to convert all of the 80 proposed market units to vital homes. For example, the Town could give CRPS some land they own elsewhere to compensate for the difference. So instead of 20 affordable homes, the development would add 100.

To put things in perspective, Canmore only has an inventory of 142 vital homes for ownership. Adding 100 new vital homes would increase the current stock by 70 percent, all in a walkable, central location that adds vitality to the downtown core!

This kind of outside-the-box thinking is what will be required for our community to solve our affordability crisis. Unless we change our thinking, we are going to keep getting the same results.

Sincerely,

-- Marc Gagnon



From: [Danielle](#)
To: [Shared.MunicipalClerk](#)
Subject: Canadian Rockies Public Schools Lawrence Grassi Middle School Area Redevelopment Plan
Date: February 22, 2022 2:13:41 PM

I'm a Canmore home owner who lives near LGMS. I'm submitting my response to the proposed plan because I am not available for the public hearing.

I'm opposed to the redevelopment for the following reasons:

South Canmore is becoming more and more populated, which has increased the traffic tremendously in this area. Every time a parcel of land is developed its is always multi unit complex (ex.: 7th and 7th, 6 street @ 7 ave, etc.). The density is getting to high for the infrastructures.

Every time additional units are built there are an increase in vehicles since most people living in Canmore has more than one vehicle. Therefore, parking is becoming a major issue because units usually only have one parking space requiring the additional vehicle to park on the street.

The buildings are getting taller which impacts the skyline.

Although there is a proposal for Community Housing, the proposal is very vague as it indicates "up to 20 units" which can be interpreted as little as one unit to a maximum of 20 units. Therefore, there is no guaranty in the amount of CCH being allocated.

Danielle Gagnon-Lawson

Sent from my iPhone

From: Dave Graham

To: AlaricFish<alaric.fish@canmore.ca>

Subject: LGMS proposed development

Alaric in addition to my previous email responses I would like to add these pictures due to the "VOX POPULI" letter in the Feb. 24/22 by Michele Corbeil in "The Outlook" newspaper stating that "this site does not impinge on any wildlife corridors" when in fact it is one of the main elk crossings for elk and deer traversing from east side of Canmore Silvertip to the Bow R. and beyond. It is used all year around including spring calving.

The following pictures are of the near daily encounters with elk using 4th St and 5th St to cross from the wildlife corridor on north side of TCH through South Canmore to wildlife corridor at Three Sisters. The picture of the corridor and habitat patches show that the direct route for wildlife is in fact the route the elk are taking along 4th St and 5th St. to connect the two corridors. The top Rt picture was taken on Jan.23/22 at 9 30 am int. 6th Ave & 5th St.

The middle picture Lt side Feb. 14/22 at 8 00 am 6th Ave & 4th St.

The top Lt was Feb. 14/22 8 53 am elk grazing on LGMS proposed development site.

Bottom Lt. was Feb. 25/22 1 10 pm 6th Ave and 4th St.

The bottom right was taken in my back yard Aug. 17/21 638 4th St.

The bottom Rt. map of existing immediate wildlife corridors.

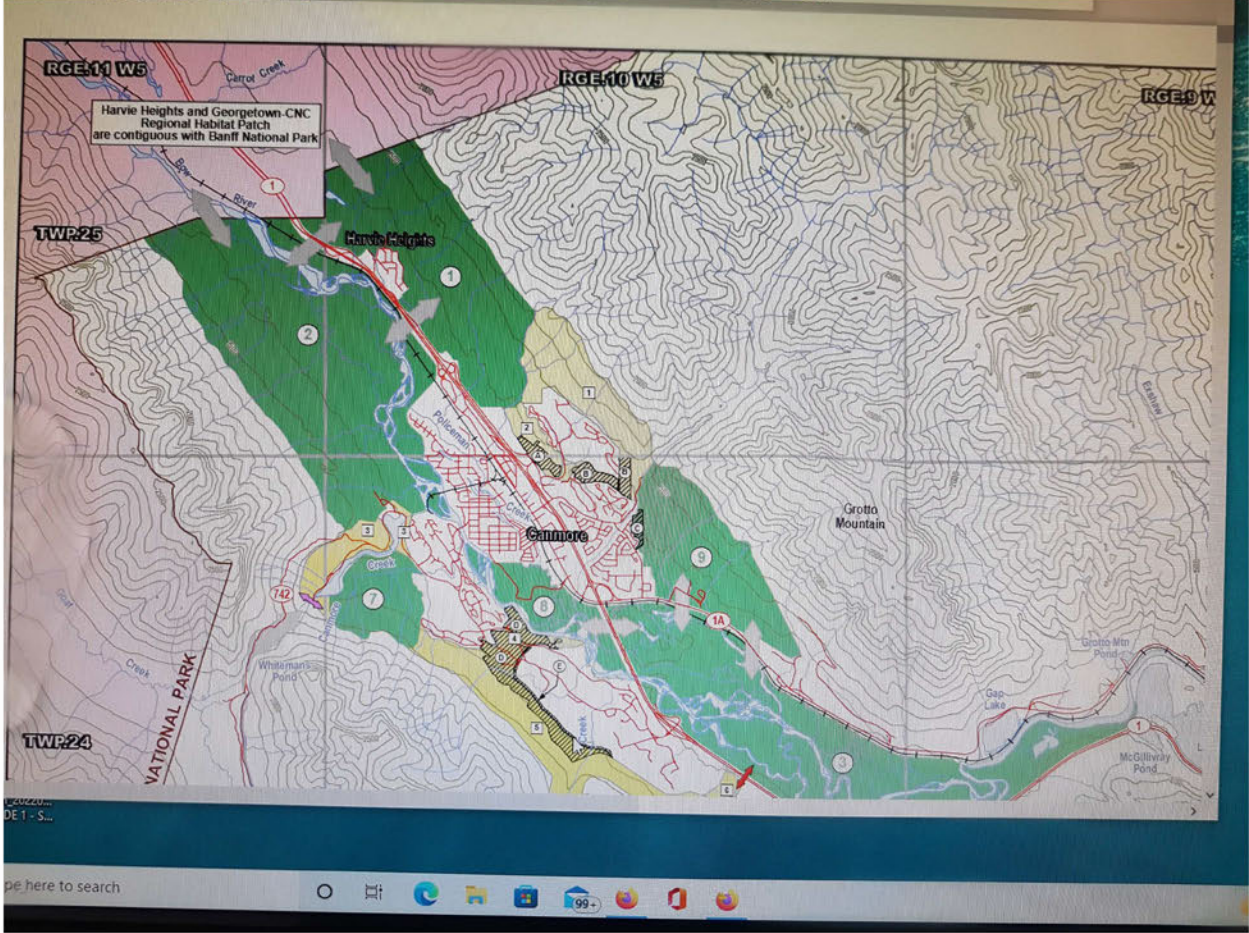
I would like this email with pictures to be included for Feb. 28/22 9 00 am council meeting on LGMS proposed development.

Please forward this email to the Mayor and all Council members.

Regards

Dave Graham





LGMS Land Support

February 27, 2022

To whom it may concern,

I am writing this letter to express my support for the LGMS land proposal. I feel that this proposal fits the needs of the community on multiple levels and should receive support from the Town and Town Council.

This proposal hits a number of crucial needs within our town including the following...

- Over 1/3 of the proposed housing in the CRPS development is affordable housing – a significant amount given there very few new residential areas being considered by Council. This is also critical to attracting and retaining teachers and staff to the school board and to keeping families in the Bow Valley.
- A viable, resilient school division will ultimately benefit the entire community. Proceeds from the residential development will support the long-term sustainability of CRPS and seek to stabilize swings in education funding. Proceeds will also support the Board's desire to nurture student's growth and learning by supporting existing and developing new programs and educational services.
- Given the proximity of the site to Canmore's bustling town centre, existing single and multi-family residential districts, the LGMS School, and to parks, trails and open spaces, the southern half of the site is an excellent candidate for re-development and a prime location for a community-oriented infill residential development.
- Retaining and attracting staff is critical for the provision of high-quality education and the sustainability in the education system in Canmore. The residential community allows CRPS to provide affordable and market housing to its teachers and their families in a family, residential setting.
- Our children and their families who moved away want to move back. We would like them to be able to move back. With a very short supply of homes this seems unlikely unless Council approves these types of innovative developments which don't impact our environment.
- The southern half of the site was deeded to CRPS in the 1980's by the Canmore Mines Ltd. for future use to support educational activities, innovation in the Bow Valley corridor and sustainability of the school district. This future vision for this development meets the goals of the initial gift to the school board. Education of our children must remain a central focus for all Bow Valley residents.

Respectfully submitted,

Steve Greene

30 Year Canmore resident.

From: [Julie Grondin](#)
To: [Shared.MunicipalClerk](#)
Subject: Support for CRPS redevelopment
Date: February 10, 2022 5:42:40 PM

To whom it may concern,

I would like to communicate my full support for the LGMS school site redevelopment. Here are the main reasons why I support it:

-It's not in a wildlife corridor

-High density= minimize the urban footprint in the Bow Valley

-Provides housing for CRPS staff

-Provides affordable housing

-Becomes a source of income for a public school system making it less dependent on provincial policies and funding.

*Like it or not, this site is a prime real estate location. If it's to be developed, mind as well making sure it benefits our school system and locals.

Of course, it will be important to plan for appropriate parking, school ground safety and conservation of the school garden.

Thank you

Julie

From: [Marina Guignon](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 22, 2022 11:38:30 PM

Dear Mayor Krausert and Town Councillors,


I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core.

I understand CRPS' motivation for so many market units: they are trying to raise money for an endowment fund to supplement future education. However, it doesn't have to be an either/or situation, it could be a win-win situation. With the right minds in the room, a deal between the Town and CRPS could be reached to convert all of the 80 proposed market units to vital homes. For example, the Town could give CRPS some land they own elsewhere to compensate for the difference. So instead of 20 affordable homes, the development would add 100.

To put things in perspective, Canmore only has an inventory of 142 vital homes for ownership. Adding 100 new vital homes would increase the current stock by 70 percent, all in a walkable, central location that adds vitality to the downtown core!

This kind of outside-the-box thinking is what will be required for our community to solve our affordability crisis. Unless we change our thinking, we are going to keep getting the same results.

Sincerely,

-- Marina Guignon


From: [Simon Ham](#)
To: [Shared.MunicipalClerk](#)
Subject: Lawrence grassi development proposal.
Date: February 28, 2022 8:45:05 PM

Canmore town council

I am writing to express my support for the proposed Lawrence Grassi Middle School lands development proposal. I support the use of this piece of land to provide more housing options in Canmore. I support inclusion of 20 units of affordable housing. Affordable housing was how I managed to become a home owner in Canmore. I have since moved to a conventional market home in a townhouse and likely would not be a homeowner in Canmore without having a chance to get into an affordable condo as my first home purchase. I am happy to hear that 20 units at Lawrence Grassi will be for school teachers. I also support making the other 80 units available for principal residences for people in Canmore. Our community should continue to densify housing and not sprawl. Homes that are lived in by people who work and live here adds to the vibrancy of our town. Weekender and vacation homes are a poor use of housing and resources and contribute much less to the character and sustainability of our community.

Thank you for the opportunity to express my support for this development.

Sincerely

Simon Ham
Canmore resident and homeowner.

Re: Bylaw 2021-07

Your Worship and Councillors,

Thank you for the opportunity to voice my concerns with respect to this development.

I am not opposed to a high density, residential development on this piece of land, indeed I agree the downtown core is where you want to have these sorts of developments but, I am concerned about the total number of proposed units and the impact this could have on traffic, pedestrian and cyclist safety and parking issues on 4th St.

There just isn't enough parking space provided in this conceptual plan. I know that because of its central location, it is assumed that fewer vehicles would be needed by residents but sadly, our society is still a very car-centric one. Second family vehicles, roommates' vehicles, and those of guests and visitors (not an insignificant addition given the sheer number of units) will add unacceptable stresses to the parking issues that currently existing on that portion of 4th Street.

I'm also concerned about only having one road access to all 120 units. Vehicles turning into and out of the development, particularly during peak times, will be a very significant change to this relatively quiet street and I worry about the safety of the many kids walking and cycling to school. It would seem much more prudent to have a second street access to lessen the volume of traffic and cars turning onto 4th Street. Of course, that would also mean a decrease in total number of units, and thus revenue to the school board, but these are prices worth paying to prevent unacceptable impacts on surrounding residents, and increasing risks to schoolchildren's safety.

Finally, given the land owner in this case is a publically supported entity, I am disappointed that only 20 Vital homes will be added to the town's inventory. Surely there is some way that the town and CRPS can come up with a creative way to significantly increase the Vital Home proportion of this development. Never again will we have a developer that is more accountable to the general public. They should absolutely be concerned with keeping lower income families in Canmore. A Legacy fund is nice but, I would hope that CRPS would consider a smaller legacy fund and instead, invest today in making Canmore more livable for families and thus help prevent future declines in school enrolment.

In summary, I am not opposed to this land being developed, but I am opposed to the development as it currently stands. I encourage you to ask for changes that would decrease the total number of units, increase parking available onsite, create a second access and, most importantly, encourage Administration and CRPS to explore creative solutions to dramatically increase the proportion of Vital Home units within the development.

Sincerely,

Tracey Henderson
Canmore resident

From: [Karsten Heuer](#)
To: [Sean Krausert](#); graham@canmore.ca; [Joanna McCallum](#); [Karen Marra](#); [Jeffrey Hilstad](#); [Jeff Mah](#); [Tanya Foubert](#)
Cc: [Shared.MunicipalClerk](#)
Subject: Lawrence Grassi Middle School Site Redevelopment
Date: Thursday, February 24, 2022 4:38:17 PM

Dear Mayor Krausert and Town Councillors,

When did we last have an opportunity to create an affordable housing village in downtown Canmore? When will we ever again?

These are the questions that prompted me to call CRPS Superintendent Chris McPhee a couple of weeks ago, followed by meetings with their development project manager, and with Dougall at CCHC. Concerned about CRPS's vision to sell 80 of the 120 units of their proposed Lawrence Grassi school development (which would almost assuredly become more unneeded dark homes), I pitched an alternative idea: why doesn't the Town (and potentially other partners like CMHC) provide CRPS with the profit they would get from selling such market housing and then instead develop it entirely as an affordable housing village?

Everyone liked the concept, especially if it doesn't undermine CRPS' end goal of raising a significant amount of money for an education endowment fund. This led me to other conversations and to do a bit of research with help from my sister (who develops affordable housing in the Yukon). Did you know, for example, that CMHC has a number of federal funding programs for affordable housing projects that Canmore (or CRPS) might be eligible for (see [here](#))?

Maybe part of the deal could see the Town give CRPS some land they own elsewhere that is not as appropriate for affordable housing to compensate for the difference (e.g. the parcel way out at at Stewart Creek). So instead of just 20 affordable homes in the Lawrence Grassi school lands development, 100 would be added.

To put things in perspective, Canmore only has an inventory of 142 vital homes for ownership. Adding 100 new vital homes would increase the current stock by 70 percent, all in a walkable, central location that adds vitality to the downtown core! That would be an incredible legacy for this new Council to establish so soon in what could be a very productive term.

By the way, I am a 23-year resident of South Canmore and am fortunate to own a home 2 blocks from the proposed development. With no mining or wildlife concerns, I am supportive of high density development in this location, but only if it's affordable and/or employee housing. The weekender effect is killing our neighborhood (not to mention the planet)!

Sincerely,
Karsten Heuer

From: [Alan Hobson](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 23, 2022 12:32:59 PM

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core.

I understand CRPS' motivation for so many market units: they are trying to raise money for an endowment fund to supplement future education. However, it doesn't have to be an either/or situation, it could be a win-win situation. With the right minds in the room, a deal between the Town and CRPS could be reached to convert all of the 80 proposed market units to vital homes. For example, the Town could give CRPS some land they own elsewhere to compensate for the difference. So instead of 20 affordable homes, the development would add 100.

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This kind of outside-the-box thinking is what will be required for our community to solve our affordability crisis. Unless we change our thinking, we are going to keep getting the same results.

Sincerely,

-- Alan Hobson


Municipal.clerk@canmore.ca
CRPS-ARP

To whom this may concern:

We are writing this letter in full support of the Lawrence Grassi Middle School Site Redevelopment in Canmore, Alberta. I was born and raised in the Bow Valley and like many others raised here I moved away to pursue my post secondary education. After many years of financial discipline, strategic decisions and a little luck my family and I were barely able to move back. This is not the case for many others that have left the community for similar reasons. Fortunately for us, we have been blessed with an opportunity to raise our kids in this beautiful community! Both kids attend Lawrence Grassi Middle School and love everything about it.

We all know that it is a struggle to find accommodations here in Canmore. Not to mention that affordable housing is even more difficult to secure. As a result, the community is actively missing out on great candidates that could be making positive contributions to our community professionally and socially. This project is a perfect opportunity to make a difference in this struggle. Having staff housing available for CRPS will only help secure and retain quality individuals to teach our children.

Throughout our time spent here, we have met many locals whose children have had to transplant their roots elsewhere after they had left for education or early career development pursuits. When these budding individuals feel the desire to return to the community they soon find out that it is just out of reach. By providing additional housing opportunities, our children will have a sustainable stepping stone back into the community they love.

Way to go CRPS for coming up with ideas on how to help with affordable housing! Our hope is that our own kids will stay in this community to raise their family one day. Looking forward to seeing this project go ahead as planned!

Dayton and Meghan Howard
Long Term Residents of the Bow Valley

From: [Anne Christina Hrychuk](#)
To: [Shared.MunicipalClerk](#)
Subject: CRPS 4th Street project
Date: Friday, February 25, 2022 6:19:09 AM

Dear Mayor and Council,

I am writing to support the development of CRPS lands on 4th. I like this project for several reasons:

1. It will provide much needed affordable housing to Canmore
2. It will provide housing for CRPS teachers to ensure the best teachers can accept jobs in our community
3. It will establish a Legacy Fund for CRPS

I live on 4th street and I understand the disappointment of many who did not realize that this was, in fact, private land. I also understand the concerns of neighbors who are worried about increasing density and traffic in our neighborhood. However, I believe that as a developer CRPS is uniquely invested in our town and that they will work to create a project that reflects the development goals and interests of our community.

Sincerely,
Anne Hrychuk

[REDACTED]
Rocky View County, Alberta
[REDACTED]

February 24, 2022

Planning and Development Department
Town of Canmore
902-7th Avenue
Canmore, Alberta
T1W 3K1

Dear Sir/Madam,

**Re: Bylaw 2021-07:Public Hearing for Canadian Rockies Public Schools
Lawrence Grassi Middle School Area Redevelopment Plan**

WE WRITE TO EXPRESS OUR STRONG OPPOSITION to the proposed Bylaw 2021-07 for an Area Redevelopment Plan for 120 residential units on the southern portion of the Lawrence Grassi Middle School site Parcel 2.

This proposed redevelopment site is one that residents treasure and use for public events in its current form. This location was planned as a school ground in the last Century to PERMANENTLY provide an easily accessible high quality of life TO ALL RESIDENTS with the park and schoolground area in the center of the Town.

Not only would the proposed bylaw 2021-07 type of development permanently ruin the large open Town Centre school/public space/recreational area, but it has come to our attention that there is a serious problem with the Town's sewer infrastructure for the homes in the T1W postal code area.

Despite the berms along the Bow River there is a high-water table and water seepage damages have been occurring. Together with the very high number of sewer back-up damage claims paid last year, the postal code TIW area is classified

as a high-risk zone by insurance companies due to “old piping” with inadequate capacity for the demands placed on it and on this basis insurance companies refuse to provide these two coverages on insurance policies they issue in the TIW district. This area includes the Town Offices, downtown residential and commercial buildings and, specific to this proposed Redevelopment Plan, the beautiful neighborhood around 4th Street and the School Grounds.

The location of this proposed Redevelopment Plan for high density condos adding a further large number of housing units to an already overloaded sewer system will only exacerbate a problem which the Town has even now been unable to deal with. It would make much more sense for planners to think of building this type of higher density housing on an elevated parcel of land on a slope above the Town, rather than increasing the already existing problem in the Town Center.

WE STRONGLY OBJECT TO ANY PROPOSAL TO CHANGE ANY PART of the Lawrence Grassi Middle School site. Please leave our Town the beautiful place that it has been for well over a hundred years.

The proposed inadequately considered changes would be permanent and would diminish the public space and ruin what was intended to be a forever-lasting beautiful environment in the Town Center intended for ALL to enjoy.

Sincerely,

A solid black rectangular redaction box covering the signature of the sender.

Canmore,AB

From: [Matthew Hutchinson](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 23, 2022 2:52:27 PM

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core.

I understand CRPS' motivation for so many market units: they are trying to raise money for an endowment fund to supplement future education. However, it doesn't have to be an either/or situation, it could be a win-win situation. With the right minds in the room, a deal between the Town and CRPS could be reached to convert all of the 80 proposed market units to vital homes. For example, the Town could give CRPS some land they own elsewhere to compensate for the difference. So instead of 20 affordable homes, the development would add 100.

To put things in perspective, Canmore only has an inventory of 142 vital homes for ownership. Adding 100 new vital homes would increase the current stock by 70 percent, all in a walkable, central location that adds vitality to the downtown core!

This kind of outside-the-box thinking is what will be required for our community to solve our affordability crisis. Unless we change our thinking, we are going to keep getting the same results.

Sincerely,

-- Matthew Hutchinson


From: [Priscilla Janes](#)
To: [Sean Krausert](#); [Joanna McCallum](#); aren.marra@canmore.ca; [Jeff Mah](#); [Jeffrey Hilstad](#); [Wade Graham](#); [Tanya Foubert](#)
Subject: Lawrence Grassi Middle School Area Redevelopment Plan
Date: February 22, 2022 1:24:24 PM

Dear Mayor Krausert and Town Councillors,

Re: Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan.

The Canmore Town Council has a great opportunity ahead. As noted in most of your campaigns to win a seat on Council, we all know there is an immense need for affordable housing in Canmore. There is no better or appropriate space in Canmore to fulfill this need. The CRPS lands are not in a wildlife corridor, do not contravene any Urban Growth Boundary, and there was no mining done on this site, therefore can be developed without any conflict with these issues. This land is in the core of Canmore, and would provide walkable housing for those who need it.

Unfortunately, the development proposal is targeting the wrong market. Canmore does not need any more for-profit housing to be used by weekenders; we are in desperate need of affordable housing now.

Please rethink this proposal in a practical, needs-assessment perspective. Our affordable housing crisis is leading to the departure of our critical workforce (teachers, nurses, service people, etc.) that we all depend on and who create the viable, diverse town we all want to live in.

Sincerely,

Priscilla Jane |


From: [Robert Janes](#)
To: [Sean Krausert](#); [Joanna McCallum](#); aren.marra@canmore.ca; [Jeff Mah](#); [Jeffrey Hilstad](#); [Wade Graham](#); [Tanya Foubert](#)
Cc: [Priscilla Janes](#)
Subject: Lawrence Grassi Middle School Area Redevelopment Plan
Date: February 21, 2022 3:23:18 PM

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, the CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. I understand that nearly 40% of houses in Canmore are already dark.

I understand that the CRPS is trying to raise money for an endowment fund to supplement future education. Why can't an agreement be made between the Town and CRPS to convert all of the 80 proposed market units to vital homes? In return, the Town could give CRP land they own elsewhere to compensate for the difference. Instead of 20 affordable homes, the development would add 100.

Canmore has an inventory of only 142 vital homes. Adding 100 new vital homes would increase the current stock by 70 percent, all in a walkable, central location that adds vitality to the downtown core.

It is time to move beyond business as usual in Canmore, and think creatively to solve our affordability crisis. Here is a plan to do so.

Thank you for considering this.

Sincerely,

Robert R. Janes

[REDACTED]
Canmore, Alberta
[REDACTED] Canada
Tel. [REDACTED]

February 28, 2022

Re:

Public Hearing regarding CRPS land request to build homes on their school property.

I will not be speaking at the Hearing.

I am grateful for the opportunity to submit my thoughts.

I am against the current plan proposed by the School Board and Superintendent for the following reasons:

- This land is public land donated by the Mining Company many years ago with the intent to build for education; land for recess; land for sports.
- The number of houses proposed is far too crowded for the space.
- We do NOT need more high end homes.
- Our taxes are paying for education if we have a government that understands Education to be an important pillar in society.

Amendments I would like discussed are:

- It does make sense to use it for staff accommodation as that is an ongoing challenge and necessary to education. Teachers generally speaking cannot afford a home over \$200,00.00.
- It also makes sense to have houses that sell for \$200,000.00 tops to parents with a corresponding income. Parents of school age children are not moving here because their salaries are not sufficient. Our developers, the rich, the real estate staff and our Planning Department are not realistic about having a diverse population.
- It would also make sense to build houses for rental particularly for single Moms or single Dads.
- I would like to plant a seed also to consider donating a portion of the land to the Palliative Care Society Bow Valley for a Hospice.

Thank you for this opportunity to voice an educated opinion on changes coming fast and furious in this Town I love.

Respectfully

Cathy Jones

From: [Linda Kaech](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 23, 2022 11:51:25 PM

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core.

I understand CRPS' motivation for so many market units: they are trying to raise money for an endowment fund to supplement future education. However, it doesn't have to be an either/or situation, it could be a win-win situation. With the right minds in the room, a deal between the Town and CRPS could be reached to convert all of the 80 proposed market units to vital homes. For example, the Town could give CRPS some land they own elsewhere to compensate for the difference. So instead of 20 affordable homes, the development would add 100.

To put things in perspective, Canmore only has an inventory of 142 vital homes for ownership. Adding 100 new vital homes would increase the current stock by 70 percent, all in a walkable, central location that adds vitality to the downtown core!

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Sincerely,

-- Linda Kaech


From: [Karen Keech](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 23, 2022 3:25:44 PM

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core.

I understand CRPS' motivation for so many market units: they are trying to raise money for an endowment fund to supplement future education. However, it doesn't have to be an either/or situation, it could be a win-win situation. With the right minds in the room, a deal between the Town and CRPS could be reached to convert all of the 80 proposed market units to vital homes. For example, the Town could give CRPS some land they own elsewhere to compensate for the difference. So instead of 20 affordable homes, the development would add 100.

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Sincerely, Karen Keech

-- Karen Keech


From: [Craig Kestle](#)
To: [Shared.MunicipalClerk](#)
Subject: Lawrence Grassi Middle School Site Redevelopment
Date: Friday, February 25, 2022 9:22:45 AM

To Whom It May Concern:

As a community member who has lived in the Bow Valley for 12 years I would like to share my support for this project.

As a young family who moved to the Bow Valley for continuous employment opportunities it was challenging to find affordable housing while setting roots in Canmore. This beautiful mountain town was an ideal place to live and grow with young children however, to set those roots the cost of housing created ongoing challenges with finding the balance between affordability and sustainability. At that time affordable housing tended to be in areas that were heavily owned by non-residing individuals near or on the outskirts of the town. Many areas did not offer a true sense of community as there were generally more vacant but owned housing situations.

After 12 years our family has settled and we are now looking to support our families with also settling into this incredible community. In looking for affordable housing for aging parents this development offers both affordability and location to the heart of the Canmore community while also offering entry level housing for young families who, like my family, wish to set roots and live and grow with their children in a special place.

Thank You for your time
Craig Kestle

SUBMISSION re: CANADIAN ROCKIES PUBLIC SCHOOLS proposed plan of redevelopment for Lawrence Grassi Middle School Area

To: Town of Canmore
Municipal Clerk
Attention: Cheryl Hyde
Via email at: municipal.clerk@canmore.ca

From: Barry and Ruth King/Les and Judie Harder
Email: barry@strathconalawgroup.com

This is our submission in regards to the infill development proposed by Canadian Rockies Public Schools ("CRPS") for the vacant portion of the Lawrence Grassi Middle School site (the "Proposed Development"). By way of introduction, we are not opposed to any development of the site in question, but feel that the Proposed Development should not be approved by Town Council for the reasons set out below.

We presently own three properties on 4th Street, near 7th Avenue, in South Canmore, which are immediately adjacent to the location of the Proposed Development. We acquired our first property in the spring of 2007, and have purchased two additional units in the intervening years. During that time, we have come to appreciate the neighbourhood ambience, with its unique character, density and housing mix, which is the result of the existing development restrictions in South Canmore. The Proposed Development is a significant departure from the existing restrictions.

We are particularly concerned about the proposed density of the development. 120 units in the area of land available for the Proposed Development is a significant increase in density relative to all other development in South Canmore. For example, Caffaro Place, the Elk Run development immediately to the east of the Proposed Development, is comprised of 20 units on a site with dimensions of approximately 37 metres by 100 metres, and has a height limit of 2.5 stories. The composition of housing along 4th Street west of the Proposed Development, including our building, is primarily fourplexes, on lots measuring approximately 17 metres by 48 metres, also with a height limit of 2.5 stories, with street widths of approximately 21 metres and alley widths of approximately 7 metres.

The introduction of eight buildings, three of which will be 3.5 stories in height, in the area available for the construction of the Proposed Development, essentially in the middle of the neighbourhood, and of the size proposed, will change the entire ethos of the existing community. We acknowledge that Spring Creek has numerous 3.5 story buildings, but that neighbourhood was a new stand-alone neighbourhood, segregated from South Canmore by Spring Creek. We also acknowledge that a variation was granted to Distinctive Homes in

relation to their development at 7th Street and 7th Avenue, which allowed the construction of 3.5 story units. However, this development is on the fringe of South Canmore, and uniquely backs on to the commercial buildings on 8th Street. Neither of these developments should be considered a precedent for development in the centre of South Canmore.

A particular concern related to the Proposed Development is the traffic management issues that will result if the proposed development is permitted in its present form. Virtually all of the vehicular traffic from the proposed 120 new units will travel along 4th Street to 7th Avenue. 7th Avenue is a two lane road with bicycle and parking lanes on each side. It also has been limited to speeds of 30 km/hr. for many years due to the presence of the daycare operating in the Roundhouse, as well as Lawrence Grassi Middle School. In the absence of a traffic study to the contrary, it would be our expectation that the introduction of approximately 300 additional residents, with an estimated number of vehicles of approximately 1.5 vehicles per dwelling unit, will create significant congestion, noise and traffic flow problems. This will have a significant impact on the quality of life of the present residents of South Canmore.

We are also extremely concerned about the parking plans for the Proposed Development. While the information provided for the Proposed Development states that all required parking will be provided on site, it is not clear from the plans that there is sufficient parking for 180 vehicles (as noted above, we anticipate that there will be at least an average of 1.5 vehicles per unit). Notwithstanding the laudable aspirations expressed in the planning documents about their anticipation that the new residents will make use of non-vehicular transportation, given the existing climate in Canmore, the absence of bus service in South Canmore, and the obvious needs of the proposed residents to travel for work, recreation and obtaining essential needs, including household essentials such as groceries, it is likely most of these units will have at least one vehicle and some will have multiple vehicles.

The development plan as proposed calls for a garage as part of the design of each townhouse, and covered parking stalls for the other units. Based on our observation in our 15 years of ownership in Canmore, we have noted that many of the owners of townhomes in South Canmore use their garages for storage, resulting in their vehicles being parked on the street. We anticipate this will also occur with many of the residents of the Proposed Development.

There is insufficient street parking adjacent to the Proposed Development to accommodate any significant overflow parking demand. Most of the 4th Street parking adjacent to the proposed development is already being utilized by the current occupants, and the present plan for the Proposed Development will eliminate much of the on-street parking on the north side of 4th Street and the east side of 7th Street, adjacent to the development site. This will inevitably result in much of the overflow parking impacting the residents of the neighbourhood surrounding the Proposed Development.

As noted previously, we are supportive of the construction of more affordable housing in Canmore, particularly for CRPS staff, and are not opposed to CRPS proceeding with a development that would provide long term financial sustainability for the public school division.

However, it is our submission that the Proposed Development needs to be scaled down to better conform to the surrounding community. In the space available, building 60 – 80 new units would be, in our submission, more in conformity with the rest of the community. The reduction in density would allow the Proposed Development to be completed while retaining some of the existing green space, including the small forested park area at the corner of 4th Street and 7th Avenue, as well as additional green spaces for all residents of South Canmore to enjoy. All of the Proposed Development site has been used as public space by residents of South Canmore for many years, and the specific area identified is used regularly by children attending the daycare and Lawrence Grassi Middle School.

In terms of precedent, this has been accomplished in other infill developments, such as the fiercely opposed development of the Larch Park site. Not only did that development reflect the density and architectural blend of the existing neighbourhood, but it also retained some of the vegetation, mature trees and recreational areas of the pre-existing site, none of which is contemplated by the shoe horning and clear cutting strategies of the Proposed Development plan.

We also note from the website that there is no definite commitment to the number of units, pricing for units to be made available as CRPS staff housing, the number of and lease rates for rental units, or the number of units and price for the “affordable housing units”. It would appear that the designers and promoters of the Proposed Development wanted to ascribe to as many “motherhood and apple pie” promises as possible in order gain support for the proposed rezoning. While many of these have been carefully checked off, there is no clear commitment to these aspirational ideals, as well as a paucity of any concrete details as to which of these aspirational items, if any, will actually be realized upon completion of the Proposed Development.

While the website indicates that all of these details are to be determined at the detailed design phase, it is our position that, in light of the foregoing issues we have identified, coupled with the absence of these further details, including architectural controls and standards, together with certainty regarding the identified impacts of the Proposed Development on the existing neighbourhood, it is not appropriate for Town Council to approve a bylaw for rezoning the site to accommodate the Proposed Development as currently proposed.

Respectfully submitted,

Barry King (for Barry and Ruth King, and Les and Judie Harder)

February 24, 2022

Re: Bylaw 2021-07

Attention: Mayor Krausert and Canmore Town Councillors

Having read Town of Canmore Bylaw 2021-07 given first reading on February 1, 2022, as well as related/supporting materials on www.collieryparc.com, we **conditionally support** the Canadian Rockies Public Schools (CRPS) Lawrence Grassi Middle School Area Redevelopment Plan (ARP).

There is a lot to like about this ARP:

- Its proximity to downtown intrinsically encourages multi-modal transportation;
- It's not situated in or adjacent to a wildlife corridor or wildlife habitat patch and may help reduce the potential for human-wildlife conflict by discourage our growing elk herd from browsing and calving in the area;
- It is an opportunity for CRPS to create a legacy fund to support enrichment and alternative programs/services to support students' growth and learning and the vibrancy of our community (Note: the Education Act prohibits CRPS from drawing on the legacy fund for basic education expenses such as teaching staff and materials, day-to-day school operations, instruction of the approved curriculum, etc.); and
- It retains the day care facility and community garden, both highly valued community amenities.

We believe the ARP can be improved by addressing the following questions/concerns:

1. **Vital Housing** – We applaud CRPS and the Town for reaching agreement to designate 20 units as vital housing, and a further 20 units as employee housing, for a total of 40 out of 120 units (33%) in the ARP as non-market housing.

We'd like to see more specific language requiring that should CRPS determine that it doesn't need the full 20 units of employee housing, any excess employee housing units will be added to the vital housing pool. This will ensure that 1/3 of the ARP housing units will be non-market housing.

We'd also like assurances that CRPS/Town of Canmore/Canmore Community Housing will take all prudent steps to ensure that the vital housing units remain vital housing units in perpetuity. This could include things such as a right of first refusal for the Town of Canmore (or its designate) to

purchase the development should CRPS dispose of the project at some point in the future.

We raise this concern because 5.1.1 of the ARP states “CRPS will hold the land in perpetuity and control the development as it progresses over time. The property shall be managed. An operation and management program shall be established to maintain the property.”

It’s unclear to us whether CRPS will own and rent out all the housing units or whether Colliery Parc will be similar to Redwood Meadows, in which CRPS owns the underlying land and (presumably) employee housing units, Canmore Community Housing owns the vital homes units, and individual buyers own the market units. If the latter, debt financing of the vital home units could be a challenge, because CCH would be seeking financing for what is basically a leasehold rather than a mortgageable property.

Regardless, ***there is another low-probability/high-consequence risk***. Paragraph 114(1)(a) of the Education Act (Alberta) states “[t]he [Education] Minister may, by order...take land from a public school district...” What would happen to this significant block of vital home units in such scenario? What steps can CCH/Town of Canmore take to preserve the vital home designation in such scenario?

2. **Energy and Green Building Policies** – We appreciate the applicant’s undertaking to explore opportunities to help meet the Town of Canmore’s Climate Action Plan GHG reduction targets. One opportunity not listed is building to (near) net zero (ready) construction standards. While we realize this is particularly challenging relative to non-market housing units, we’d like to see the applicant add this as another opportunity to explore.
3. **Parking** – Point 5.7.4 of the ARP states that all parking shall be contained internally to the site. Given the ARP’s inclusion of everything from studio/loft units to 3-bedroom units, we think it’s unlikely that the minimum number of parking stalls required by applying Table 2.7-3 of the Town of Canmore’s Revised Land Use Bylaw 2018-22 will not provide an adequate amount of on-site parking. Parking is already a challenge in this area, and may be inadvertently exacerbated by the Town of Canmore’s paid downtown parking plan being introduced in the summer of 2022. We encourage the Town to 1) require the applicant to determine on site parking in accordance with the maximum number of stalls required by Table 2.7-3; and 2) to consider expanding the permit parking area to fully incorporate the location of the ARP and perhaps a block beyond. These measures should help alleviate the parking concerns described in the applicant’s “What We Heard Report.”

We’re happy to clarify/provide additional detail, if appropriate, and have provided the Town Clerk with our contact information, if needed.

Thank you for the opportunity to provide feedback on the ARP.

Sincerely,

[Signed]

Kyle and Denise Kitagawa

From: [Tara Koenig](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 23, 2022 3:53:38 PM

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core.

I understand CRPS' motivation for so many market units: they are trying to raise money for an endowment fund to supplement future education. However, it doesn't have to be an either/or situation, it could be a win-win situation. With the right minds in the room, a deal between the Town and CRPS could be reached to convert all of the 80 proposed market units to vital homes. For example, the Town could give CRPS some land they own elsewhere to compensate for the difference. So instead of 20 affordable homes, the development would add 100.

To put things in perspective, Canmore only has an inventory of 142 vital homes for ownership. Adding 100 new vital homes would increase the current stock by 70 percent, all in a walkable, central location that adds vitality to the downtown core!

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Sincerely, Tara Koenig



From: [Skylar Kozak](#)
To: [Shared.MunicipalClerk](#)
Subject: Lawrence Grassi Middle School Area Redevelopment Plan
Date: February 16, 2022 3:56:51 PM

Hello,

I would like to know what considerations are being made towards noise and air pollution during construction and post-construction?

I am concerned about sending my child to school at a construction site with heavy machinery and diesel fumes. My child already gets a daily dose of school bus exhaust and fumes from idling trucks at ERS.

The increased density and vehicle traffic in the neighbourhood will also have health and safety implications to students.

I am generally in favor of affordable housing initiatives, but I have a hard time getting on-board with new developments in a community where every other home is sitting vacant without penalty.

Sincerely,
Skylar

From: [Alex Kuczera](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: March 1, 2022 8:55:34 AM

Dear Mayor Krausert and Town Councillors,

I am sure you're getting many emails that are the same as below, but I could not say it better myself. As someone who has just moved to Canmore, I can already feel the financial pressures of this town. I am lucky that I even found a place to rent in this town. But for those that have been giving their time, attention, and care to this town. The young families, even those that have been here for years with home ownership far out of reach. I believe they deserve a chance to build a foundation here. How do they do that without affordable housing options? Thank you for your time.

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core.

I understand CRPS' motivation for so many market units: they are trying to raise money for an endowment fund to supplement future education. However, it doesn't have to be an either/or situation, it could be a win-win situation. With the right minds in the room, a deal between the Town and CRPS could be reached to convert all of the 80 proposed market units to vital homes. For example, the Town could give CRPS some land they own elsewhere to compensate for the difference. So instead of 20 affordable homes, the development would add 100.

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Sincerely,

-- Alex Kuczera


From: [jeff.laidlaw](#)
To: [Council](#)
Subject: By-Law 2021 - 07 Lawrence Grassi school lot development
Date: February 24, 2022 2:11:27 PM

Hi folks

I am NOT in favour of the approval of By-Law 2021-07; passing the necessary zoning changes to increase density, scope, height and development of the vacant lands at the SW corner of 7th Avenue and 4th Street; regardless of all the theoretical bonuses offered as rationale.

1/ it is inconsistent with the "small mountain town feel" repeatedly referenced in the MDP consistent with the only visioning exercise Canmore ever completed; Mining The Future

2/ it is wildly inconsistent with the look, character, milieu of the existing built form; with a vastly increased density over what the current plans consider appropriate. It will inexorably alter South Canmore in, I suspect, what most residents would identify as a very negative way.

3/ the traffic considerations; especially in the high season when/ if Main Street remains a pedestrian-only route, represents an insurmountable and likely disastrous outcome.

4/ the alleged "vital housing" of [10 to 20](#) units (a very wide and unacceptable range of commitment on a 140 unit project) needs explanation.

If units cost over \$ 250k, the units are probably NOT affordable to those with the greatest need in our community AND one might reasonably ask who these units are either "vital" or "affordable" to.

If Canmore is essentially building affordable housing for those who do the daily commute to higher employment centers one might then easily ask .. WHY ? In my view affordable housing for Calgary is NOT something Canmore should sacrifice itself to build.

5/ while I can appreciate the school board's interest in this project and their stated interest in raising capital for reserves; one has to wonder why or how that is best served with the school board holding 20 units and maintaining title to the land.

To many people, this position makes the school board look like a land developer as opposed to an organization raising capital.

6/ the most basic community need at this point is reasonably priced rental housing / accommodation. Such development could meet the needs for increased staff accommodation, allow for downsizing and residence for older long term residents, and meet the alleged needs of the school board to house and maintain staff.

If the land encompassed in the proposed by-law were being considered for a series of low rise apartment units one might successfully argue there was an actual benefit to the community of this project, but this bastardization of mixed motives might make the school board happy, will definitely make the builder/ developer money and will bring further deterioration to a pretty little town.

Essentially, and I won't go in to all the variances that will come to pass if this moves forward, but rather just from a simple basis of the principles of town planning and community building, this is, in my opinion, a terrible planning proposal.

With that in mind I respectfully request the Town of Canmore NOT pass second reading of By-Law 2021-07.

Thank you for your consideration.

Regards

Jeff Laidlaw

From: [Vern Lalonde](#)
To: [Shared.MunicipalClerk](#)
Subject: (CRPS) Lawrence Grassi Middle School Area Redevelopment Plan
Date: Friday, February 25, 2022 3:03:00 PM

Hello,

I do not support this redevelopment plan for one simple reason...the area cannot support the traffic of another 120 units. Accessibility to South Canmore is already an issue. Either you access off of 8th Avenue or off of Main St.. Close down Main St. like you do for summer it backs up traffic to Railway. When this happened I opted to start going through Three Sisters and trying to avoid downtown completely. Any other events (i.e. RRMC criterium in South Canmore) and you're completely blocked off.

Adding that many more units is just a bad idea and would completely change the feel of South Canmore. I've owned a property in Canmore for 17years. Our intention is to retire there and become full time residents. If this project gets approved I'm likely to sell.

Regards,

Vern Lalonde

From: [Julie Lamoureux](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 23, 2022 8:41:52 PM

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I would love to see this space kept as greenspace, I understand that the pressure Canmore is under to develop are tremendous and that this is not feasible. Given that the area in question 1) does not encroach in current wildlife habitat, 2) is in a walkable location (relatively lessening traffic problems), and 3) is not heavily undermined, I recognize that this area is far more suitable to develop than many others.

I am concerned, however, about the relatively low amount of affordable housing currently being planned (40/120 units). Canmore real-estate prices were formidable 5 years ago, but prices have increased so dramatically since then that Canmore may as well put up a sign saying "You're Not Welcome," to anyone but the wealthy.

Canmore needs to make a decision: is Canmore a place for people who live, work and raise families here, or is it a place for the wealthy to recreate and patronize fancy shops staffed by people who cannot afford to live here?

If this land must be developed, it should be developed for the betterment of this community and the amount of perpetually affordable housing should be increased.

After the 2021 election I was impressed that our citizens elected a council who truly seems to care about maintaining Canmore as a diverse community, and one that recognizes that a community's social and environmental health far outweighs the benefits of expensive real-estate.

Please do your best to ensure that Canmore can continue to be a place where a diversity of people live and work, and where real community, intent on stewarding this place for future generations, (ironically the children who will populate the CRPS's schools) can flourish. As the Bow Valley Engage mailer concludes, "unless we change the way we do things, we are going to keep getting the same results."

Sincerely,

Julie Lamoureux Woodside Lane

-- Julie Lamoureux


From: [Reinira Lankhuijzen](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 24, 2022 11:37:06 AM

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core.

I understand CRPS' motivation for so many market units: they are trying to raise money for an endowment fund to supplement future education. However, it doesn't have to be an either/or situation, it could be a win-win situation. With the right minds in the room, a deal between the Town and CRPS could be reached to convert all of the 80 proposed market units to vital homes. For example, the Town could give CRPS some land they own elsewhere to compensate for the difference. So instead of 20 affordable homes, the development would add 100.

To put things in perspective, Canmore only has an inventory of 142 vital homes for ownership. Adding 100 new vital homes would increase the current stock by 70 percent, all in a walkable, central location that adds vitality to the downtown core!

This kind of outside-the-box thinking is what will be required for our community to solve our affordability crisis. Unless we change our thinking, we are going to keep getting the same results.

Sincerely,

Reinira Lankhuijzen

-- Reinira Lankhuijzen


From: [Debra Leblanc](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 23, 2022 10:05:04 AM

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core.

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Sincerely,

-- Debra Leblanc



From: [Michel Leblanc](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 24, 2022 7:43:06 AM

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core.

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Sincerely,

-- Michel Leblanc



From: [Stefanie Leblanc](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 23, 2022 5:14:54 PM

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core.

I understand CRPS' motivation for so many market units: they are trying to raise money for an endowment fund to supplement future education. However, it doesn't have to be an either/or situation, it could be a win-win situation. With the right minds in the room, a deal between the Town and CRPS could be reached to convert all of the 80 proposed market units to vital homes. For example, the Town could give CRPS some land they own elsewhere to compensate for the difference. So instead of 20 affordable homes, the development would add 100.

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Sincerely,

-- Stefanie Leblanc



From: [Jenny Leighton](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 23, 2022 6:22:45 PM

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core.

I understand CRPS' motivation for so many market units: they are trying to raise money for an endowment fund to supplement future education. However, it doesn't have to be an either/or situation, it could be a win-win situation. With the right minds in the room, a deal between the Town and CRPS could be reached to convert all of the 80 proposed market units to vital homes. For example, the Town could give CRPS some land they own elsewhere to compensate for the difference. So instead of 20 affordable homes, the development would add 100.

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Sincerely,

-- Jenny Leighton


From: [Darcey-Lynn MacArthur](#)
To: [Jeff Mah](#); [Wade Graham](#); [Karen Marra](#); [Joanna McCallum](#); [Jeffrey Hilstad](#); [Tanya Foubert](#); [Sean Krausert](#)
Cc: [Shared.MunicipalClerk](#);
Subject: Re: Hello and about the development of the school land in south Canmore
Date: Friday, February 25, 2022 12:31:47 PM

Hello everyone. Thank you for stepping up to provide leadership for our Town; I know these are very busy positions you have assumed and appreciate what you do.

Regarding the development of the school land in south Canmore, while I do have certain views on this development - **what is most important to me is the approach Council takes to the decision-making process.** I will be assured of an effective decision if the following happens:

An integrated approach to decision making

- **Look at all decisions** that have been made in the past month, quarter and year, regarding south Canmore
- In looking at those decisions, **identify the ripple affect** for the development of the school lands
 - for example, by introducing paid parking program (I support BTW), one of the ripple affects could be to push visitors/tourists further into south Canmore residential areas to find free parking spots
 - so by introducing a substantial volume of new homes (and people with cars) into this area, what are the decisions that are important to make, to ensure the entire south Canmore community continues to enjoy their living space (ie) what amount of onsite parking for visitors will be required on the developed school lands
- **Consider multiple factors in the analysis** such as density, waste management, emergency services, emergency egress, water and sewage, lighting, traffic, community spirit, supply and demand for local services & goods/materials, financial, liability for the school board/town
 - **emergency egress** is of significance to south Canmore with the current density of population and the number of vehicles; we saw our town become gridlocked last summer when the transcanada became a parking lot due to the fire near Dead Man Flats. What is the impact for additional density in this area?
- **Analyze the ripple affects and implications of the development in 3 categories**
 - green/positive
 - yellow/heads-up
 - red/negative/con
- **Ensure all departments, including FCSS, provide their analysis** of the development (green, yellow and red factors) to ensure an integrated approach to this decision making

I include the last point because decisions made in the past to increase density in south Canmore appear not to have included input from FCSS on the social impact of fourplexes. Many homes face a laneway. Lanes have no lighting, no sidewalk, are not plowed so ruts are present in the winter and it is very treacherous to walk down a lane in the winter, in the dark when the ruts have been polished by vehicles. Also the proximity of the outdoor space to the laneway is very limited so has an impact for children playing. I believe FCSS can make an important contribution to the development discussion to ensure we maximize the livability for all.

Thank you for your time in reading my suggestions. All the best. Darcey

Darcey-Lynn MacArthur
[REDACTED]
South Canmore resident

Darcey-Lynn MacArthur



Dear Mayor Krausert and Town Council

I am writing to express my support for the LGMS Lands development. The affordable housing, teaching staff accommodation, and legacy fund produced by the development could help Canmore residents start families, retain teaching staff, and positively impact student learning.

With one third of the development committed to affordable housing, LGMS Lands creates opportunities to retain young families. As a born and raised Canmore resident and current teacher for CRPS, it has been exceedingly difficult to purchase a home and save money due to high rent, expense, and housing costs. Even with two professional incomes, the Canmore housing market continues to range from daunting to impossible. Perhaps a clause that states that one must be living and working in Canmore to purchase these units could keep developers from pricing out Canmore residents; local wildlife that frequent the brown space should also be considered. If we want to retain and strengthen our community we need to arrange more affordable, long term housing and minimize short term rentals and second/third homes.

Transient teaching staff and fluctuating funding directly interrupts and negatively impacts student learning. Students need consistent guides to reach their potential. If teachers or support staff are forced to leave town and are unable to put down roots in the community, student learning is negatively impacted. The proposed staff accommodation and affordable housing could support the consistency of student learning via the retention of teaching staff. The fluctuation of provincial education funding is felt first hand in schools across the province as programs, support staff, and student opportunities are cut. The legacy fund created by the project could stabilize consistent funding for CRPS Students by supporting in-school support and new learning opportunities for students. The benefits of this development could reach through multiple levels of the community and enrich the upbringing of young families.

Sincerely,

Máté Mackenzie

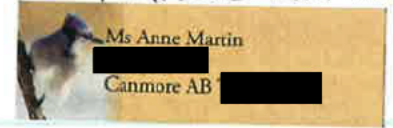
Hopeful lifelong Canmore resident, Teacher

From: [Bobbi Macpherson](#)
To: [Shared.MunicipalClerk](#)
Subject: Lawrence Grassi school land development
Date: February 10, 2022 6:44:16 PM

Absolutely despicable- never, ever should it ever be considered for development. NEVER - that land is used for various events that our whole community utilizes year round. Canmore is our home - or was until money and over development has overtaken our environment.

Our animals are suffering, our communities are suffering and our way of life has been overwhelmed by over development.

So very, very sad and disappointing.



To Whom It May Concern:

We are very concerned about the size of this project (Lawrence Grassi Development) and its affect on our South Canmore community. We have lived in South Canmore since 2001 and have lived in Canmore since 1995.

We submit that the proposed development is extremely overreaching in its size. Consider the size of the lot land. Now consider the 5th Street 800 block, which has approximately 36 houses, of mostly 4 & 5 units. The 4th street 800 block also supports about 36 units of 4 & 5 plex units. The lot up for development is a much smaller parcel of land. The proposal of 120 units (5 buildings) is absolutely outrageous. Further, parking availability in South Canmore is presently sparse, and getting less with each building that is put up. Even with the proposed parking lot, there will be a LOT of overflow parking onto neighbouring streets. If each of these units has only 1 car, the parking is inadequate.

Further, there is a school & a daycare on 7th Avenue. There are buses for the school, as well as parents dropping off their children to the daycare. The increased flow of traffic will even make the crosswalks unsafe.

Finally, the field presently absorbs a lot of our rainfall (when we get it). Even with improved infrastructure (obviously necessary), the streets surrounding the development will be inadequate. We urge Council to turn down, deny, the proposal as presented.

Sincerely, Anne Martin *Joe Martin*

Doug McConnery

[REDACTED]

Canmore, AB

[REDACTED]

[REDACTED]

February 14, 2022

Municipal.clerk@canmore.ca

Re: Bylaw 2021-07 CRPS ARP

To the town of Canmore,

Please accept this written submission in opposition to the ARP proposed by the Canadian Rockies Public School board for lands of the Lawrence Grassi Middle School site.

It is hard to argue against a proposal that includes housing for CRPS staff and an increase in CCH's inventory of affordable housing units. We need our public education and we need affordable housing. But do we really need to give up all or part of one of the last parcels of flat undeveloped land in the downtown core to achieve this? Of the 120 units proposed, 80 or two thirds of the development is for Market townhouses. Are we better served now and in the future by 80 market townhouses and a legacy fund or green space for the kids to play and a space for future school expansion?

That parcel of land was donated to the school board by our mining heritage. It is for education. It is meant for either school facilities or school grounds. I am surprised that there isn't more legal protection for the land.

I am not in support of any sort of legacy fund regardless of what good intentions are proposed for its use. As Albertans, we only have to look at the history of our own Heritage Fund to see firsthand the pitfalls and instability of well intended funds that are subject to market fluctuations, mismanagement and political interference.

If CRPS is suffering from a budget shortfall, it should start by re-examining its financials before it goes ahead and sells the farm (reference RMO June 14, 2018 "The superintendent for the Canadian Rockies

Public School board will collect a base salary of \$220,000 annually for the next four years, well above the salary cap set out by the province last week”).

There are other options for raising funds for programs that are above and beyond the Alberta Education curriculum. We have a wealthy and generous community.

There are also other options for staffing accommodations. Perhaps a closer look at the “nurses residences” might provide some answers. Does that model work? Do any nurses actually live there? I don’t know. Maybe rental units make more sense as a stepping stone to home ownership.

If the “key component of plan pitched by CRPS is housing for staff” then that is what it should concentrate on. One option could be that CRPS exchanges the land needed for the 20 affordable CCH housing units in return for the construction of the 20 CRPS staffing units by CCH. CCH has the expertise and the experience in these types of developments. The school board does not. This option could provide CRPS with the staffing accommodations it desires and add 20 units to CCH’s inventory and preserve 67% of the undeveloped land.

Whether it is TSMV or our own school board, all undeveloped lands in and around Canmore are under immense pressure to be developed. I just think that the best legacy we can leave for our kids is a bit of flat land to recreate and get some fresh air, not some fund to pay for the education trend of the day. I am sure that that was the intent for the land all along and fresh air and some exercise will always be trendy.

Sincerely,

Doug McConnery

From: [Doreen McGillis](#)
To: [Shared.MunicipalClerk](#)
Subject: Objections to CRPS development as it stands
Date: February 23, 2022 5:47:04 PM

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. I live directly across the street from this parcel of land, on 4 Street. Although I would prefer to see this kept as a green space and know that it is used by school and day care students and during special events, I know that affordable housing is desperately needed in Canmore.

I am generally in favour of denser development downtown, and appreciate that there are no wildlife or undermining conflicts in this parcel of land. The concerns I have with the proposal as it is presented are:

1. This development is too high density for this neighbourhood. It is already a high-traffic area for cars and bikes (it is a designated but not separated bike route). I would like to see fewer overall numbers of units in this development. I see that the bus area in the original proposal is being replaced by another building and parking. Where will the buses safely pick up and drop off students?
2. Some of the buildings are proposed to be 3 1/2 stories high. I would like to see them kept to the present height of the neighbouring buildings.
3. There is only one access/egress route for all these units, through a narrow point onto 4 Street. This is going to cause a lot of traffic problems and potentially a safety issue if these units need to be evacuated. It's nice to think that everyone will be walking or biking from these homes, I don't think it's entirely realistic.

I have read Bow Valley Engage's proposal about this development, and agree wholeheartedly that this is an opportunity for the CRPS and Town of Canmore to work together to provide more affordable housing.

CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. Having seen small family homes replaced with luxury homes and four-plexes all over this neighbourhood, and knowing that many of the new places are empty or occupied by weekend owners, the last thing we need is more dark homes in Canmore's downtown core.

I am alarmed by the idea that that education funding should come from an endowment fund and not from provincial tax dollars. But I understand CRPS' motivation for so many market units with the present provincial government's lack of education funding.

As Bow Valley Engage suggests, it doesn't have to be an either/or situation, it could be a win-win situation. With the right minds in the room, a deal between the Town and CRPS could be reached to convert all of the proposed market units to vital homes. For example, the Town could give CRPS some land they own elsewhere to

compensate for the difference.

Regardless of who owns the land, I would only support this development if they made these changes: fewer overall units, heights kept at same as neighbouring buildings, and another access point added.

Sincerely,

Doreen McGillis



Canmore

From: [Reginald McLaughlin](#)
To: [Shared.MunicipalClerk](#)
Subject: Canadian Rockies Public Schools Lawrence Grassi Middle School Area Redevelopment Plan
Date: February 28, 2022 10:45:53 PM

March 1, 2022

Our daughter has raised the point that the children love to play in the field and around the trees. Where will they “play”, if the field is taken away?

My concerns are practical, mostly questions for you to answer.

1. Of the 120 Units, are there only 120 tenants, or are there more than 1 tenant/Unit? This is for the 2.5 story as well as the 3.5 story Units.
2. Assuming 120 tenants, are there parking places provided within the complex for 180 vehicles? This is based on 1 car per singular 120 units. Each Unit will have for sure 1 vehicle and some with 2 plus visitor parking. This parking MUST be provided within the complex, as street parking is needed for the Activities that Canmore is so proud of holding. In Canmore it is impractical to assume that Units will not have cars. To get most places from Canmore, the practicality is that you need a car.
3. I am concerned about increased traffic in the downtown core and along 7th Avenue as well as 4th Street. This is totally out of line with the Canmore that we know.
4. With the population that already exists in this area, often the recycling, garbage and compost bins are full. This would mean that the complex would need to have its own with the corresponding increase in traffic and noise for collection.
5. Who will be responsible for maintenance of the buildings, landscaping, snow removal? i.e. Will there be something like condo fees and a Reserve Fund established and contributed to.

I have concerns with the need to fill the space with as many Units as possible within the heart of Canmore. This will greatly change South Canmore.

The large trees and green space will be removed in the heart of the Town.

Thank you for reading my concerns.

Sincerely,

Carolyn McLaughlin

From: [Reginald McLaughlin](#)
To: [Shared.MunicipalClerk](#)
Subject: Re: Bylaw 2021-07 Canadian Rockies Public Schools (CRPS) Lawrence Grassi Middle School Area Redevelopment Plan
Date: February 28, 2022 10:32:53 PM

Below please find a written submission about the aforementioned Lawrence Grassi Middle School Area Redevelopment Plan.

February 28, 2022

The initial reaction was of surprise at the number of proposed buildings, (eight, i.e. 120 units). It seems grossly unnecessary and looks only to fit-in and maximize the number of units solely to benefit of the developer without regard to the offsetting community and visitors to Canmore.

The site has a rich heritage and has long been a staging area for the set up of yearly events held at Centennial Park and the Stan Rogers theatre. No accommodation appears to have been made for this and the current proposal will only exasperate an already congested downtown core, particularly in the summer.

The benefits are under the guise that it will provide long-term financial sustainability for CRPC, provide housing for CPRC staff (17%) and Vital Housing (8-17%), which is only a fraction of the real motive. The appearance is of a financial take on the part of CRPC without regard to the strain on infra-structure (water, sewage and garbage+ disposal), traffic congestion and the atmosphere (allure) and nuances that make Canmore attractive. By nuance I am referring to Canmore's character. I believe it will be diminished by this particular development plan.

CRPC thinks that this is not part of a wildlife corridor and will not have an impact on wildlife, even though elk and wildlife (e.g. owls) frequent the open grass area and trees. Canmore's immediate ambiance, awe and inspiration, particularly for visitors who by chance are fortunate to observe the wildlife, not to mention the joy received by the established offsetting residential owners will be gone. Bike criteriums that were once a regular yearly event in August around Centennial Park are no more, so surely is the gradual loss of Canmore's downtown character. Canmore does not have underground, above ground or a nearby train station to accommodate visitor parking. Canmore has an opportunity to do something special with this open space and this current plan is not it. Please do not allow this form of concentrated housing in such a prized area be solely for the benefit of CPRC. It is a high price to pay for little benefit and surely there has to be a better design for potential future use.

Respectfully,

Reginald McLaughlin

[REDACTED]
Canmore
Alberta
[REDACTED]

February 14th 2022

To the Town of Canmore Councillors,

Dear Town Council,

Re: Redevelopment plan proposal for the LGMS Lands

Please consider my letter in support of the proposal by Canadian Rockies Public Schools for an Area Redevelopment Plan for the Lawrence Grassi Middle School lands for the following reasons:

- Over a third of the proposed housing in the CRPS development is affordable housing which is critical to attracting and retaining teachers and staff to the school board and to keeping families in the Bow Valley. I am tired of seeing new duplexes and large detached houses remain empty without permanent residents and one major reason for my support of the development is the purposeful allocation of housing to CRPS staffing. As a school principal in the town I see first hand the failed attempts at recruitment of staff due to the lack of housing available for them. I also have noted that families have left the valley to move to Cochrane, Calgary, BC and Red Deer in search of more affordable housing in the last three years. Retaining and attracting exceptional staff is critical for the provision of high-quality education and the sustainability in the public education system in Canmore. This residential development will allow CRPS to provide affordable and market housing to its teachers and their families in a family, residential setting
- A viable, resilient school division will ultimately benefit the entire community. Proceeds from the residential development will support the long-term sustainability of CRPS and seek to stabilize swings in education funding. Proceeds will also support the Board's desire to nurture student's growth and learning by supporting existing and developing new programs and educational services.
- Given the proximity of the site to Canmore's town centre, parks, trails and leisure facilities plus the school LGMS, the southern half of the site is an excellent site for redevelopment and a prime location for a community-oriented infill residential development. Residents will be able to walk or ride to work, leisure facilities and

recreational activities which will reduce the carbon footprint of new development in the town.

- Both statutory and non-statutory plans have identified this site as a prime potential for housing. The proposed built form includes apartments and stacked townhomes in one, two and three bedroom configurations in eight separate buildings.
- While there are concerns that the proposed number of units will exacerbate perceived traffic and parking congestion in south Canmore, obstruct views, and lower real estate values, these are individual concerns and do not consider the greater good for the Town.
- The southern half of the site was deeded to CRPS in the 1980's by the Canmore Mines Ltd. for future use to support educational activities, innovation in the Bow Valley corridor and sustainability of the school district. This future vision for this development meets the goals of the initial gift to the school board. The current area of land is a waste land of dirt and is not used by the school on a daily basis due to its poor quality, lack of ecology and non-aesthetic appeal.
- I understand that the Minister of Education is supportive of this innovative approach to sustainability that also has significant benefits to the Town of Canmore.
- CRPS has completed significant consultation with the community and the Town and changed its plan multiple times in response to feedback and input. More affordable housing has been included, all parking has been accommodated on site, multi-use trails connecting the site to broader trails and to the town centre have been added, heights of buildings facing existing homes have been reduced and consistency, and CRPS will complete upgrades (sidewalks and parking) to 7th Avenue and 4^h Street.

Thank you for considering my letter in support of the proposal.

Yours faithfully,

Natasha Miles

From: [jeffery morie](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 23, 2022 1:00:34 PM

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core.

I understand CRPS' motivation for so many market units: they are trying to raise money for an endowment fund to supplement future education. However, it doesn't have to be an either/or situation, it could be a win-win situation. With the right minds in the room, a deal between the Town and CRPS could be reached to convert all of the 80 proposed market units to vital homes. For example, the Town could give CRPS some land they own elsewhere to compensate for the difference. So instead of 20 affordable homes, the development would add 100.

To put things in perspective, Canmore only has an inventory of 142 vital homes for ownership. Adding 100 new vital homes would increase the current stock by 70 percent, all in a walkable, central location that adds vitality to the downtown core!

This kind of outside-the-box thinking is what will be required for our community to solve our affordability crisis. Unless we change our thinking, we are going to keep getting the same results.

Sincerely, Jeffery Morie

[Redacted Signature]

Canmore AB

-- jeffery morie
[Redacted]

To Whom It May Concern:

Letter in Support of CRPS Lawrence Grassi Land Development

I am writing this letter to show my support for the development of the lands owned by CRPS near the Lawrence Grassi Middle School.

I believe this development will be beneficial to residents of Canmore that are trying to get into the housing market including staff for the School Division. There is a real need for this town to build its community and this development will help that happen.

We struggle everyday to find staff that can afford to live in this valley. They come and interview and once they check out the cost of housing they can not take the job.

It would be nice for my children that were raised here and completed their schooling here to be able to afford to move back here.

Sincerely,

Cindy Mueller

Canmore Resident since 1990

From: [Martin Mueller](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 23, 2022 4:23:42 PM

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core.

I understand CRPS' motivation for so many market units: they are trying to raise money for an endowment fund to supplement future education. However, it doesn't have to be an either/or situation, it could be a win-win situation. With the right minds in the room, a deal between the Town and CRPS could be reached to convert all of the 80 proposed market units to vital homes. For example, the Town could give CRPS some land they own elsewhere to compensate for the difference. So instead of 20 affordable homes, the development would add 100.

To put things in perspective, Canmore only has an inventory of 142 vital homes for ownership. Adding 100 new vital homes would increase the current stock by 70 percent, all in a walkable, central location that adds vitality to the downtown core!

This kind of outside-the-box thinking is what will be required for our community to solve our affordability crisis. Unless we change our thinking, we are going to keep getting the same results.

Sincerely,

-- Martin Mueller


From:
To: [Council](#)
Cc:
Subject: Lawrence Grassi Middle School Area Redevelopment Plan
Date: February 22, 2022 6:54:55 PM

Dear Mayor Krausert and Town Councillors,

We don't usually use a "form" letter, but the letter written by Bow Valley Engage was so similar to what we would have written that we have used it as a template, but have customized it below to express our views fully.

We are writing to express our thoughts about the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. We are in favour of dense development downtown, where there are no wildlife or undermining conflicts. We think the development of these lands could provide a perfect opportunity to address Canmore's affordable housing crisis.

We understand CRPS' motivation for so many market units: they are trying to raise money for an endowment fund to supplement future education. However, we think strong consideration should be given to the alternate proposal that is being suggested: replacing all, or most, of the 80 proposed market units with Vital homes. Perhaps the Town could give CRPS some land they own elsewhere to compensate for the difference. So instead of 20 affordable homes, the development would add up to 100.

To put things in perspective, Canmore only has an inventory of 142 Vital homes for ownership. Adding 100 new Vital homes would increase the current stock by 70 percent, all in a walkable, central location that adds vitality to the downtown core!

We think that this kind of outside-the-box thinking is what will be required for our community to solve our affordability crisis.

Thank you for your consideration.

Sincerely,
Sue and Tom Omstead

February 28, 2022

Mayor Krausert and Town of Canmore Council,

I welcome this opportunity to provide feedback on the proposed Lawrence Grassi Middle School Site Redevelopment. I am a neighbouring resident of the proposed redevelopment. After reviewing the proposed ARP and the discussion at first reading, I would like to express my strong support for this proposal.

This is a thoughtful, well-designed proposal which responds to the pressing needs of both the Town and CRPS. My support is based on the following factors:

1. Community needs for housing

The proposed development would add meaningful to Canmore's housing stock, including Vital Homes and employee housing. That inclusion of 33% of units below-market rate is ambitious.

CRPS's stated goal of preferencing sales to Bow Valley residents is admirable. Their proposed ownership structure is innovative and should allow them to exert ongoing influence over the future use of the site. Similar structures have been successfully used elsewhere: for example, the Irvine Community Land Trust in Irvine, California.

2. Downtown proximity, multimodal connectivity, and alignment with the ITP

A moderately-dense residential development in this moderately-dense neighbourhood is a good use of this land. Residents will be nearby employers, services, and transit in Downtown and along Railway Avenue. Together with the Town's upcoming/ongoing Railway Avenue project, residents will be able to access all of their regular needs via walking, biking, and transit.

In addition to location, the proposal features excellent multimodal connectivity. This aligns the built infrastructure with the location advantages of the site and stated town policy in the MDP and ITP. The proposed pathway connections will significantly improve multimodal connectivity across the site, which is current limited by extensive fencing and inaccessible grading¹.

3. Reduces wildlife conflicts

The site is in the middle of a residential neighbourhood. It is not part of any intended wildlife habitat or wildlife corridor. Nevertheless, it routinely attracts elk. This current state increases wildlife conflicts as they traverse through residential neighbourhoods to and from the site. Over time, routine use of the site by elk will draw predators into these neighbourhoods in pursuit.

The proposed development will reduce the attractiveness to wildlife. This will shift wildlife to the intended habitats and corridors around the town and reduce conflicts.

¹ Present site grading at the west side pedestrian gate results in a steep drop from the sidewalk.

4. Integrates with the neighbourhood

The proposed development broadly aligns with the surrounding R-4 neighbourhood. Being subject to the Town's architectural guidelines, it will fit in aesthetically. The site-exterior building massing matches that found in the area. (Indeed, the street impression will be just like the adjoining quadplexes and Elk Run units.) The inclusion of taller buildings on the site interior is an innovative use of the land. It will allow for the inclusion of more greenspace. Being interior to the site, the taller buildings will have limited impact upon the streetscape or existing viewscape.

The proposal of a single mews road for internal traffic is a great idea. It improves the streetscape by moving driveways and garages to the interior of the side. Functionally and aesthetically, it is very similar to the between-street laneways of the surrounding R-4 areas. These laneways are excellent public realms².

I would also like to take the opportunity to provide input on some of the criticisms I've seen of this proposal:

a. We are debating the wrong density metric

Much has been argued about the proposed unit/hectare density. This is a misleading metric. Measuring density in unit/hectare ignores the size of the units. For example, an 8-bedroom 4800 ft² unit, two 4-bedroom 2400 ft² units, and four 2-bedroom 1200 ft² units would all occupy the same area. But they would have unit/area densities of 1x, 2x, and 4x.

In the surrounding R-4 areas, a typical quad-plex fits four units on each 612 m² lot³ at a unit density of 65 units/hectare. Those four units are typical split into two 2-3 bedroom, 2.5 bathroom, 1600 ft² units⁴ and two 4-bedroom, 3.5 bathroom, 2300 ft² units⁵. These are relatively large units.

In contrast, the applicant proposes to develop a range of unit sizes. Because many of these will be smaller, more modest units, a greater number of units fit into the same physical space. Such a unit mix also seems to be more responsive to community needs in terms of both size and price options.

Because structural details are not proposed until the Development Permit stage, the ARP does not contain figures for gross floor area or floor area ratio that I am aware of. However, I would suggest that those are better metrics of density when attempting to judge neighbourhood fit. The physical scale of the buildings influences perceptions of fit far more than how their interiors are divided into units⁶.

² On the R-4 streets, rear townhouses and apartments directly face and enter from the laneways. They feel like cozier streets for these units. There is no through-traffic, so traffic is slow, infrequent, and only the neighbours. This makes them effectively multimodal paths. The moderate density of the area fosters social connections between neighbours. Living on one, I'm quite the fan. In practice, they function like the much-celebrated woonerfs of dutch urban design: [wikipedia.org/wiki/Woonerf](https://en.wikipedia.org/wiki/Woonerf)

³ Per Canmore's property information viewer

⁴ Plus single garage

⁵ Plus double garage. For an example, see www.elkruncustomhomes.com/canmore-builder/homesforsale.html

⁶ Biases towards lower unit densities involve larger units/lots. Larger units/lots are more expensive. More expensive units/lots are affordable only to more wealthy residents. In this way, unit density does influence neighbourhood fit in the sense of selecting for wealthier residents. I don't think this is what we're hoping for.

Looking at the proposed site maps and comparing to the surrounding neighbourhood, the development appears to propose buildings of similar size to those already found at 833 5th Street, 834 4th Street, and 816 4th Street. The proposed greenspace is, however, substantially greater.

b. Energy efficiency and climate impact could be better

The comment from Bow Valley Climate Action makes important points. But the proposed development is responsive to Canmore's green building regulations. The proposed green building aims are weak because the Town's green building regulations are weak. However, this is a failing of Town policy. If the Town desires more green building ambition (it should), it needs to set appropriate policy. In this case, it would be inappropriate to block a proposal for doing only what the Town asks.

c. There is ample parking in this area

There is ample unused on-street parking in this area. The location of the school/Centennial park and the lack of through-routes decouples the areas south of 6th street from the pressures of downtown parking. Only local residents and visitors use on-street parking here. Further, most homes have dedicated off-street parking; newer homes typically all have garages with driveways⁷. Available on-street parking is more than sufficient for the remaining users with many spaces to spare.

It's also worth noting that on-parking is so ample that it is commonly used by residents who have available off-street parking: residents will sometimes park on-street merely out of convenience. In my view, given the Town's off-street parking minimums, there is sufficient street parking to accommodate the proposed development.

d. There is little traffic in this area

Reflecting the area's location, multimodal connectivity, lack of through routes, and demographics, there is little traffic here. Traffic in and out of South Canmore is split between 5th Avenue and 7th Avenue. Most appears to travel via 5th. Regardless, 7th Avenue is lightly used. Based on the trip generation review included in the ARP, I expect it would continue to have ample capacity with the proposed development.

e. Market-rate homes do provide homes for Canmore residents

There is much denigration of market-rate homes in our community. However, this animus seems misplaced. The 2021 Census reported that from 2016-2021, Canmore added 1210 total private dwellings and 1066 private dwellings occupied by usual residents⁸. So, over the last 5 years, 88% of net-new homes in Canmore have gone to local residents. Even without the CRPS commitment to preference local residents, we would expect 110 out of 120 net-new homes added by this development to go to local residents⁹. With the CRPS commitment, we can be reasonably certain that the proposed development will add 120 much-needed market and below-market rate homes to our community.

⁷ These driveways do not count towards parking minimums, per the LUB. However, because of setback minimums, they are large enough to park a vehicle. Additionally, while the LUB requires one parking space for each townhouse unit, newer R-4 buildings typically have double garages for half of their units. Between driveways and larger garages, most newer quadplexes have 12 total off-street parking spaces. (The LUB parking minimum is 4 total.)

⁸ Total private dwellings, 2016: 7963 – 2021: 9173. Private dwellings occupied by usual residents, 2016: 5738 – 2021: 6804.

⁹ 20 employee housing, 20 Vital homes, 70 market rate homes (88% of 80)

Thank you for your time.

Sincerely,

Edmund Ong

From: [Lisa Palmer](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 23, 2022 8:42:15 PM

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core.

I understand CRPS' motivation for so many market units: they are trying to raise money for an endowment fund to supplement future education. However, it doesn't have to be an either/or situation, it could be a win-win situation. With the right minds in the room, a deal between the Town and CRPS could be reached to convert all of the 80 proposed market units to vital homes. For example, the Town could give CRPS some land they own elsewhere to compensate for the difference. So instead of 20 affordable homes, the development would add 100.

To put things in perspective, Canmore only has an inventory of 142 vital homes for ownership. Adding 100 new vital homes would increase the current stock by 70 percent, all in a walkable, central location that adds vitality to the downtown core!

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Sincerely,

-- Lisa Palmer



From: [Joanne Pasemko](#)
To: [Shared.MunicipalClerk](#)
Subject: LGMS redevelopment hearing
Date: February 27, 2022 5:57:22 PM

Sorry for the late submission,

Dear Town of Canmore Council,

I am writing in support of the LGMS land redevelopment as proposed of 20 CRPS staff accommodations, 20 Vital homes and 80 market homes, or a close footprint to what was presented.

I do have some areas that I would like to comment on:

All units should include a good storage/garage area in each unit.

People living and working in Canmore usually have all the fun toys that goes along with a mountain lifestyle which included skies, bikes, burleys etc. This would keep the neighbourhood looking well cared for.

Market units should be sold to Bow Valley residents only, for initial and future sales.

I don't believe this would affect the resale of these properties and it would only strengthen the foundation of our community.

Market units should be the only mortgage the buyer holds.

This is critical to the livelyhood of Canmorites. Hope has been lost by a lot of the younger residents due to the fact that second home owners are driving up prices and snapping up properties well over asking price which makes the average local being priced out.

Market units should not be sold to businesses for their employee housing.

If that happens then you are turning the project into a rental complex and not a home owner complex.

Canmore is in dire need of entry level market housing. And this proposal could address those

needs.

Thank you,

Joanne Pasemko

From: [Jane Pearson](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: Thursday, February 24, 2022 5:42:06 PM

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core.

I understand CRPS' motivation for so many market units: they are trying to raise money for an endowment fund to supplement future education. However, it doesn't have to be an either/or situation, it could be a win-win situation. With the right minds in the room, a deal between the Town and CRPS could be reached to convert all of the 80 proposed market units to vital homes. For example, the Town could give CRPS some land they own elsewhere to compensate for the difference. So instead of 20 affordable homes, the development would add 100.

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Sincerely,

-- Jane Pearson


From: [perry_c](#)
To: [Planning](#); [Shared.Planning](#); [Shared.MunicipalClerk](#); [Shared.MunicipalClerk](#)
Subject: Proposed development on Lawrence Grassi School Lands
Date: February 24, 2022 2:05:04 PM

Re: Proposed development on Lawrence Grassi School Lands,

Dear Town of Canmore Mayor, Council and Planning Department,

This email is in response to the application for development summarized in the document “CRPS Lawrence Grassi Middle School – Area Redevelopment Plan, Dec 13, 2021”. I am very concerned about the planned development, and to be clear, am very opposed to it in its current form, with the current basis and time line. My concerns and requests are:

1. We are gravely concerned about increased traffic in the area. I have examined the proposal documents and note that a detailed traffic study has not been performed. The 1 ½ page traffic letter of August 19, 2021 included as an appendix to the proposal falls very short of this need. We assert that the grounds, cited in the letter, for not performing a traffic study are not acceptable or applicable in the immediate vicinity of a school! This increase in traffic will definitely create a serious increase in risk to the children walking to and from the school and to others in the community. A detailed evaluation of the impact of increased traffic must be performed before these risks are understood, these risks must be communicated clearly to the people of the community, and these risks must be acknowledged and accepted by families with children attending the school before this development can be accepted.
2. These lands have immeasurable value as a park. Has the long term value of the lands as a park been considered? Has the potential to integrate educational functions into a park setting been considered? Has the impact of the loss of this park land to the community been considered? We would like to see the results of studies into development of the area as a park for multiple community uses including education. Before any development is accepted, an alternative development as a park should be fully considered and studied, with full community participation in the review of the results of the study.
3. Have alternate uses, densities, designs for development of the land been studied by an impartial group with expertise in community planning? Have the study results been communicated clearly to the citizens of the town of Canmore? We propose that this step is a vital one, and should be initiated before a decision to develop the land for new apartment or townhouse type housing be approved.
4. For the small portion of subsidized and staff housing proposed to be included in the development this is a noble goal. However, this appears to be communicated as a trump card to promote rapid acceptance of a proposal that has not been fully evaluated relative to public interests. Affordable housing is very much needed in the community of Canmore, but the impact of this potential development should not be cloaked by the promise of a few

affordable units.

5. The school lands may or may not be the optimum site for subsidized housing for school board staff and those in need of financially accessible housing. If it is an appropriate site, an alternative plan should be prepared for design and construction of only these subsidized units without the impact of the large number additional units. Alternatively, perhaps a larger development of affordable housing on this site would yield a much more substantial result in accessible housing, particularly for young families. I suggest that the revenue to the school board from a well-managed and well-designed affordable housing development may be similar or better than handing over development of the site to a developer for their gain. A study should be undertaken of the quantity of need, appropriate locations, design, development process and financing options for much needed financially accessible housing in Canmore.
6. Also, other means of attaining affordable housing need to be evaluated in comparison. An example is to ensure that condominium contracts in all existing and new developments in Canmore allow renting of units on a long term basis.
7. Further, I ask who is paying the cost differential between open market value and the subsidized value of these units? Is this differential being paid by us, the taxpayers? Let's be sure that the path chosen makes financial sense. Please provide the financial accounting of the value of integrating subsidized residences into this development. We may find that the current development proposal may not be an economically efficient means of providing affordable housing. Please provide detailed accounting of this analysis.
8. The proposal refers to the development providing funding for education. School boards across the country operate without the profits of real estate development. Our taxes currently pay for the operation of the school. As a taxpayer, I ask what specific reduction in municipal taxes is planned and firmly committed, and for what duration, as offset by the profits of the development of these lands? Please provide the financial analysis of this aspect of the development, with clear quantification of the positive value for Canmore taxpayers.
9. Does the school board have a written mandate in their charter to operate as a land development proponent? With every respect and appreciation for the hard work and qualifications of the school board members to operate the education program and facilities, it is not clear that the school board members have the necessary background and mandate to make judgements on matters of urban planning and real estate development. I suggest that the board has a responsibility to ensure that the appropriate expert and impartial resources are accessed to support the evaluation of the long term implications of this development versus the needs for educational facilities. This further supports the need for an independent planning study so the full impact on the community can be better understood and communicated, and reconciled before the project is approved.
10. This land endowment is for educational purposes. Has the potential need for education facilities in Canmore in future years been fully evaluated? Have alternative developments of

the lands for expanded primary educational facilities, secondary, post-secondary, an education-focussed park, or other educational facilities been fully considered?

11. The height and massing planned for these units exceeds that of all other buildings in the area. The design of the units and their impact when viewed from ground level has not been presented adequately in the proposal. A development such as this is always subject of detailed 3-D modelling. We ask that this model be made available for review by members of the community and that there be a full review of the impact on adjoining streets and residences. A shade analysis should be included in this, particularly as it impacts the school yard, and daycare areas and adjacent residences. Another point is that the high structures adjacent to the school yard will create a closed-in sense to the school yard. This should also be considered.
12. This proposed development is a remarkable opportunity for exceptional profit for the developer, and its financially elite shareholders or partners. Have the terms of the development contract and the magnitude of the profits been evaluated in detail to ensure that the public body owning the lands and the taxpayers, the citizens of the community, receive appropriate and fair benefit from this substantial potential profit of selling this important parcel of land to a developer?
13. For transactions and contractual commitments involving public organizations and public assets such as committing these lands for development, selection of a developer, decision on the type of acceptable development; the norm is to have public tenders and public consultations before commitments are made. It appears at this time that there may be commitments, subject to planning approval, to a specific developer, for a specific type of development, and possibly for specific financial terms for this exceptionally valuable parcel of publicly owned land. Can you please provide details of the tendering process that has led to the current state of this project, including details of any obligations, promises, or contracts entered into by the school board or town of Canmore, to the developer or any other parties?
14. In summary, I would suggest that this development application must be denied at this time. An appropriate process then would be:
 - a. Commission a planning study to be performed by a professional community planning group to explore and present multiple options for use of this land, including use for educational facilities, use as park including educational components, and including affordable housing.
 - b. Commission a study to evaluate the options of multiple locations, quantity of homes needed, design and funding options for affordable housing for school board staff and others including young families.
 - c. Commission a formal traffic study with emphasis on increased risks to school age children and other community members, for any development that involves a significant number of new residences or any other alternative that results in a significant increment in the amount of vehicle traffic.
 - d. Hold public consultations on the findings of the above work.
 - e. If the outcome of the above work and public consultations is such that a residential

development or any other development is appropriate, have a preliminary design prepared with no obligations to any specific developer or contractor for the actual implementation. This preliminary design can then be vetted in another round of public consultations.

- f. Ensure that whatever development is performed on this location, that the value to the community of Canmore is maximized.
- g. Ensure that process are in place to ensure that any deal making, selection of developer or contractor, sale of public lands, contracting and tendering processes and making of any obligations to developers, are all performed in a fair and transparent manner in the best interests of the community of Canmore.

Clearly this process needs time and funding. However, the costs of this appropriate process are small compared to the value of this land to the community, and small compared to the human and financial costs to the community if the development is allowed to proceed without full consideration of the issues listed above.

To the town of Canmore, please consider these points fully in evaluation of this development.

Please then provide a written response to the points listed above. Clearly these points extend beyond the scope and profit agenda of the developer, so it would be inappropriate to expect the developer to adequately address these concerns and recommendations. So, I suggest that the town of Canmore needs to engage on these points and address them in the upcoming public hearing.

Sincerely,

Charlie Perry

[REDACTED]

Canmore, Alberta

[REDACTED]

From: [Janice Perry](#)
To: [Shared.MunicipalClerk](#)
Subject: Fwd: CRPS Lawrence Grassi Middle School Proposed Site Development
Date: February 21, 2022 9:16:20 PM

Sent from my iPhone

Begin forwarded message:

From: Janice Perry
Date: January 11, 2022 at 9:41:36 PM MST
To: council@canmore.ca
Subject: CRPS Lawrence Grassi Middle School Proposed Site Development

Dear Council

I am writing to voice my concerns over such a large scale project being proposed on the green space owned by the school board. Canmore is a beautiful mountain community and holds both natural beauty and historical charm.

There has been lots of high density development over the years in this town and South Canmore is not an appropriate location for such a proposed development. The green buffer provided by the school lands should be preserved for recreation and relaxation . I own a condo , with my husband ,on an adjacent street and I have concerns over the already heavier traffic and crowded streets. With this proposed development I have increased concerns over usage of this site, density, parking, and landscaping.

In closing I know development is inevitable so I would not be opposed to a tasteful small development keeping the character of this historic town and leaving enough of the green space that is vital to this community.

Sincerely
Janice Perry

Sent from my iPad

From: [Dila Pertiwi](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 23, 2022 4:23:18 PM

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core.

I understand CRPS' motivation for so many market units: they are trying to raise money for an endowment fund to supplement future education. However, it doesn't have to be an either/or situation, it could be a win-win situation. With the right minds in the room, a deal between the Town and CRPS could be reached to convert all of the 80 proposed market units to vital homes. For example, the Town could give CRPS some land they own elsewhere to compensate for the difference. So instead of 20 affordable homes, the development would add 100.

To put things in perspective, Canmore only has an inventory of 142 vital homes for ownership. Adding 100 new vital homes would increase the current stock by 70 percent, all in a walkable, central location that adds vitality to the downtown core!

This kind of outside-the-box thinking is what will be required for our community to solve our affordability crisis. Unless we change our thinking, we are going to keep getting the same results.

Sincerely,

-- Dila Pertiwi



From: [Jo Pillar](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 22, 2022 11:08:04 PM

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core.

I understand CRPS' motivation for so many market units: they are trying to raise money for an endowment fund to supplement future education. However, it doesn't have to be an either/or situation, it could be a win-win situation. With the right minds in the room, a deal between the Town and CRPS could be reached to convert all of the 80 proposed market units to vital homes. For example, the Town could give CRPS some land they own elsewhere to compensate for the difference. So instead of 20 affordable homes, the development would add 100.

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Sincerely,

-- Jo Pillar



From: [Carol Poland](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 22, 2022 8:02:17 PM

Dear Mayor Krausert and Town Councillors,

Please read my letter, modified and sincere. I have faith in you to find THE BEST SOLUTION.

I have concerns about Canadian Rockies Public Schools' (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis.

I understand CRPS' motivation for so many market units:. However, it doesn't have to be an either/or situation, it could be a win-win situation. With the right minds in the room, a deal between the Town and CRPS could be reached to convert all of the 80 proposed market units to vital homes. For example, the Town could give CRPS some land they own elsewhere to compensate for the difference. So instead of 20 affordable homes, the development would add 100.

. Adding 100 new vital AFFORDABLE homes would increase the current stock by 70 percent, all in a walkable, central location that adds vitality to the downtown core!

This kind of outside-the-box thinking IS required for our community to solve our affordability crisis. Unless we change our thinking, we are going to keep getting the same results. I place my faith and trust you will find a WIN WIN solution.

Sincerely,

-- Carol Poland


From:
To: [Shared.MunicipalClerk](#)
Subject: Opposition to: Bylaw 2021-07 Canadian Rockies Public Schools (CRPS) Lawrence Grassi Middle School Area
Redevelopment Plan
Date: Wednesday, February 23, 2022 4:31:23 PM

Hi Andrew,

After learning about the approval process and how my objection to developing the lands in question for non-educational use will be considered valid, please consider the following.

Per the past council meeting concerning the criteria for approval of the development in question I consider the below to be pertinent from someone like me who as a member of the community in a neighboring property feel this project DOES NOT fit well with the existing surrounding residential area, and therefore does not fulfill the criteria of the Canmore Municipal Development Plan (Bylaw 2016-03).

Section 6 of the Plan deals with Neighborhood and Residential development, and section 6.1.11 has at least 2 important criteria that are clearly not satisfied by this proposal.

6.1.11 Redevelopment plans and land use bylaw amendments in existing neighbourhoods will be evaluated to ensure there are net benefits to the neighbourhood or the town as a whole. The following will be considered:

...a. Development is sensitive to the density, scale and character of the neighbourhood, including height, massing and design,


...d. Provision of quality public gathering, open spaces or other amenities

This development plan is not sensitive to this criteria, as the plan call for 120 additional units which is far more dense than anything in the area, and would be an eyesore, as well as not conducive to the continued peace and quiet we all now enjoy in this neighborhood. There is NO WAY this development will not result in more noise and activity. As such, our home will no longer be the restful home we now enjoy.

Of great importance to us is that we am opposed to developing public school property to suit real estate developers wishing to profit from these lands. This cannot be in keeping with the Canmore Development Plan, (Bylaw 2016-03) as these lands once developed will no longer be available to the school for the benefit of current and future Canmore families and their school aged children.

I question the schools boards intent as it does not appear that this development is in the best interest of students currently enrolled at LGMS. I also question their motivation for making this property available to real estate developers for their profit. I see this as a short term money grab by the school board for their Legacy fund, with little consideration for future needs. I do not consider this a true "Legacy" decision that future families will respect as it is primarily a short term profit driven decision above meeting the education needs of future generations after we are all dead and gone.

Respectfully,

Jim and Debby Pyecroft


From: [Caroline Raab](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 22, 2022 8:39:24 PM

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core.

I understand CRPS' motivation for so many market units: they are trying to raise money for an endowment fund to supplement future education. However, it doesn't have to be an either/or situation, it could be a win-win situation. With the right minds in the room, a deal between the Town and CRPS could be reached to convert all of the 80 proposed market units to vital homes. For example, the Town could give CRPS some land they own elsewhere to compensate for the difference. So instead of 20 affordable homes, the development would add 100.

To put things in perspective, Canmore only has an inventory of 142 vital homes for ownership. Adding 100 new vital homes would increase the current stock by 70 percent, all in a walkable, central location that adds vitality to the downtown core!

This kind of outside-the-box thinking is what will be required for our community to solve our affordability crisis. Unless we change our thinking, we are going to keep getting the same results.

Sincerely, Caroline Raab

-- Caroline Raab


From: [Andrea Rankin](#)
To: [Shared.MunicipalClerk](#)
Subject: LGMS Lands Letter of Support
Date: Thursday, February 24, 2022 11:20:55 PM

February 24, 2022

Mayor Krausert
Councillor McCallum
Councillor Hilstad
Councillor Mah
Councillor Graham
Councillor Marra
Councillor Foubert

Dear Mayor and Council,

I am pleased to provide a letter of support for Canadian Rockies Public Schools Lawrence Grassi Redevelopment.

I/We represent parents whose children attend CRPS schools, CRPS staff and community members who are very supportive of the innovative redevelopment of the southern portion of the Lawrence Grassi Middle School site in central Canmore. I encourage you to approve the CRPS, LGMS Area Redevelopment Plan. Given the proximity of the site to Canmore's bustling town centre, existing single and multi-family residential districts, LGMS, and to parks, trails and open spaces, the southern half of the site is an excellent candidate for re-development and a prime location for a community-oriented infill residential development. The proposed development is consistent with the goals of the MDP, is not located in a wildlife corridor or habitat patch and fits the surrounding community. The site has also been identified in both statutory and non-statutory plans as an important site for residential infill.

I believe that retaining and attracting staff is critical for the provision of high-quality education in the public education system in Canmore. Housing is essential to this. Within the proposed 120 units, CRPS will provide 20 residential units to Canmore Community Housing for their Vital Homes program, and CRPS will also build 20 residential units of employee housing – that is 40 affordable housing units or 1/3 of the entire development. This benefits our community.

The remaining 80 market residential units will provide much needed

market housing for the Town of Canmore – housing for families, singles, seniors. It supports the direction our community needs to go. CRPS has committed to market these homes to Canmore first. I want our families to be able stay in the community they grew up in and I want families to be able to come back to our community if they have had to leave because they couldn't afford to stay.

The southern half of the site was deeded to CRPS in the 1980's by the Canmore Mines Ltd. for future use to support educational innovation in the Bow Valley corridor. Like CRPS, I believe that a viable, resilient school division will ultimately benefit the entire community. Every part of this project is building social capital in our community. I support this development for all the reasons mentioned above and I urge Council to do the same by approving the CRPS, LGMS Area Redevelopment Plan.

I sincerely appreciate all of you taking your time with this major decision.

Kindly,

Andrea Rankin

Parent/Community Member/Chair of LGMS Parent Council

From: [Hal Retzer](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: Friday, February 25, 2022 1:42:32 PM

Dear Mayor Krausert and Town Councillors,

Thanks for the opportunity to comment on the proposed development at the Lawrence Grassi Middle School. The CRPS is basically a publicly funded entity. As such, the public should have say in what the proposed development should look like. My suggestions are:

(1) At the last town election, one of the top priorities of the citizens of Canmore was to create more vital homes. This was clearly a platform that all councilors agreed upon. So perhaps the best plan for this land is that all new homes in this development be vital homes.

(2) In addition, if the need for a hospice is deemed to be an important addition to this community, then perhaps the town should consider allocating a portion of the school lands to a hospice.

Thanks for the opportunity to comment,

Sincerely,

-- Hal Retzer



February 28, 2022

Mayor Krausert
Councillor McCallum
Councillor Foubert
Councillor Graham

Councillor Hilstad
Councillor Marra
Councillor Mah

Re: Bylaw 2021-07 CPRS Lawrence Grassi Middle School Area Redevelopment Plan
Public Hearing Written Submission

As a resident of downtown Canmore, I am acutely aware of some to the challenges that our community faces as it grows and redevelops: traffic congestion, loss of green space, availability of affordable housing, maintaining “community feel”, and combatting climate change.

While the loss of green space is unfortunate, the positive attributes associated with employee housing, affordable housing and densification outweigh this loss in my opinion.

From a climate change perspective, I am intrigued by the opportunity that this development presents to create a near net zero development through use of groundwater heat pumps for building heating (as per Spring Creek Developments), Solar power (for water heating and electricity), and efficient building envelopes.

Council has an opportunity to designate this land use zone as net zero or near net zero. You will hear detractors tell you that we cannot go above and beyond the building code, however, such a zoning does not prescribe how you meet net zero, as there are many means to do that, it prescribes that the development must in its entirety be (near) net zero. Section 5.6 of the submitted ARP suggests opportunities to reduce GHG Emissions. I suggest that Council can mandate zoning that is (near) net zero for a Direct Control Zone.

Council has previously mandated such social enhancements in the past by mandating Accessory Dwelling Units on R1 zoned lots in order to both densify and provide affordable housing. While this mandate added cost to a single family home development, it did not interfere with building code requirements while meeting a social need.

Council has an opportunity to “walk the talk” on climate change and be prescriptive on the environmental expectations of such infill developments. Consider it a pilot or test case of such zoning requirements.

Net zero developments may have higher initial capital costs, but it has been proven in many jurisdictions to provide long term reductions in annual operating expenses...something that aids in long term affordability.

Respectfully submitted,

Jeff Roberts
[REDACTED] Canmore

From: [Karling Roberts](#)
To: [Council](#)
Subject: Lawrence Grassi Middle School Area Redevelopment Plan
Date: February 21, 2022 2:06:19 PM

Dear Town Councillors,

Canmore is an amazing place so it is not surprising that when left to the free-market, land and homes here are so much more expensive than in other locations in Alberta. But, people who live and work in Canmore full-time deserve to be able to afford a home here. Given that local jobs pay generally low wages and there is no infrastructure in place to adjust people's wages based on the cost of living where they are, without strong leadership from our municipal leaders to create affordable housing we never will be able to afford homes here. It would really suck to see this opportunity lost. Please, we just want to live dignified lives and stay in the place that is our home.

So, I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core.

I support the town of Canmore coming to an agreement with CRPS such that all of the 80 proposed market units become vital homes. So instead of 20 affordable homes, the development would add 100.

To put things in perspective, Canmore only has an inventory of 142 vital homes for ownership. Adding 100 new vital homes would increase the current stock by 70 percent, all in a walkable, central location that adds vitality to the downtown core!

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Sincerely,

Karling Roberts

From: [Chris Rogers](#)
To: [Shared.MunicipalClerk](#)
Subject: LGMS Proposed Land Development
Date: February 24, 2022 12:39:25 PM

To Whom it may concern:

I am writing in support of Canadian Rockies Public Schools (CRPS) development of the Lawrence Grassi Middle School (LGMS) lands. I am an educator who has lived in Canmore for over 30 years and I have seen how our town has changed over time and become an expensive place for young families to live and raise a family. Over time I have also seen young teachers forced to leave the valley as they start families and find our community too expensive to live. The work being done in our community to create affordable housing has helped some of these young families and teachers stay in Canmore and help sustain the youth and vibrancy needed for Canmore to remain a strong community. However, more needs to be done to increase the inventory of affordable housing for young families hoping to live in Canmore. The work of continuing to develop affordable housing will need to be an important part of community planning. The development of the LGMS lands will provide much needed affordable housing in the heart of our community.

Helping young families and teachers stay in our community is only one aspect of maintaining a strong community. It is also important to sustain a strong, viable, resilient school division for our students to learn. Over the years we have seen dramatic swings in government funding of public education and I feel that CRPS development of the LGMS lands will buffer our small school division from these swings and allow CRPS to not only support the existing school programming, but also develop new learning opportunities for our students in a rapidly changing world. Proceeds from the residential development will support the long-term sustainability of CRPS to achieve these goals.

As a resident of South Canmore, I will close by stating my full support for the development of the LGMS lands by CRPS.

Thank You
Chris Rogers

From: [Patricia Roozendaal](#)
To: [Council](#)
Subject: CRPS Housing Development
Date: February 24, 2022 2:40:07 PM

Honourable Mayor Krausert and Councillors,

I would like to take this opportunity to comment on the proposed development on the Lawrence Grassi Middle School lands. I'm fully in support of any housing development that will provide much-needed affordable housing (especially for teachers) in Canmore.

I understand that most of this proposed development would be market housing. I think this would be a huge mistake. We do not need more luxury condos that sit empty most of the year because they are owned by people who do not live here.

The Town needs to ensure that this entire development will be affordable housing. That is exactly what we need – especially in South Canmore where people can walk to work, school, downtown, grocery shopping etc. I live on 3rd St. and am constantly amazed at the continual development of luxury 4-plex and duplex units in my neighbourhood. We do not need more of those! This is the Town's opportunity to make a difference for the housing situation in Canmore. I hope you will make the right decision.

Thank you,

Patricia Roozendaal
Canmore, AB

From: [Cate Scott](#)
To: [Sean Krausert](#); [Council](#)
Subject: LGMS LANDS DEVELOPMENT
Date: March 1, 2022 7:59:16 AM

I am writing n opposition to the scope of development proposed for the school lands.

The land was gifted (originally) to the school board for future schools. We need to keep families in town and two things we desperately need are more daycare facilities and a large pre school. What we do not need are more expensive second homes for people.

This land would be perfect for a preschool, daycare and 40 units of PAH .

120 units on this land would create many safety issues for children, busses and residents and is not necessary.

It has been mentioned that school taxes would go down but as we have seen in the past most of these tax promises never come to fruition.

The school board is funded by the government and should not need to raise huge amounts of money.....

I am definitely opposed to the scope of this development.

Cate Scott

[REDACTED]

Canmore

[REDACTED]

Sent from WinterIsHereiPad

From: [Mitchell Sharpe](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 24, 2022 9:18:30 AM

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core.

I understand CRPS' motivation for so many market units: they are trying to raise money for an endowment fund to supplement future education. However, it doesn't have to be an either/or situation, it could be a win-win situation. With the right minds in the room, a deal between the Town and CRPS could be reached to convert all of the 80 proposed market units to vital homes. For example, the Town could give CRPS some land they own elsewhere to compensate for the difference. So instead of 20 affordable homes, the development would add 100.

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Sincerely,

-- Mitchell Sharpe


February 15, 2022

Town of Canmore
Attention: Town Clerk

Mayor and Councilors:

I am writing to you with my concerns regarding the proposal by the Trustees of the Canadian Rockies School District to Re-develop the lands at the Lawrence Grassi Middle School. My main concern is the potential risk to the safety of the students of the school and the fact that a risk assessment has not been prepared. I feel in order to fully understand the risk, the School Board should engage a fully qualified firm to assess the risk and more importantly, make specific recommendations of how this risk might be minimized. If this redevelopment were to pass Second Reading, I think that it would be wise for Council to put a condition on the passing that the School Board be required to engage the consulting firm for a full report on the potential risk and specific recommendations to minimize the risk.

I would now like to review the proposed re-development. The proposal is to develop Parcel 2 of the LGMS property from open green space to an 8 building, 120 unit housing complex. The 120 units will contain 20 units for CRPS Staff and 100 units for non-CRPS Staff. This must be the first of its kind for Alberta and maybe Canada, where a School Board wants to develop housing on the School's playground, the open space and grounds where the students play. The proceeds from the sale of the 100 units will be held in a Legacy Fund, to be used over the years to financially assist the Canadian Rockies School District and their three schools in Banff, the school in Exshaw and the three schools in Canmore.

20 Units for CRPS Staff:

I am not overly concerned about the 20 units assigned to house CRPS Staff. A prerequisite to being hired by the School Board, the applicant must undergo various security checks. These investigations, I assume, are thorough and applied to all School staff and will be applied to all occupants of the 20 units. However, having said that, there are flaws in the system. There is presently a female teacher in New Brunswick who is facing charges of sexual exploitation against a male student.

100 Units for Non-CRPS Staff

I am very concerned about the 100 units assigned to house Non-CRPS staff on school property. The 100 units means somewhere between 150 and 200 adults will be living next to Lawrence Grassi Middle School. This concerns me.

At the present time, Parcel 2, the site of the proposed residential development, is an open green space where the students of the school can play before and after school, at recess and noon hour, under direct supervision of school staff, where no one is allowed on school property with permission of school authorities. The question that I keep asking myself is: Would the elementary and middle school students of LGMS (ages 5 to 14) be safer if this land was left as an open green space under the direct supervision of school staff OR would the elementary and middle school students be safer if 150 or 200 adults lived on the school property. I keep coming back with the same answer; the students would be safer if the property as left as an open green area and in fact, the proposed development is putting the students at risk of being harmed.

For a moment, I would like to look at the project going forward. It is now 15 years down the road. Most of the units have been sold and bought at least once, some several times. The School Board has no control over the property. The Condominium Board has no idea who is living in the units. Some units are being rented out daily, some weekly, some monthly. There have been no security checks on the residents, no police checks, no references being followed up. 150 to 200 complete strangers living on school property. I ask myself the same question: would the elementary and middle school students (ages 5 to 14) be safer if the proposed land was left as an open green space where the students can play under the direct supervision by school staff OR would the students be safer if 150 to 200 adults were living on the school property on which the School Board has absolutely no control. Now more than then ever, I believe that the students would be safer if the land was left under control of the School Board and the supervision of School staff.

Will a student be harmed if this land development receives approval? No one can answer that question if a risk assessment is not undertaken. The School Board should engage a professional firm to fully assess the risk to the students of LGMS and make specific recommendations to the School Board of how these risks may be minimized.

Remember the closing words that the Chair of School Board made in her remarks to Council and I quote: "Kids first". I could not agree more except to expand: Kids health, safety and wellbeing first.

For the safety of the elementary and middle school students at Lawrence Grassi Middle School, unless such risk assessment is undertaken, I urge council to defeat Bi-Law2021-07 at Second Reading.

Respectively submitted,

John Simson

Canmore

From: [Hollie Smith](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 22, 2022 10:46:37 PM

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core.

I understand CRPS' motivation for so many market units: they are trying to raise money for an endowment fund to supplement future education. However, it doesn't have to be an either/or situation, it could be a win-win situation. With the right minds in the room, a deal between the Town and CRPS could be reached to convert all of the 80 proposed market units to vital homes. For example, the Town could give CRPS some land they own elsewhere to compensate for the difference. So instead of 20 affordable homes, the development would add 100.

To put things in perspective, Canmore only has an inventory of 142 vital homes for ownership. Adding 100 new vital homes would increase the current stock by 70 percent, all in a walkable, central location that adds vitality to the downtown core!

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Sincerely,

-- Hollie Smith



From: [Hope Smith](#)
To: [Shared.MunicipalClerk](#)
Subject: Bylaw 2021-07 proposal
Date: February 20, 2022 12:16:47 PM


Your Worship and Council,

Regarding the re-designation of the Lawrence Grassi Middle School property, proposed Bylaw 2021-7, I would like to voice my concerns. I am aware that at this time that proposal is only for land re-designation, but it is clear that with approval will come the assumption that the plans as proposed will also be approved. I believe there is need for clarification and on a number of issues, and for re-thinking the scope of the development.

1. Density: this is the highest density project in central Canmore by far. Too high. Does not meet goals stated in Canmore's Municipal Development Plan, 6.1.11a and 6.1.11.d.
2. Traffic: up to 120 units means up to 120 trips per day - or more - added to the currently quiet roads around the project. Too much.
3. Parking: I find it challenging to believe the architects' observation that people will not necessarily use their cars all the time. We would be fools to believe that in our climate, and with Canmore being a small town, people will not use their cars to get to Banff, or Calgary, or when it is -20C. And with families occupying many if not most units, one car per unit is a pipe dream, and needs to be reviewed. Insufficient.
4. Light/views/shadowing : The designers claim that a 6m. buffer zone is more than required in an R4 development. This is not a typical R4 development as its footprint does not fit into the street/avenue town grid. Thus it should be considered in its unique circumstances. I would argue that owners of units facing west in the existing Elk Run project will lose virtually all daylight for most of the year.
5. Costs: I cannot find information on the proposed breakdown of units between owned and rental, and am not clear on how that will affect costs to the CRPS. Clearly, if it continues to own the land, there will be ongoing expenses re property management, legal expenses, maintenance, etc. Let's find out if this really is a viable deal financially over the long term. (Depending on the lease/purchase structure, as a prospective resident I would be leery of having a government organisation as a landlord!)
6. Lost opportunity: If Canmore is projected to grow, there will be need for more classrooms/schools/ facilities. The LGMS property is already in use for education and could easily handle additional space and/or recreational fields. Once the proposed site is developed, those opportunities are gone.

Please do not proceed without consideration of these issues.

Thank you.

Hope Smith


From: [Jett Smith](#)
To: [Shared.MunicipalClerk](#)
Subject: Fw: Elk at Lawrence Grassi middle school site
Date: February 11, 2022 1:35:10 PM

Dear Council members,

Please see my photograph below of the elk behind the Roundhouse. I understand that the Town of Canmore cares about the wildlife in the area.

I am wondering what will happen to all the elk that hang out on the grounds of the proposed development? Are there any design adaptations such as greenspace, through ways and wider pathways planned to allow the elk to move through the development? It is dangerous when this herd gets cornered and now that Centennial is fenced, I have met this herd on the road, sidewalks and paths many times in South Canmore. Sometimes trotting at speed along the sidewalk or panicking on the road by the pond.

I hope their needs are being considered.

Laurie Smith



From: [Scott Smith](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 24, 2022 12:00:50 AM

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core.

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As a retail expert in our area I can speak on behalf of many retail business owners who are constantly losing key management staff to other areas due to the lack of opportunity for their key managers to find affordable places to own.

Sincerely, Scott Smith Empowered Retail Inc.

-- Scott Smith


From: [Tamara Smith](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 22, 2022 10:47:26 PM

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core.

I understand CRPS' motivation for so many market units: they are trying to raise money for an endowment fund to supplement future education. However, it doesn't have to be an either/or situation, it could be a win-win situation. With the right minds in the room, a deal between the Town and CRPS could be reached to convert all of the 80 proposed market units to vital homes. For example, the Town could give CRPS some land they own elsewhere to compensate for the difference. So instead of 20 affordable homes, the development would add 100.

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Sincerely,

-- Tamara Smith



From: [Helen Sovdat](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: Thursday, February 24, 2022 7:50:36 PM

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core.

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Sincerely, Helen Sovdat

-- Helen Sovdat



From: [Chad Sprague](#)
To: [Shared.MunicipalClerk](#)
Subject: LGMS Lands Development
Date: February 11, 2022 12:56:11 PM

To Municipal Clerk

- Given the proximity of the site to Canmore's bustling town centre, existing single and multi-family residential districts, the LGMS School, and to parks, trails and open spaces, the southern half of the site is an excellent candidate for re-development and a prime location for a community-oriented infill residential development.
- CRPS has completed significant consultation with the community and the Town and changed its plan multiple times in response to feedback and input. More affordable housing has been included, in fact, over 1/3 is now affordable housing, all parking has been accommodated on site, multi-use trails connecting the site to broader trails and to the Town centre have been added, heights of buildings facing existing homes have been reduced and consistency, and CRPS will complete upgrades (sidewalks and parking) to 7th Avenue and 4th Street.
- Expression of support has to focus on things relevant to the decision. Focus the letter on:
(Many of these are above)
We support the development.
It fits with the MDP and direction our community needs to go.
It fits with the neighbourhood.
We support that 1/3 will be for affordable housing, that benefits our community greatly.
We agree that we need to attract and retain good teachers.

Thanks

Chad Sprague



From: [Eleanora Storey](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 22, 2022 9:18:37 PM

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core.

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Sincerely, Eleanora Storey

-- Eleanora Storey


From: [David Strand](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 23, 2022 11:41:47 AM

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core.

I understand CRPS' motivation for so many market units: they are trying to raise money for an endowment fund to supplement future education. However, it doesn't have to be an either/or situation, it could be a win-win situation. With the right minds in the room, a deal between the Town and CRPS could be reached to convert all of the 80 proposed market units to vital homes. For example, the Town could give CRPS some land they own elsewhere to compensate for the difference. So instead of 20 affordable homes, the development would add 100.

To put things in perspective, Canmore only has an inventory of 142 vital homes for ownership. Adding 100 new vital homes would increase the current stock by 70 percent, all in a walkable, central location that adds vitality to the downtown core!

This kind of outside-the-box thinking is what will be required for our community to solve our affordability crisis. Unless we change our thinking, we are going to keep getting the same results.

Sincerely,

-- David Strand


From: Lonnie Tipler

Sent: February 28, 2022 11:58 AM

To: Shared.MunicipalClerk <shared.MunicipalClerk@canmore.ca>

Subject: Laurence Grassi Middle School Site Redevelopment

Good morning!

I was just able to check my email and see there is an opportunity to submit a letter of support for the development plans for LGMS.

I am on the parent council and Superintendent Chris MacPhee joined us last meeting to present his ideas.

I see on this email that the deadline to submit letters of support was last Friday but I hope it is not too late to include my name in support as I really don't want to miss the opportunity to do so.

Thank you,

Lonnie

Office Manager

[CanSign Inc.](#)

t: 403 678 4907

e: info@cansign.com

a: 1-102 Bow Meadows Crescent

Canmore, Alberta

T1W 2W9

From: Nadine Trottier
Sent: February 16, 2022 9:50 AM
To: Shared.MunicipalClerk <shared.MunicipalClerk@canmore.ca>
Subject: Property Land Housing Project

Feb. 3rd, 2022
Good afternoon,

I am writing this communication to express my full support with regard to the LGMS Property Land Housing Project.

As you know, over 1/3 of the proposed housing in the CRPS development is affordable housing, which is a significant amount given there are only a very few new residential areas being considered by Council. This is critical to attracting and retaining teachers and staff to the school board and to keeping families in the Bow Valley.

Being the former principal of LGMS for seven years, I have been part of the hiring process and personally witnessed stellar candidates having to refuse our job offers due to the high cost of living in the Bow Valley. In fact, prior to inviting candidates for the interview process, we now urge them to look at the real estate situation to see if they can afford, or find rentals in the area.

Retaining and attracting staff is critical for the provision of high-quality education and sustainability in the education system in Canmore. The residential community allows CRPS to provide affordable and market housing to its teachers and their families in a family, residential setting.

Thank you for your consideration in this matter,

Nadine Trottier

From: [Julie](#)
To: [Shared.MunicipalClerk](#)
Cc: [Shared.MunicipalClerk](#)
Subject: CRPS LGMS Proposed Site Development - Mar1 Public hearing comments for consideration
Date: Thursday, February 24, 2022 11:49:34 PM
Attachments: [CollieryParc_feedback.pdf](#)

Hello, we are residents in the Caffaro property located adjacent to, and east of the proposed development. We are unable to attend the Public Hearing on March 1st but in no way does that indicate we accept CRPS's proposed site development. As per Section 6.1.11 of the Town's Municipal Development Plan, we do not believe this development has a net benefit to the neighbourhood, nor does it fit the existing density, scale or character of the neighbourhood; building height should be no higher than the surrounding buildings. In addition, we are concerned with increased traffic and safety on 4th street due to the proposed ingress/egress from 4th street; there should be a separate entrance and exit to the development. There are three roads that bound the land; it is irresponsible to propose ingress/egress to such a large development off of one road. Also, it was noted in the February 1 Town Council discussion that old outdated sewer infrastructure cannot handle current flows in South Canmore; this development will increase stormwater flow into the sewers and increase potential for flooding in the neighbourhood, again not a benefit to the neighbourhood at all.

Attached is the letter we submitted prior to the Feb1 Town Council meeting which further describes our concerns with the CRPS LGMS proposed site development. Please distribute this letter and attached feedback to Council for consideration prior to the March 1 public hearing.

Regards, Julie Ulan and Sonia Glubish

Via Email

January 16, 2022

Attention: Alaric Fish, Senior Planner, Town of Canmore, Planning and Development Department

Dear Mr. Fish,

We are pleased to have the opportunity to provide our concerns for the proposed CRPS Lawrence Grassi Middle School Site Redevelopment Plan. We own a unit in Caffaro Fusion at 702-4th Street directly adjacent to this proposed development.

We have many concerns about this development from when it was first presented in the December Virtual Town Halls and those continue as presented now on the Website. The proposal lacks many details and has great inconsistency to what other responsible and sustainable developers are providing in South Canmore. We are very disappointed with the proposal considering the land was donated for positive use and a future legacy in Canmore. The CRPS has provided a proposal directed at economic gain without consideration for a suitable fit nor aligned to the balance within South Canmore. Furthermore, the develop will create substantial traffic congestion, impacting bicycle and pedestrian modes which is a great disappointment considering the high number of children who attend the daycare, their school, and the adjacent Centennial Park. As such we encourage the Town of Canmore to heavily scrutinize the CRPS proposal to provide no exemptions for current zoning on building height or density, request a Traffic Impact Assessment (TIA), and reject the proposal as presented until they make substantial modifications.

Our concerns are stated below with suggestions for Town Council so that the development can proceed without a negative legacy on South Canmore.

Rezoning:

During consultation from the Town Halls, CRPS compared their opportunity to rezone similar to what was granted to Distinctive Homes on Seventh and Seventh. The two properties do not compare. Distinctive Homes built their property directly adjacent to Commercial Zoning (8th Street). Thus the height modification does not impact Commercial businesses. The Distinctive Home development is of substantially less density to South Canmore and the builders included a parkade. Whereas, the CRPS proposal impacts South Canmore residents for high density, inadequate parking, and height exemptions which will set precedence to modify all existing and future developments. The buildings height and density should not exceed current zoning in South Canmore.

The CRPS seems to be requesting special exemption from Town Council due to inclusion of affordable housing and providing housing for school employees. However there is absolutely no reason why a development cannot be constructed to meet those objectives which are important for Canmore while maintaining the current zoning. Afterall, it is not their development, it is a development for the legacy of Canmore.

The CRPS indicated that they want units for teachers/residents that work and live in Canmore. South Canmore residents would support that but the school has no vacant positions currently and we personally know many Teachers who would love the opportunity to work at the school but they never have vacant positions. However, a reasonable solution is for the Town Council to mandate that the CRPS include caveats on title for ownership restrictions to primary residents, or with verified Canmore employment. This could include on title for rental units. Banff has a very successful model for this system and the CRPS could easily adopt a similar system if the CRPS is sincere in their vision for a legacy in Canmore. The CRPS should also provide bylaws for building management and all rentals managed by reputable (and local) property management company. This modification would eliminate short-term/seasonal rentals and ensure those who live at the development respect the Community. South Canmore and the future responsible owners/renters of the future CRPS development would be better served without the complex being damaged (physically or by reputation) with short term renters (Air B&B). Bylaws and oversight by a property management company will ensure their vision, if sincere, is maintained and that the Town of Canmore has full transparency for the expected tax revenue owing from rentals which will benefit all of Canmore.

Building Density:

During consultation from the Town Halls, CRPS received feedback from individuals to drop the density and reduce the total number of buildings to 6 (or 5, or better yet equivalent to South Canmore which would be less). Those comments were disregarded as no changes were incorporated for their proposal on the Website. Instead the CRPS actually added an 8th building to increase the density which was further disappointing. We do acknowledge the CRPS added affordable housing with the 8th building, but again the overall feedback was to reduce the building density and increase affordable housing allocation within those buildings. Instead they added density and an 8th building? Their addition of the 8th building conveys the CRPS priority for maximum revenue and disregard for impact to South Canmore. The overall number of units should be reduced to provide a balanced development aligned to South Canmore. Density of this development should be the same as the rest of South Canmore.

Traffic Impact and Ingress/Egress from the “Mews” onto 4th Street:

During consultation from the Town Halls, the CRPS stated that a Traffic Impact Assessment (TIA) was completed. However, the proposal on the Website indicates a TIA is not required due to the projected number of trips during peak hours not exceeding 100. This is very concerning and we would respectfully ask that the Town of Canmore request a full independent TIA at cost to the CRPS.

We have provided projections for vehicle trips during peak hours based on study's for multi-development apartments (ITE 220) from the Trip Generation Manual (2017). This study projects the average numbers of person trips per vehicle trip at the five general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows: 1.13 trips during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m and 1.21 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m. In each peak hour using the above rates based on the number of Units stated in the CRPS Proposal, the output has very different numbers with the number of trips exceeding 100 and a TIA would indeed be required.

Land use	Units	AM PEAK HOUR			PM PEAK HOUR		
		Total	IN	OUT	Total	IN	OUT
ITE 220	120	136	34	102	145	95	50
				75%		65%	

Moreover, the CRPS has also complete disregard for the cumulative traffic impacts understanding existing the higher traffic peaks in this area due to the proximity of the school and daycare, as well as seasonal community events held at Centennial Park. Key being the area already has high traffic volumes by parents and buses that are utilizing the roadways. The area is adjacent to Centennial Park which is used for many seasonal community events (i.e. Folk Fest, Canada Day Celebrations, Highland Games, Bicycle/Running Races, etc.). Many children routinely walk and cycle to and from the school, and into the Park, so the Town must pay particular attention to these modes as well. Area improvements may be required and implemented at the cost to the CRPS for any additional bicycle lanes and pedestrian crosswalk lights, and road lighting on 4th/5th Streets and 6th/7th Avenues.

During consultation from the Town Halls, CRPS received feedback from individuals to improve the ingress/egress to offset the traffic impact on 4th Street from the "Mews". Those comments were disregarded as no changes were incorporated for their proposal on the Website. They included the same proposal for the "Mews" as the 1 and only main laneway for ingress and egress to the development for 7 buildings. Their Website proposal does now allow provision for emergency vehicles off of 5th Street, but that falls short for what should be accepted to increase the lane width for the "Mews" through the development. Also their proposal falls short to extent the "Mews" onto 5th Street (or 7th Avenue) to have a full second ingress/egress. A second ingress/egress would disperse traffic across 2 existing streets. A second ingress/egress onto 5th Street would be used full time. Vehicle traffic onto 5th only impacts half the number of residents versus 4th Street since the north side of 5th Street is Centennial Park. The CRPS could also adjust their design entirely, such that half the buildings have ingress/egress onto 5th (or 7th Avenue) and half the buildings have ingress/egress onto 4th Street. Town Council should also consider one-way traffic through the "Mews" to minimize long term impacts to 4th Street (as proposed) and 5th Street (or 7th Avenue) for the second ingress/egress. There are many ways to improve the CRPS proposal.

During consultation from the Town Halls, CRPS received feedback from individuals that the width of the "Mews" road is far too narrow considering the volume of traffic it will need to accommodate and access for emergency vehicles. The Website shows their illustration with width for only 1 vehicle, 2 bicycle laneways and 2 sidewalks. Their own depiction does not allow for 2 vehicles to pass on the "Mews". The Town should mandate the CRPS increase the width which would be an excellent safety mitigation and could easily be accommodated if buildings are removed from the proposal. Exit from the 'Mews' onto 4th should be mandated as "Right Turn Only". This will ensure vehicles get onto 7th Avenue which is already a designated collector (Canmore Transportation Plan, 2018).

The CRPS proposed traffic calming bulbs on 4th Street and 7th Avenue are poorly designed and will further congest the two roadways that have high volumes. Narrowing the lane ways on 4th Street and 7th Avenue may create dangerous collisions of vehicles with bicycles and pedestrians. Fourth Street is a major route for school buses, cyclists (bike laneway) and pedestrians. Canmore has designated 7th Avenue as roadway to offset the shopping hub on 8th Street and Local Arterial on 8th Avenue. Thus any

further restriction of lane width on 7th Avenue will impact vehicle and bicycle flow throughout South Canmore. The CRPS should be responsible to paint high-visibility roads lines to maintain the bicycle lane and upgrade street lighting. The speed limit should be reduced to 30 km to limit risk to children attending the school, residents and community members. This aligns to Canmore Integrated Transportation Plan (2018).

Parking:

During consultation from the Town Halls, CRPS received feedback from individuals about lack of consideration for adequate on-site parking. The proposed development falls short on lifestyle value considering inadequate number of parking stalls and storage for outdoor recreational activities. Those comments were disregarded as no changes were incorporated these concerns for their proposal on the Website. The CRPS's vision for high pedestrian and bicycle traffic is not aligned to existing and future projection of vehicle use according to the Canmore Integrated Transportation Plan (2018). The CRPS is neglecting their responsibility for parking to cut costs and maximize profits which is very disappointing as this will pass along a lasting negative impact throughout South Canmore.

Canmore does not have an airport, bus transit is limited, so people require vehicles for outdoor activities and transportation in/out of the Town. The Canmore Integrated Transportation Plan (2018) indicated that 80% of all traffic is from vehicle and despite Canmore's best efforts to shift to bicycle/bus modes into 2030, the projected traffic from vehicles will remain 70-75%. Projections into 2030 indicate Canmore can expect at best vehicle traffic reduction during summer months.

For these reasons, the Town Council should mandate the CRPS have adequate accommodation for parking. All single bedroom units should have a minimum of 1 parking stall. All 2-3+ bedroom units would have 1.5 vehicles on average, and should have a 2 parking stalls (1 single garage and driveway, or two surface lots). This is what all responsible developers in South Canmore have been providing. It would be disrespectful to those developers if the Town of Canmore were not to mandate this as minimum to the CRPS. Rental units would raise parking demands every occupant has their own vehicle. The CRPS should recognize the opportunity to replace one of the proposed buildings for additional surface parking. Town should mandate the CRPS include a visitor parking lot for 30+ vehicles (25% of the units). Responsible developers would also provide suitable bicycle storage which and could easily be accommodated by dropping a second building. The CRPS should recognize the opportunity to replace one of the proposed building with covered outdoor locked caged storage for bicycles/outdoor gear (kayaks/canoes/etc). Use of bicycles as alternative travel is suggested by the CRPS so they should be forward-thinking to provide cages for safe storage and minimize theft which is prevalent in Canmore.

There is a way to proceed with the development without such an impact to the surrounding residents and one where the integrity of South Canmore can be maintained. We hope that the Town incorporates comments from current residents of South Canmore to ensure the CRPS development fits the Community. No exemptions should be extended to the CRPS by the Town since their intentions are economic with no regard to providing a positive legacy for Canmore from the donated land.

The proposal excludes many details. A sustainable development should include:

- Clarity on the number of 1/2/3+ bedroom units.
- Clarity on number resident and visitor parking.
- Any vision for storage or locked cages for bicycles or outdoor equipment.
- Details for exterior material/design that align to South Canmore

- Any and all construction details such as designated staging areas for building materials, contractor parking, Phases for which building(s) would be constructed first/second/etc., timeline to completion, timeline for possession, fencing to mitigate risks to school/daycare/surrounding residents. Would they close lane on 4th Street/5th Street/7th Avenue?
- Any vision to preserve large existing trees. The Town of Canmore should mandate that they have to preserve 2 coniferous trees along the east boundary and 5 coniferous trees in the southwest boundary.
- On-site waste/recycle/compost storage within the complex boundaries. Their proposal does not include ample waste/recycle storage for the increase to density. The design should include expanded width to the “Mews” to allow Town of Canmore pick-up within the complex boundaries.
- Clarity and bylaws regarding the number of owned, rentals, or restricted units with caveats on title for their employees.

We trust Town Council will maintain the integrity of South Canmore and make the best decision to provide a safe and respectful development by the CRPS. The CRPS development is for their revenue and as proposed does not improve nor add continuity to South Canmore. If the CRPS was genuinely interested in South Canmore they would maintain the land as park space for students, residents, and events (e.g. Folk Fest, Canada Day, Bike/Running Races/Highland Games, etc). A second alternative is to sell the land to the Town for them to maintain it as a park which would still afford the CRPS a high revenue that could be held in trust. The land value alone would provide substantial revenue for the CRPS.

Sincerely,
Julie Ulan and Sonia Glubish
South Canmore Residents

cc. Sean Krausert
Tanya Foubert
Wade Graham
Jeff Hilstad
Jeff Mah
Karen Marra

References:

- *Town of Canmore, 2018 Integrated Transportation Plan Update, dated June 2018, Prepared by: Stantec Consulting Ltd. and Mobycon Corp.*
- *Trip Generation Manual 10th Edition, Volume 1: Desk Reference, Institute of Transportation Engineers, September 2017.*

From: [Jasmine Verrall](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 24, 2022 9:52:50 AM

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing Canmore needs is more million dollar homes that remain empty most of the year.

I was born and raised in the Bow Valley and have called this town home for nearly 37 years. This place is very special to me but I am facing the harsh reality that I will likely not be able to have a future in Canmore. My partner and I currently rent a basement suite but there is no way we can afford to buy our own place in town. We would like to one day start a family but our current living situation would not be suitable and with the cost of housing, it is only a matter of time before we will be forced to relocate to another community where housing is more affordable. I've watched most of my childhood friends leave Canmore in search of a community where they can afford to build a future. The only chance we have at ever owning our own place in Canmore is for there to be a significant increase in the number of affordable units built.


I understand CRPS' motivation for so many market units: they are trying to raise money for an endowment fund to supplement future education. However, it doesn't have to be an either/or situation, it could be a win-win situation. With the right minds in the room, a deal between the Town and CRPS could be reached to convert all of the 80 proposed market units to vital homes. For example, the Town could give CRPS some land they own elsewhere to compensate for the difference. So instead of 20 affordable homes, the development would add 100.

To put things in perspective, Canmore only has an inventory of 142 vital homes for ownership. Adding 100 new vital homes would increase the current stock by 70 percent, all in a walkable, central location that adds vitality to the downtown core!

This kind of outside-the-box thinking is what will be required for our community to solve our affordability crisis. Unless we change our thinking, we are going to keep getting the same results.

Sincerely,

Jasmine Verrall.

-- Jasmine Verrall


From: [Silene Verrall](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: Thursday, February 24, 2022 9:58:25 PM

Dear Mayor Krausert and Town Councillors,


I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core.

I understand CRPS' motivation for so many market units: they are trying to raise money for an endowment fund to supplement future education. However, it doesn't have to be an either/or situation, it could be a win-win situation. With the right minds in the room, a deal between the Town and CRPS could be reached to convert all of the 80 proposed market units to vital homes. For example, the Town could give CRPS some land they own elsewhere to compensate for the difference. So instead of 20 affordable homes, the development would add 100.

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Sincerely, Silene Verrall

-- Silene Verrall



From: [Kat Wiebe](#)
To: [Shared.MunicipalClerk](#)
Subject: LGMS development
Date: February 28, 2022 8:40:41 PM

To whom it may concern;

The development proposed by CRPS has many good elements: dense downtown housing, and some affordable housing as well as rental accommodation. All of these pieces are important for the community of Canmore. Keeping development OUT of the wildlife corridors is a GREAT idea! I think this development does add an important dimension to downtown, however it will add a lot of traffic so I encourage you to continue to look at traffic flow. As for affordable housing, this is an important element for our town as our population ages, and as young families want to stay here for the amazing lifestyle that so many visitors and retirees enjoy. We need to remember that people in the service industry and personal care jobs are vital to the success and wellbeing of our population--and they don't get paid enough to actually live here... but we need them! So please remember to factor in the affordable pieces while we're in the process of developing this amazing town that we call home.

Sincerely,
Kat Wiebe

Kat Wiebe
[Find me on Medium](#)
[Transcription Services](#)
[Kat blog](#)
Canmore, AB.



Derek Wilding

Canmore, Alberta

Via Email to: municipal.clerk@canmore.ca

February 10, 2022

The Town of Canmore
902 7th Avenue
Canmore, Alberta
T1W 3K1

RE: Lawrence Grassi Middle School Redevelopment Proposal Public Hearing

Attn: Mayor Krausert and Canmore Town Council

Esteemed Mayor and Councillors,

Thank you in advance for your thoughtful consideration of the LGMS Redevelopment Proposal and for soliciting the community's feedback.

I'm a full-time Canmore resident and homeowner on the west end of the Elk Run Encore development on the corner of sixth avenue and fifth street in South Canmore. My residence was constructed with a west facing aspect, and I currently enjoy views of Ha Ling and the East End of Rundle. Naturally, I'd like to retain unobstructed views of the surrounding mountains and the large greenspace that borders my home, but I also appreciate CRPS' desire to see this land rezoned for residential development.

I'm concerned by CRPS' request for Direct Control District zoning, which would allow for increased building heights and massing. This form of development appears to prioritize density and profitability over integration into the established community's scale, look and feel. The residential developments in the direct vicinity of the LGMS lands are zoned R4 and R2, and while I understand that the overall density of the CRPS proposal is within the R4 land use parameters, the existing and adjacent community is built out to a much lower density than what's being proposed. If the development proceeds in its conceptual form, it will dramatically

alter the aesthetics and character of the neighbourhood, aspects that Canmore's Municipal Development Plan suggests should be retained throughout the redevelopment process. I encourage council to confirm the actual density of the surrounding community rather than the density range from the R2 and R4 Land Use Bylaws and ensure the proposed development is truly aligned.

The proposed 3.5 storey building height for central buildings, is a full storey higher than any surrounding development, and will eliminate valued viewsheds for surrounding properties. I recognize that additional setbacks are suggested in the ARP and acknowledge that town administration is satisfied these create an appropriate transition. That said, I'm of the opinion that, if the development proceeds, building heights should remain consistent with the surrounding community. Further, I'm concerned that CRPS' proposal has failed to adequately address the existing residences in the Elk Run Encore and Caffaro Fusion developments which were designed with west facing aspects, based on the LGMS public district land use designation. My property is one of these residences, and regardless of the setback allowances, building placement on the LGMS site will ultimately determine whether I retain any mountain views. Mr. Fish has indicated that building placement details will not be finalized until a later time, which given the potential impacts, I feel needs to be addressed prior to any rezoning or bylaw approval.

Canmore's Land Use Bylaw 2018-22 stipulates that Direct Control Districts will only be used in instances where existing Land Use Districts cannot be used to achieve the same result, and I ask that council consider whether CRPS has sufficiently evidenced that similar results could not be achieved with an R2 and/or R4 land use district that more closely mirrors existing South Canmore development. When questioned by councillor Hilstad during the February 1, 2022, meeting, Mr. Sparrow indicated that a 2.5 storey height restriction was workable with some revisions to the proposal or a roughly 15% reduction in scale.

In summary, I'm strongly opposed to this project in its current form and encourage council to carefully consider how a Direct Control District with building heights a full storey above the surrounding neighbourhood, massing that will greatly reduce and/or eliminate existing viewsheds, and a proposed density well above the established community norm, aligns with the Town's Municipal Development Plan and principles.

Kind regards,



Derek Wilding

From: [James Young](#)
To: [Shared.MunicipalClerk](#)
Subject: Alternate vision required for Lawrence Grassi Middle School Site Redevelopment
Date: February 24, 2022 10:45:44 AM

Dear Mayor Krausert and Town Councillors,

I am writing to express my concern over the Canadian Rockies Public Schools (CRPS) proposed plans for the Lawrence Grassi Middle School Area Redevelopment Plan. While I am in favour of dense development downtown, and appreciate that there are no wildlife or undermining conflicts, CRPS's vision to sell 80 of the 120 units as market housing is inappropriate given Canmore's affordable housing crisis. The last thing we need is more dark homes in Canmore's downtown core.

I understand CRPS' motivation for so many market units: they are trying to raise money for an endowment fund to supplement future education. However, it doesn't have to be an either/or situation, it could be a win-win situation. With the right minds in the room, a deal between the Town and CRPS could be reached to convert all of the 80 proposed market units to vital homes. For example, the Town could give CRPS some land they own elsewhere to compensate for the difference. So instead of 20 affordable homes, the development would add 100.

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Sincerely,

-- James Young

