



**TOWN OF CANMORE
RECORD OF WRITTEN SUBMISSIONS
Special Meeting**

Council Chamber at the Canmore Civic Centre, 902 – 7 Avenue
Tuesday, August 16, 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:

Spring Creek Mountain Village Area Redevelopment Plan Amendments Bylaw 2021-22 and Land Use Bylaw Amendments Bylaw 2021-23

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 Andrew Kelly, Assistant Municipal Clerk, on August 18, 2022.

Bylaw 2021-22 and Bylaw 2021-23

OPPOSED AMENDMENTS

LIZ BAKER, PHIL HOILETT, CLAIRE HOILETT, ALEX DUPUIS

AUGUST 16, 2022

10. Section 14.19.5.4 Removal of the wording “Top of Bank” – to Legal Bank

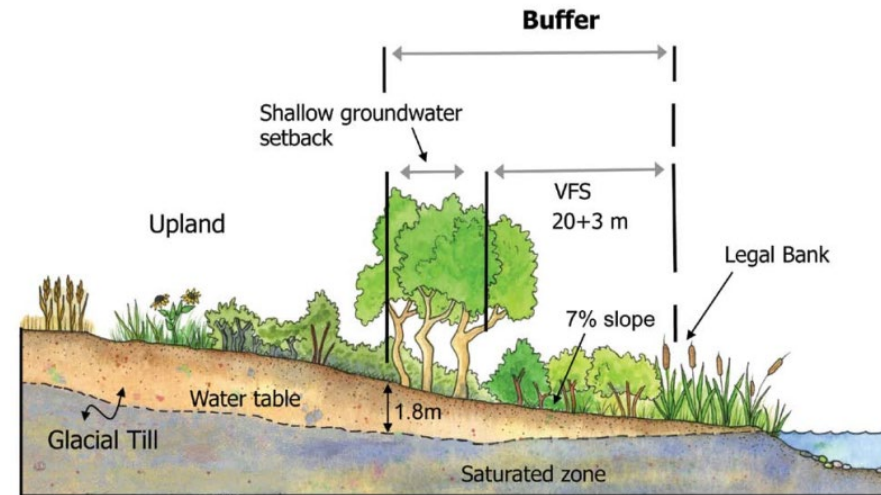
10 Section 14.19.5.4 is amended by removing all wording after “Top of Bank” and adding:

“Due to lot depth, the minimum development setback shall be 15m for the two most northerly hotel/commercial sites. Site design (landscaping and pedestrian pathways) will complement the adjacent riparian area. Encroachments into this setback area shall be allowed for landscaping, retaining walls, patios, and outdoor health, wellness, and spa facilities up to the property line, and for decks projecting 1m from the building façade.”

“Top of Bank” should be replaced with “Legal Bank” as identified in the “Stepping Back from the Water” document adopted by the Town of Canmore.

Structural decks should not be permitted within the 15m setback of the Legal Bank.

Figure 3
A lake or wetland buffer on glacial till, comprised of a vegetated filter strip (VFS), and setback for shallow groundwater.



Legal Bank

The top of bank as defined by the *Surveys Act*.
The top of bank is the legal line that separates private land from the bed and shore of a water body.

11. Section 14.19.5.9, Replacing 200 with 250 – Footprint and Height Not Adequate



Additional wording is required around this section. If approval is granted for the increase of 50 units, to eliminate development creep.

The buildings should be required to meet terraced building heights, creek setbacks

The existing foot print of the two hotels should not be allowed to expand into the existing northly R1 lots.

If the 50 additional units cannot be accommodated this way, the developer should not be allowed to come back to ask for additional amendment and/or variance.

Note; the size of the Malcolm, its foot print and the developable area of the two hotels.

17. Section 14.19.4.3 Building Heights, Zone C

14.27.4.8 Maximum building heights within the Direct Control Spring Creek Mountain Village Comprehensive Residential District shall be in accordance with Figure 1.

Zone A maximum height 16.0m (4½ storeys) [2020-16]

Zone B maximum height 14.0m (3½ – 4 storeys) [2020-16]

Zone C maximum height 12.0m (2½ – 3 storeys) [2020-16]

Zone D maximum height 9.5 (Generally 2½ storeys) [2020-16]

14.19.5.7 Height Zones: Maximum building heights within the Spring Creek Mountain Village Commercial District shall be in accordance with Figure 1. Architectural elements up to 12m in Zone D may be permitted.

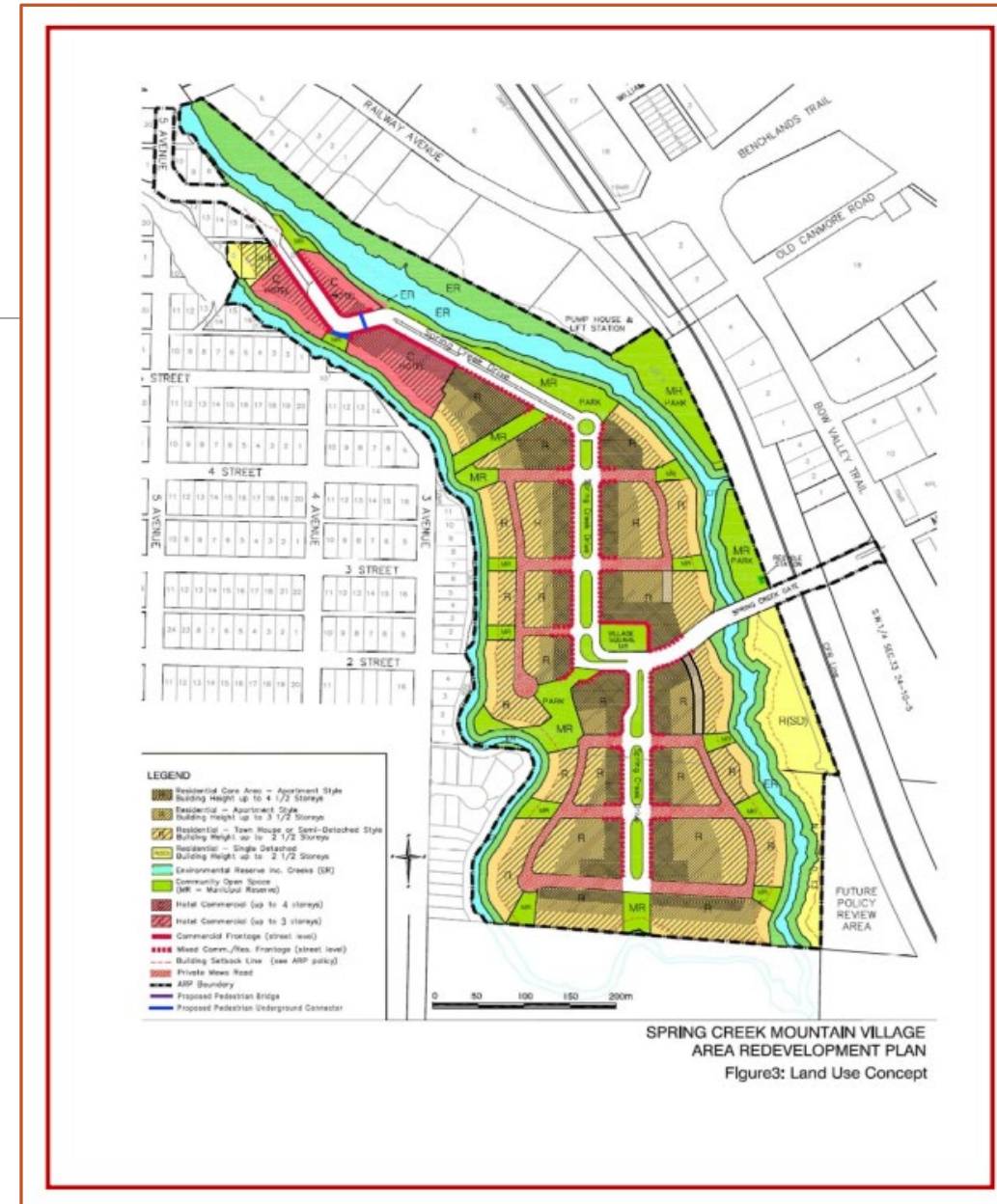
Zone A maximum height 16.0m (4 Storeys)

Zone C maximum height 12.0m (3 Storeys)

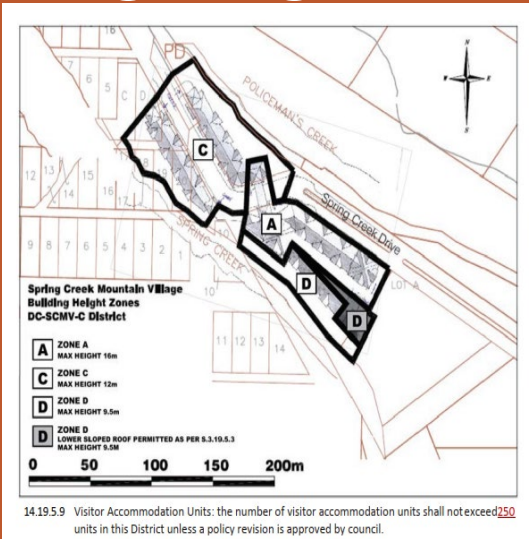
Zone D maximum height 9.5m (2 Storeys plus loft)

14.19.5.8 Building Height Measurement: Maximum building height shall be measured from the finished grades outlined in an approved site-regrading plan to the roof ridge line. Where the Development Authority is satisfied that the architectural integrity of a building would be enhanced, variances may be granted as outlined below:

- Height Zones A, B, and C: 20% of the building may exceed the maximum height by up to 10% and 5% of the building may exceed the maximum height by up to 20%.
- Height Zone D: 10% of the building may exceed the maximum height by up to 10%.



17. Section 14.19.4.3 Building Heights Zone C



Zone C - 12 M adjacent to R1, expected to jump to 14.5 M to 16 M with finished grades.

Finish Grade if accommodating underground parking at least 2m of the building height

Previously approved amendment - 2.4 m for 5% and 1.2m for 10% of the building height.

Equals a total of 16 m at north end of SCMV.

“Finish Grade” changed to “Existing Grade at the Existing Curb”.

Building should be required to terrace down to 9.5 m to Spring Creek and Policeman’s Creek and adjacent R1 communities consistent with the ARP elsewhere.

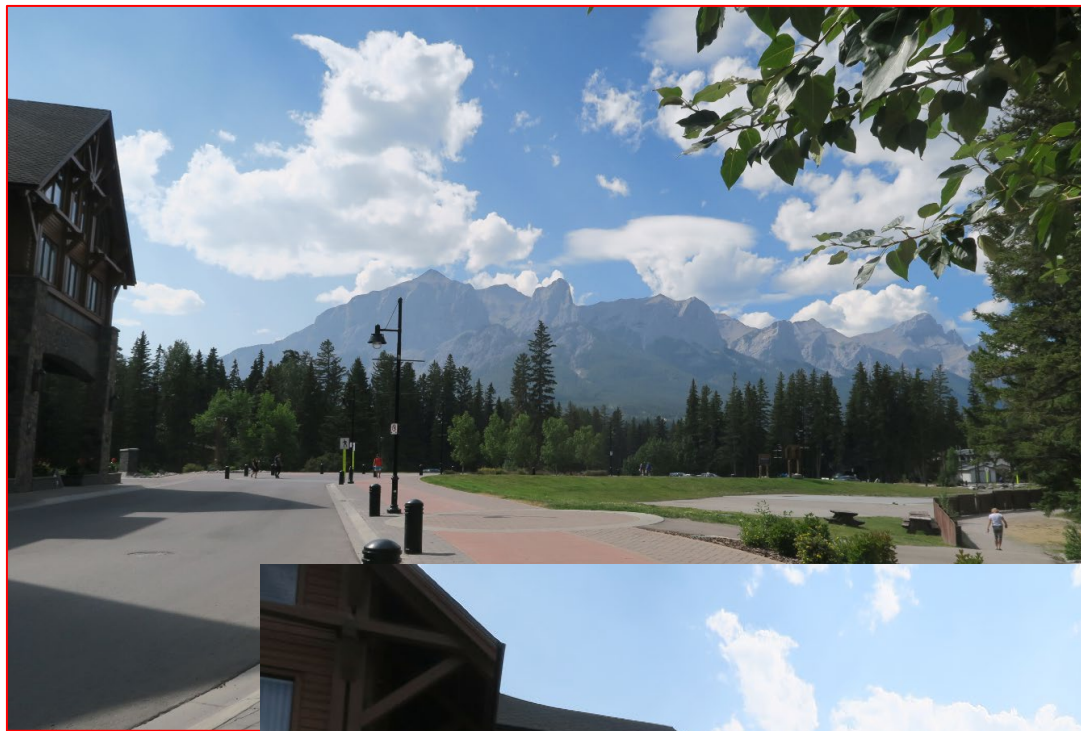


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- Height Zone D: 10% of the building may exceed the maximum height by up to 10%.

17. Section 4.19.4.3 Existing Vs. Finished Grades. -

Need to set the
building height and
grade adjacent to
R1 and Creek areas



14.19.5.8 Building Height Measurement: Maximum building height shall be measured from the finished grades outlined in an approved site-regrading plan to the roof ridge line. Where the Development Authority is satisfied that the architectural integrity of a building would be enhanced, variances may be granted as outlined below:

- a. Height Zones A, B, and C: 20% of the building may exceed the maximum height by up to 10% and 5% of the building may exceed the maximum height by up to 20%.
- b. Height Zone D: 10% of the building may exceed the maximum height by up to 10%.

17. Section

4.19.4.3 Wording

Change of Finished Grades Change to Existing Grades

14.19.5.7 Height Zones: Maximum building heights within the Spring Creek Mountain Village Commercial District shall be in accordance with Figure 1. Architectural elements up to 12m in Zone D may be permitted.

Zone A maximum height 16.0m (4 Storeys)

Zone C maximum height 12.0m (3 Storeys)

Zone D maximum height 9.5m (2 Storeys plus loft)

14.19.5.8 Building Height Measurement: Maximum building height shall be measured from the finished grades outlined in an approved site-regrading plan to the roof ridge line. Where the Development Authority is satisfied that the architectural integrity of a building would be enhanced, variances may be granted as outlined below:

- a. Height Zones A, B, and C: 20% of the building may exceed the maximum height by up to 10% and 5% of the building may exceed the maximum height by up to 20%.
- b. Height Zone D: 10% of the building may exceed the maximum height by up to 10%.



22. Section 14.27.4.12

Traffic Volume, Spring Creek Drive Entrance Study Requirement

In 2019, the town approved a motion 147A-2019 that requires a transportation study as part of any future approval. See text block below. Given the request for an increase of units, this is timely.

147A-2019

Moved by Deputy Mayor Hilstad that Council amend motion 147-2019 by adding: insert section 6.27.4.12 as follows: "Prior to the approval of any subdivision application for Stage 3, the applicant in consultation with the Town of Canmore shall provide an updated Traffic Impact Assessment confirming compliance with the Spring Creek Mountain Village Area Redevelopment Plan. The assessment shall take into account at least eight consecutive months of traffic monitoring data, collected after December 31, 2018 at the Spring Creek Drive – Main Street intersection. Where compliance is not demonstrated, changes in road design or densities may be required."

CARRIED UNANIMOUSLY

22. Section 14.27.4.12

Traffic Volume, Spring Creek Drive Entrance

- **Amendment is requesting the 3,000 vpd to be averaged over the month. Previously, it was daily.**
- Feb. 2020 the McElhanney traffic study states that the development will not exceed 3,000 vpd., at build out. No change is required. It has been averaged over the month rather than daily.
- **Traffic Volume at Main Street has exceeded 3,000 vpd. On multiple occasions.**
- August of 2020, traffic averaged over a 31 day period 2,521 for a total of 78,180
- September of 2020 traffic averaged over a 30 day period 2,445 for a total of 73,364
- 2019 to 2020 SCMV was closer to 50% occupancy.
- 2019 and 2020 with COVID, tourist traffic was down.
- FINN report speaks to impacts to the community and down town core if the 3,000 vpd. is exceeded from this development. Volume of traffic should not be measured in isolation of the community.
- **Observationally, at 4,000 vpd., Spring Creek was backed up from Main Street to the Opera house. That occurred on 10-09-2020.**
- 4.5.10 SCMV ARP identifies if 3,000 vpd is exceeded, additional measures will be incorporated to restrict traffic flows. This may include a reduction in density or road design changes.
- **Concerns include access and egress to property and for emergency vehicles.**

Change:

~~14.27.4.12 Prior to the approval of any subdivision application for Stage 3, the applicant in consultation with the Town of Canmore shall provide an updated Traffic Impact Assessment confirming compliance with the Spring Creek Mountain Village Area Redevelopment Plan. The assessment shall take into account at least eight consecutive months of traffic monitoring data, collected after December 31, 2018 at the of Spring Creek Drive — Main Street intersection. Where compliance is not demonstrated, changes in road design or densities may be required. [2019-18]~~

14.27.4.12 If not already collected directly by the Town, traffic counts at the access and egress points to Spring Creek Mountain Village shall be provided annually and the Traffic Impact Assessment (TIA) report shall be updated by the applicant and submitted along with the third (3rd) and fifth (5th) development permit applications within Stage 4. If during the redevelopment process it is projected in a TIA that traffic generation on Spring Creek Drive at Main Street will exceed 3000 vehicle trips per day (VPD) prior to buildout based, the ARP or LUB or both shall be revised as appropriate to incorporate additional measures to restrict traffic flows at this access to 3,000 vehicle trips per day. This may include road design changes or a reduction in density for remaining developments or both. VPD is defined as the average daily vehicle traffic on Spring Creek Drive at Main Street as measured during an eight month period including dates between May 1st and October 31st in the most recent 12 month period of measurement.

McElanney Traffic Study

- Majority of the data is three years old
- Build out and occupancy substantially lower at roughly 50% in July 2019 to Feb. 2020
- Data is not representative of today's or future traffic volumes
- Traffic volume is measured during the low season of the year
- Higher traffic volumes are typically March through to Oct. with summer tourism
- Analysis did not include traffic data from downtown intersections, as did the FINN report analysis. In order to accurately compare past, current and future traffic volumes
- Need to be aware of long term impacts for the community as Canmore grows.

5. Existing Traffic Volumes – Eco-Count – 2019/2020

The observed averaged daily volumes at Main Street/Spring Creek Drive is 1,296 vehicles per day which is ~43% of the 3,000 vehicles per day threshold as specified in the ARP. As such, no additional measures to restrict traffic flow along Spring Creek Drive prior to build-out are required based on the completed phases of Spring Creek Mountain Village.

To determine the existing traffic demand along Spring Creek Drive based on the completed uses, traffic data was analyzed provided from the Eco-Counter Site ID: 100038126 collected at Spring Creek Drive at Main Street during 2019 and 2020. The period included in this analysis was from July 2019 to February 2020 capturing pre-COVID-19 conditions.

Table 5 provides a summary of the unprocessed data from the Eco-Count sensor. Channel 1 and Channel 2 represents the direction of travel. Between July 2019 and February 2020, there were 242 days which results in a daily average during the study period of 1,296 vehicles per day.

Table 5: Unprocessed Eco-Count Data

Year	Month	Channel 1	Channel 2
2019	Jul	24,846	26,489
	Aug	19,452	20,293
	Sep	20,327	21,896
	Oct	18,390	20,065
	Nov	17,300	18,758
	Dec	19,951	21,155
2019 Total		120,266	128,656
2020	Jan	16,113	17,257
	Feb	15,081	16,300
2020 Total		31,194	33,557
Grand Total		151,460	162,213

At the access of Spring Creek Drive and Bow Valley Trail, no eco-counter data was provided for the analysis period. Streetlight Data was used to estimate the daily volumes over the July 2019 to February 2020 duration. The results show approximately 1,170 vehicles a day using the access from the south end.

For the purposes of this analysis, it was assumed daily volumes passing through the north and south ends of Spring Creek Drive were unique trips originating or ending in the development area. This would result in 2,466 daily trips.

29. Section 14.27.10.2

Development in an Orderly Manner

If development is to proceed in an orderly manner why is Stage 3 and 4 approvals occurring in advance of Stage 1 completion.

Why is Stage 2 being completed in advance of Stage 1.

Further amendments are likely in this north section as a result.

Rationale does is not consistent with intent of the ARP.

Change:

~~14.27.10.1 This Bylaw will be amended from time to time to include future development stages. However, this Bylaw will not be amended to include further development stages beyond stage 3 before 2021. This requirement is designed to promote the orderly redevelopment of Spring Creek Mountain Village consistent with the Town of Canmore's Growth Management Strategy and allow flexibility to reflect changes in market conditions. This requirement supersedes all other previous requirements for the rate and pace of growth for Spring Creek Mountain Village.~~

14.27.10.2 No development shall occur in Stage 4 until Stage 1 and Stage 2 are completed and construction completion certificates accepted by the Town of Canmore, except for the existing residential parcel in Stage 1 (Legal: 1810013;9;1) two remaining hotel parcels in Stage 1 (Legal: 1810013;8;1 and 1810019;9;2) and two municipal reserve parcels (Legal: 1810013;9;3MR and 1810013;8;2MR). A temporary pedestrian trail system shall be provided until these parcels have been completed. Development on Spring Creek Gate will be in an orderly manner and continue in a southerly direction.

Rationale:

This section is being updated to reflect the development which has occurred.

Attention: Honourable Mayor Sean Krausert, Councillors, Sally Caudill and Lauren Miller

Re: SCMV Amendments to the Area Redevelopment Plan and BYLAW Amendments 2021-23

In response to the recent proposed amendments to the Area Redevelopment Plan and the proposed mapping amendments to the Land Use Bylaw and Bylaw 2021-23 amendments; Generally speaking, is as follows;

1. Changing the north-west ARP boundary to include two additional lots for low density residential development (Lots 5 and 6, Block 83, Plan 1095F)
2. Updating the maps and figures to reflect the ARP boundary change
3. Increasing the number of visitor accommodation units permitted in the Village from 200 to 250
4. Increasing the total floor area for local commercial permitted in the Village from 2500 m² to 3500 m²
5. Changing the creek setback requirements for the parcels just north-west of the Malcolm Hotel

Appendix C Spring Creek ARP (Red-Lined) document as well as BYLAW 2021-23 is requesting changes that may have long term and far reaching implications for the residence of Canmore, vehicular congestion, emergency access and egress, creek setbacks and land use changes. I apologize in advance for the long response, however given the implications of the requested approvals, I feel it is warranted. I realise you have a lot to plough through and this is but one more thing. If you are limited for time. I welcome a call, an email, and/or a walkabout to discuss the impacts for clarification, as needed. I can be reached at [REDACTED]. A walkabout really helps to understand the long term impacts as it can be difficult to visualize from text and a plan. I am out of cell range from August 1st to August 12th, so I am saddened that this has occurred during the summer when community members are away. If you receive limited response to this people are either away or tired of the process.

My family has lived at [REDACTED] since 1989. This letter marks 20 years of letter writing, in response to the SCMV amendments. The development essentially encircles our property and to date I have yet to receive a letter from the town for any of the proposed amendment.

In response to the recent Town of Canmore Website posting on the Proposed amendments to the Area Redevelopment Plan, I would like to the raise the following comments and concerns. I will follow the list of items as they appear on the Town's website entitled;

SCMV Amendments to the Area Redevelopment Plan – Next Steps.

Section 1 - Proposed Amendments to the Area Redevelopment Plan (ARP)

- 1. Changing the north west ARP boundary to include two additional lots for low density residential development Lots 5 and 6, block 83, Plan 1095F.**

Reference SCMV ARP 4.6.9 Building Setbacks Adjacent to Creek Banks. 14.19.4.4 Creek Set backs states the same. Request original text to remain within the ARP.

For Lots 5 and 6 (see figure 1) that are newly purchased by SCMV and currently R1 zoning, should reflect the current Canmore Land use bylaw for creek setback 1.14.1 and 2.5.1 of the Land Use Bylaw for all R1 lots. There are no site constraints for Lot 5 and 6 that warrant a 5 m variance to the current Land Use By-Law Regulation.

More importantly lots 5 and 6 and the existing R1 lot buffer lot should remain with current zoning of R1, and not be included into the commercial zoning. Figure 1 as shown, below on page 3, identifies just a small portion of lot 6 R1 to DC-SCMV-C, which we have no issue. However, this amendment opens the door for both the buffer R1 and Lots 5 and 6 to be rolled into the DC-SCMV-C. The developer could argue in the future that, due to site constraints to the development he needs those lots to accommodate the 50 new units which he is ironically asking for at this time. Would it be possible to place a caveat on these two lots and the R1 buffer to remain as R1, which is consistent with the current ARP to provide a buffer between commercial and adjacent R1 communities.

Reference SCMV ARP 4.7.8; I support as written, however it should remain as separate R1 zoning for the following reasons;

The intent of the ARP was to provide a R1 single detached residential lot on the northern boundary of DC- SCMV-C to provide a buffer between the long term R1 community and the development. The concern is that the original R1 buffer as well as lots 5 & 6 if included in the DC – SCMV- C would more easily be rezoned commercial and added to the existing commercial development. The buffer between commercial and residential would be lost. Once these are included they will be subject to further rezoning. It is requested to uphold original intent of the ARP, to continue to provide the original and existing buffer between the commercial properties and existing residential properties and all three lots remain

as R1. With a caveat that these lots remain as R1 and not be included in the expansion of the adjacent hotel lots. Nor be rezoned R2A Residential Low density (med density), which include, public buildings, Duplex, Logging Operations, B&B, Townhouse Stacked as a few examples. Existing mapping provided does address the proposed low density. If it remains R1 and is reflected in the mapping as shown I have no issue. It retains the original intent of the ARP and 4.2.3, Sense of Community:

2. Updating the maps and figures to reflect the ARP boundary change.

This map as noted Appendix C, SCMV Red Lined document if it remains as R1 Zoning, I have no issue as presented.

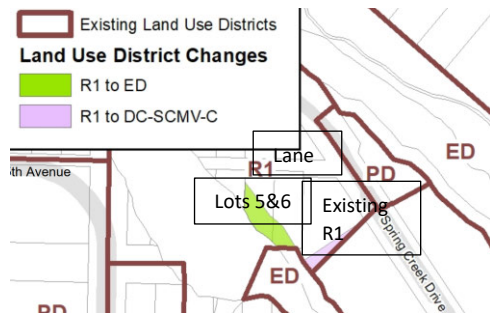


Figure 1

The red-line document and the BYLAW however refers to reconfiguration of lots 5 and 6. What does that mean? Does it mean reconfigured into DC-SCMV-C commercial. This is not clear and can be interpreted many different ways. It provides for a lot of wiggle room to the interpretation in the future

At this time, it is also requested the lane way (shown in Figure 1) be retained by the town of Canmore. For the current and long term use by the four (4) existing residences. That it is retain as a laneway only and not be included as access to the SPA and underground parking. That the lane is also not zoned as a main residential frontage access, for SCMV R1 or commercial development. It is also requested that extra land owned by town at the entrance to the lane also be retained. This provides for residential parking in this area.

3. Increasing the number of visitor accommodation units permitted in the Village from 200 to 250. See Item number 4 below.

4. Increasing the total floor area from local commercial permitted in the Village from 2500M2 to 3500M2.

With respect to items 3 and 4; the 2004 and the 2010 the approval of the SCMV Area Structure Plan (ASP) included a maximum of 3,000 vpd. on Spring Creek Drive (formally 5th Ave.) under the Transportation section 4.5.10. In addition,

under the ARP, transportation data was to be submitted as part of the application process of each stage approval. On page 21 of the ARP, it states the following;

4.5.10 SCMV ASP, Traffic Volumes:

Traffic counts at the access/egress points to Spring Creek Mountain Village shall be provided annually and the Traffic Impact Assessment report shall be updated by the applicant prior to the commencement of each subsequent stage of development. If during the redevelopment process traffic generation exceeds, or is projected to exceed, 3,000 vehicle trips per day at the 5th Avenue entrance prior to build-out based on the updated Traffic Impact Assessments, the ARP shall be revised to incorporate additional measures to restrict traffic flows at this intersection to 3,000 vehicle trips per day. This may include road design changes or a reduction in density.

In 2019, the town approved a motion 147A-2019 that requires a transportation study as part of any future approval. See text block below. Given the request for an increase of units, this is timely.

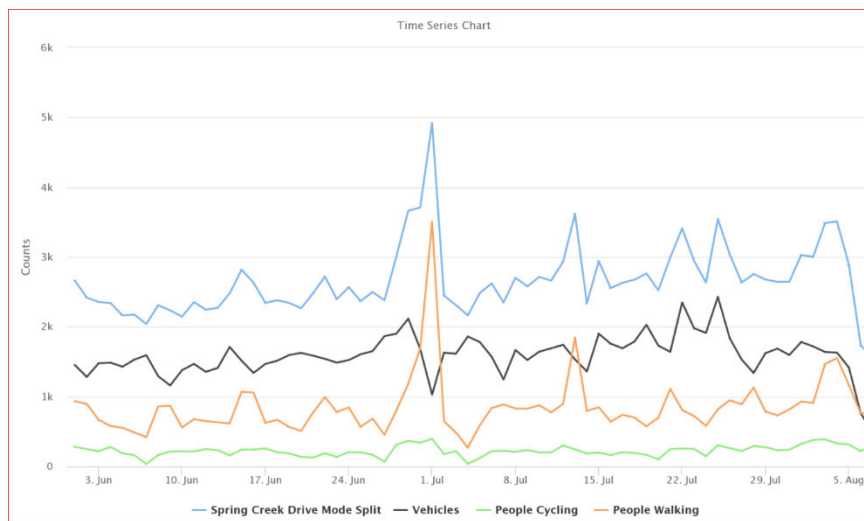
147A-2019	Moved by Deputy Mayor Hilstad that Council amend motion 147-2019 by adding: insert section 6.27.4.12 as follows: "Prior to the approval of any subdivision application for Stage 3, the applicant in consultation with the Town of Canmore shall provide an updated Traffic Impact Assessment confirming compliance with the Spring Creek Mountain Village Area Redevelopment Plan. The assessment shall take into account at least eight consecutive months of traffic monitoring data, collected after December 31, 2018 at the Spring Creek Drive – Main Street intersection. Where compliance is not demonstrated, changes in road design or densities may be required." <p style="text-align: right;">CARRIED UNANIMOUSLY</p>
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FIGURE 2

Spring Creek Mountain Village Area Redevelopment Plan Amendments - Public Comments, July 26, 2022

Data obtained from the 2014 traffic counter (I have to pay for the town data now), shows vehicles at 2,300 see figure #2 below. A transportation study is required as part of any new proposed changes to the ARP. If the number of vehicles exceeds or is projected to generate greater than 3,000 vehicles per day (vpd.), (ARP 4.5.10) a change in road design and/or reduction in density is to occur. The 3,000 vpd. number for Spring Creek Drive (formally 5th Ave) was based on a **FINN transportation study that stated if vehicle numbers exceeded the 3,000 vpd., it would impact the traffic flow in the down town core as well as egress and access to those areas. Which is a concern for emergency vehicle response time, not to mention increase traffic congestion on main street and impacts for every intersection in the area.**

As a resident, I am deeply concerns with emergency vehicle egress and access to my R1 property on [REDACTED]. Approved density in the ARP and unit numbers should be based on the transportation impacts based on a third party engineering study, that also looks at the impacts to the surrounding intersections. The study should guide the vpd., that Spring Creek Drive can tolerate as egress and access for emergency vehicles. Development approvals and density should be approved based on egress and access from the development and impacts to circulation in the down town core. These should not be viewed independently of one another, in order to understand the full impact to emergency access, egress,



congestion and evacuation in the event of a flood or a fire. **Nor should the 3,000 vpd be averaged over 8 months as identified in BYLAW 14.27.4.12. This then allows for any number of vehicles on a daily basis, forever.**

FIGURE #2 – NOTE THE BLACK LINE INDICATES VEHICLE USE in 2014. Buildout at that time was around 30 to 40%. VPD reached 2500, vehicle use on

Spring Drive at Main Street has increased over the last 8 years. But I have to pay the town now for the detailed information.

A transportation study was conducted by McElhanney and the technical memo provided on the towns web site is dated April 6, 2022. A few items requiring clarification/attention or further work.

1. **Section 14.27.4.12** *VPD is defined as the average daily vehicle traffic on Spring Creek Drive at Main Street as measured during an eight month period including dates between May 1st and October 31st in the most recent 12 month period of measurement.* This is a new measurement added to the BYLAW and will allow for any number of vehicle per day. Since it is average over an 8-month period. Not a daily period as the existing ARP state. This is a massive change to the transportation piece for this development. 3,000 vpd (vehicles per day) identified in ARP 4.5.10, page 21, changed to of 3,000 vehicles a day averaged over an 8-month period as part of the recent technical memo dated April 6, 2022. This is a substantial change to the intent of the ARP and the recommendation and substantiated by the FINN Transportation report. This would mean 10,000 vpd is ok if the remainder of the month is down to 1,000 vpd. This would gridlock the downtown core and prevent any access or egress for emergency vehicles.
2. 2019 Data for the McElhanney technical memo was utilized for the report, when occupancy was closer to 50%. Build out may have been higher, but occupancy which generates traffic volume was closer to 50%.
3. 2019 data was used when vehicular numbers were down due to COVID.
4. What we know is that 4,000 vpd., cause traffic to be backed up to the Opera House, this occurred when vehicular traffic was re-route as part of the intersection work on Railway and Bow Valley Trail intersection. This is why my concern is for averaging the volume to an 8-month period as oppose to a daily / vpd.
5. Town of Engineering has stated they are comfortable with the data.
6. As a resident who is challenged at times to egress and access my property, coupled with concerns over emergency egress and access... this needs further understanding. My driveway accesses a collector road, typically not done in an R1 neighbourhood. To simply change the last stage to address congestion, when the bulk of the development are in stages 1 to 3 is not appropriate. See Figure 8 on page 33.
7. Would recommend that changes occur now to how transportation is managed. Not at stage 4.

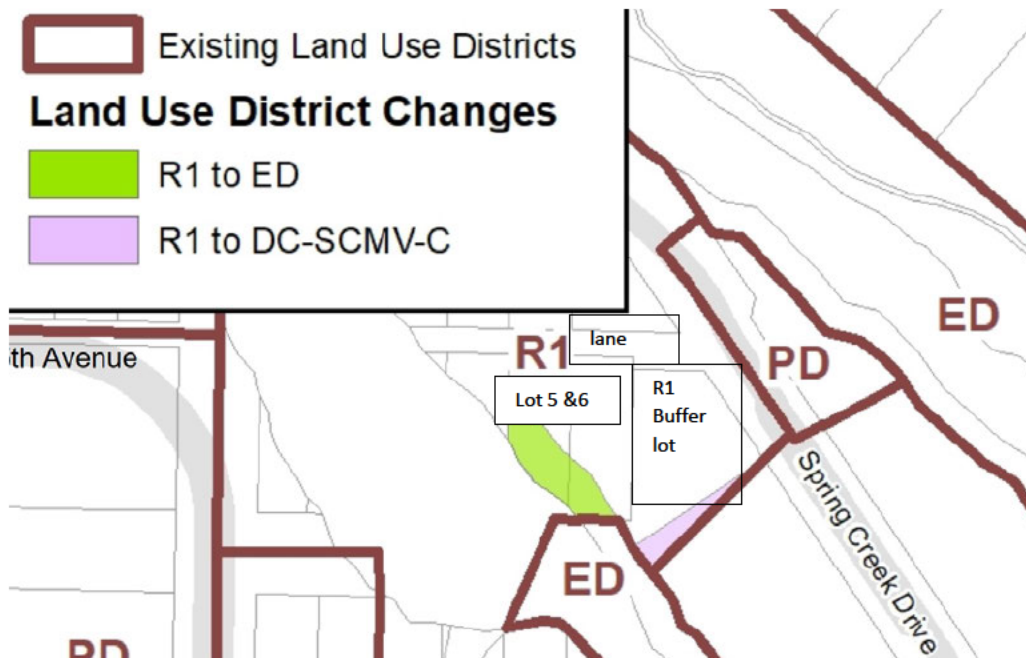
5. Changing the creek setback requirements for the parcels just north-west of the Malcolm Hotel.

Lots 5 and lot 6 (newly acquired by SCMV, which are not currently apart of the approved ARP) should require the current **Land Use By-law** to be upheld for creek setbacks, Land Use Bylaw Regulation 1.14.1 and 2.5.1 Setbacks from Bodies of Water. In addition, they should also remain as R1 and not be allowed to roll in to DC-SCMV-C further paving the way for a larger development in this area. Particularly when development constraints are already identified coupled with a request to increase density.

Figure 2, below, lots 5 and 6 are part of an existing R1 neighbourhood. The R1 in the box which is currently part of SCMV is the buffer lot between the commercial property and current R1 adjacent community. Maintaining this set back is **consistent with MDP 4.2.24** and reference document “**Stepping Back from the Water**”. I would argue that the riparian adjacent to these lots are important and of value in this consideration. SCMV 4.3.3 Creek Protection, states these creeks are high priority for sensitive fish habitat.

I live beside this lot and have been told by the Town of Canmore planning department that I would be required to be within the by-law if I was to re-develop. So I ask why should lots 5 and 6 be any different. I would argue that they should **NOT** be incorporated in the ARP with the same setbacks that are currently approved at 15 m. there are no constraints to lots 5 & 6 for R1 development. For example, structural decks would not be allowed with the 5m set back.

SCMV will argue that the reason is to maintain control over the development. The town can bring the lots in under the SCMV ARP while maintaining the same R1 zoning. Which still allows SCMV to maintain control over the development. I have placed lot 5, 6 and the original R1 buffer on the attached Figure #3 below, to provide an understanding of how close these two lots are to Spring Creek. I would further request that these lots, 5&6 as well as the buffer R1 lot hold a caveat that they are not incorporated in the commercial development as part of the main hotel R1 to DC-SCMV-C. That the zoning remain as is. I am supportive of the small purple triangle piece as presented. (figure 3 below/ Schedule B)



Schedule B of the BYLAW 2021-23 and/or
FIGURE #3 (figure from Appendix C Spring Creek ARP (Red-Lined))

Section 2 - Proposed Mapping Amendments to the Land Use Bylaw.

1. There are five (5) re-zoning reference identified, however the two maps provided identify (6) re-zoning requests. It is difficult to comment on the implications of these zoning requests from a transportation, density, building height and creek setback perspective when this is not clear about what is being asked.

Section 3 - Proposed Text Amendments to the Land Use Bylaw

1. **Increasing the number of visitor accommodation units permitted in the Village from 200 to 250.**
See response #4 in section 1, on transportation above.
2. **Increasing the total floor area fro local commercial permitted in the Village from 2500M2 to 3500M2.**
See response #4 in section 1, on transportation above.

3. Increasing the number of visitor accommodation units permitted in the village from 300 to 325.

See response #4 in section 1, on transportation above.

4. Changing the specific parking requirements from new development in the Village to align more closely with the Town's area-wide parking requirements.

Parking will be an issue in this area and needs further understanding. There are typically 50 vehicles park at any given time, in the propose future spa hotel area for the Malcolm. There is not enough street parking on Spring Creek Drive to accommodate these vehicles currently. Parking has been reduced in this development and replaced with bike racks. The bike racks were then removed in a later amendment. Adequate parking for current use as well as future should be addressed for this development.



5. Changing the creek setback requirements for the parcels just north-west of the Malcolm Hotel.

See response #1 in section 1 above.

6. Changing the boundaries between the R1 District and DC-SCMV-C District (north-west) of the Malcom Hotel.

This line is open ended, what is the reference? Will the line change in the Development submission? Will a larger piece of the R1 buffer be added to DC-SCMV-C District?

7. Resizing the boundaries of a PD District to reflect the size of a future Municipal Reserve Parcel.

This is an open ended, what is the reference? Maps provided do not adequately provide enough context or information to understand the requested zoning change.

8. Expanding the boundaries of the SCMV-CR District to include the area south of the village zoned MHP and referred to as Stage 4.

See response #4 in Section 1 above. **This should** require a transportation study. Including current and projected density and associate vehicle per day (vpd) count on access roads. If it exceeds the number in the vpd., count then the density is reduced and / or road configuration changes to reduce the number of vehicles entering main street.

9. Updating the figures and residential unit estimates to reflect Stage 4 development.

See response #4, Section 1, above on transportation study.

10. Removing the limitation of the number of storeys in each height zone.

This should not be removed. It opens up a number of questions of increase heights and increase density, that the development authority would have no control, once this change occurs. The original intent of the ARP for adjacent communities is lost, sense of community ARP 4.2.3. As well as 4.3.1.0 Noise and Light Pollution.

Section 4 - Other housekeeping items not covered above for consideration

- a. All commercial and construction traffic access the site should occur via the roundabout, off of Bow Valley Trail, on Spring Creek Drive. Commercial and construction traffic should not enter via main street due to congestion.
- b. The current lane way uses adjacent to lots 5 and 6 should remain with the Town of Canmore. See Figure 3. This laneway is not intended to be a primary access to lots 5 and 6. There are 3 other residents that utilize that laneway. Nor should it be incorporated into the ARP.
- c. Removing the wording “removing limitation of the number of storeys in each height zone”, creates and opportunity for increased density without development control.
- d. PAH identified housing units are sold and transferred to the Town of Canmore PAH CCHC. The town needs to negotiate a reasonable and fair price. Otherwise they are not PAH, they are merely additional units in the development.

- e. When grade is defined it should be the **current** existing street grade as of March 17, 2022, for DC-SCMV-C. A new grade that increases the height of the building to accommodate parking at the north end of this development, should not be included. A grade increase at the north end of DC-SCMV-C location to meet the front entrance grade of the Malcolm will provide for almost an additional storey. Section 4.4.7, of the ARP states that fill shall not exceed 1.5 meters, in the central portion of the site tapering to existing grade at the creek banks.
- f. For lots 5 and 6 and the R1 buffer lot, these too should have their **grades set at** the current street level, with a maximum building height of 9.5 m to provide for transition from the existing R1 neighbour hood to the commercial district of DC-SCMV-C. As per the intent of the ARP to provide for transition between R1 and Commercial districts.
- g. Variance to the creek for deck encroachment should not include structural decks. This is the same as building under the building code. Given these are structures and fall into the building code. Typically, are not easily removed.
- h. I agree with the utility of Geo-thermal; however, a cumulative effects study should be considered to be completed for the amount of water being extracted from the aquifer. There are trout making a living in both Spring and Policeman's Creek that should be considered as part of this volume of water extracted. I have nothing against geo-thermal and in fact I applaud its utility, however not at the cost of impact to the adjacent riparian and fish habitat. The amount of water per building that is being extracted at 2,500m³ per day over 300 days per year. A family of four extracts approximately only 40m³ per month. See Figure 4 attached permit below for the volume of water. This is for one building. There are at least 26 of these buildings proposed for this development.

Spring Creek Mountain Village Area Redevelopment Plan Amendments - Public Comments, July 26, 2022

i. Figure 4

A26 - ROCKY MOUNTAIN OUTLOOK - 2022.07

PUBLIC NOTICE
Spring Creek Mountain Village
Water Act
NOTICE OF APPLICATION

Notice is given that **Spring Creek Mountain Village** filed an approval application under the provisions of the *Water Act* to Divert groundwater from one pumping well and inject the water back to one injection well for geothermal purposes at Spring Creek located at SW 33-024-10-W5M in Cammore. There will be no consumptive use of the groundwater. The screen interval is from -13.41 m to 16.46 m below the ground surface, the estimated maximum total pumping rate is 2,500 m³/d, with a total annual circulation of water of 750,000 m³/year.

Any person who is directly affected by the application may submit a statement of concern to:

Environment and Parks
Regulatory Approvals Center
5th Floor, Petroleum Plaza South
9915 108 Street
EDMONTON AB T5K 2G8
Phone: 780-427-6311
Fax: 780-422-0154
Email: asp.waapplications@gov.ab.ca

within 7 days of the providing of this notice.

The written statement of concern should include the following:

- the applications number **DAPP0001906**
- describe concerns that are relevant to matters regulated by the *Water Act*.
- explain how the filer of the concern will be directly affected by the activities proposed in the application.
- the municipal address and/or legal land location of the land owned or used where the concerns described are believed to be applicable.
- state the distance between the land owned or used and the site in the application.
- contact information including the full name and mailing address of the filer. Please provide a telephone number and/or email address for ease of contact.

Environment and Parks will review each written statement of concern, seek more information if needed, and notify each filer by letter of the decision to accept or reject their written submission as a valid statement of concern.

Please quote files number: **DAPP0001906**

Further information regarding this project can be obtained from:

Contact: Frank Kemick
Spring Creek Mountain Village
713 Spring Creek Drive
Cammore, Alberta, T1W 0A7
Phone: (403) 678-6043
E-Mail: frank@springcreekmv.com

Statements filed regarding this application are public records which are accessible by the public. Statements should explain why the filer is directly affected and provide the full printed name, phone number and/or email address, postal address and legal land location of the filer.

Failure to file statements of concerns may affect the right to file a notice of appeal with the Environmental Appeals Board.

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- j. Figure 2, in the Red Line Document Appendix C is not correct, in 2002 the trailer court was still intact.
- k. Page 33, table 4 identifies 7 single detached houses in Stage 1. It does not reflect or include the proposed 3 R1 lots at the north end of the development, lots 5 and 6 and the R1 buffer. This is not clear for stage 1. There are 7 lots for Spring Creek Lane currently.
- l. Page 33, table 4 also identifies an additional 50 hotel rooms in stage 1. This is over and above what has been already approved. How will 50 additional hotel rooms be incorporated without increasing the height of the buildings or footprint of the building? The ARP talks about constraints to development. It seems to me that the constraint is accommodating increase amendments and then asking for accommodation for creek set backs to address the increase in units as well as potential larger footprint to address the increase in density, that will be approved at this stage. The Town approved the development now I need more land to execute the approval. Shouldn't this stage of approval come with a Concept for approval? So it is clear what is being asked.

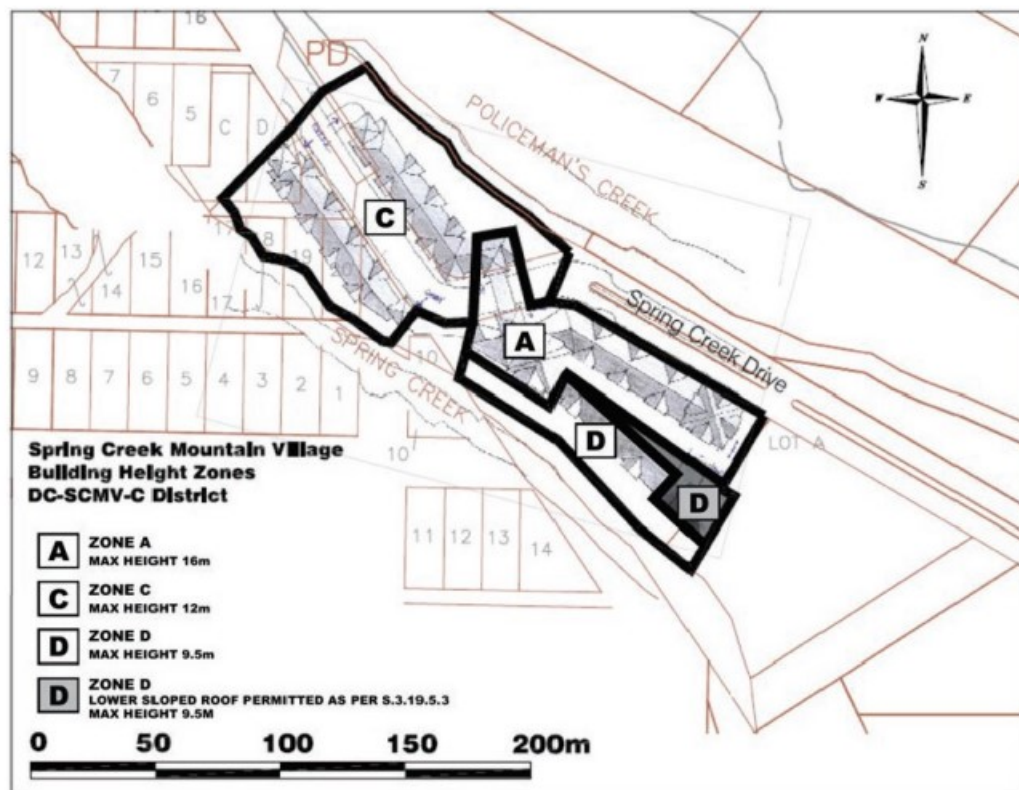
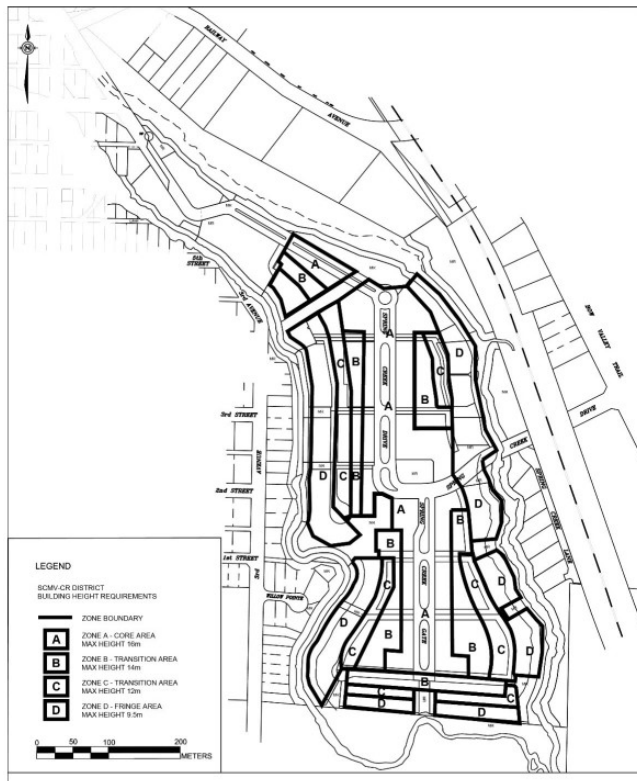
- m. This development has wrapped around my home over the last 20 years. I have yet to receive a letter from the town on potential amendments to the ARP. I would like to know why? It is exhausting to consistently be on the look out for changes to the ARP. In this case, the lots in question back onto my property.
- n. Building Heights for the current proposal; there are two figures with conflicting building heights identified. The original intent was to reduce building heights to 9.5 as they were developed closer to the riparian areas and adjacent R1 communities. The building height in the second image below is not reflective of the intent of the ARP. It is given a 12.0 m overall and a 16 m as it interfaces with the Malcolm. The attached two figures below identify this conflict. This is then compounded by where the grade is measured and approved by the town. If, for example with the grade be set at the Malcolm or at the R1 lot area. There is at least a 2-meter grade difference. The town will see a 12 m + 2m grade + 2m already approved variance, to the DC- SCMV – C district. This equals 16 m building height adjacent to a sensitive riparian zone and R1 residential communities as presented in the current documents. So the height of the SPA could be 16 m., adjacent to R1 and sensitive riparian zones.

See figure 14.19.5.8 and Figure 1, 14.27.4.9. from the Town of Canmore documentation. See attached figures below.

Grades should be set at the current grades on site measured at the existing road / curb edge. Building adjacent to Spring Creek and R1 Residential lots should both be set at 9.5 m and terrace up to 16 m to meet the Malcolm. The additional 50 rooms should not be approved if this cannot be meet.

Spring Creek Mountain Village Area Redevelopment Plan Amendments - Public Comments, July 26, 2022

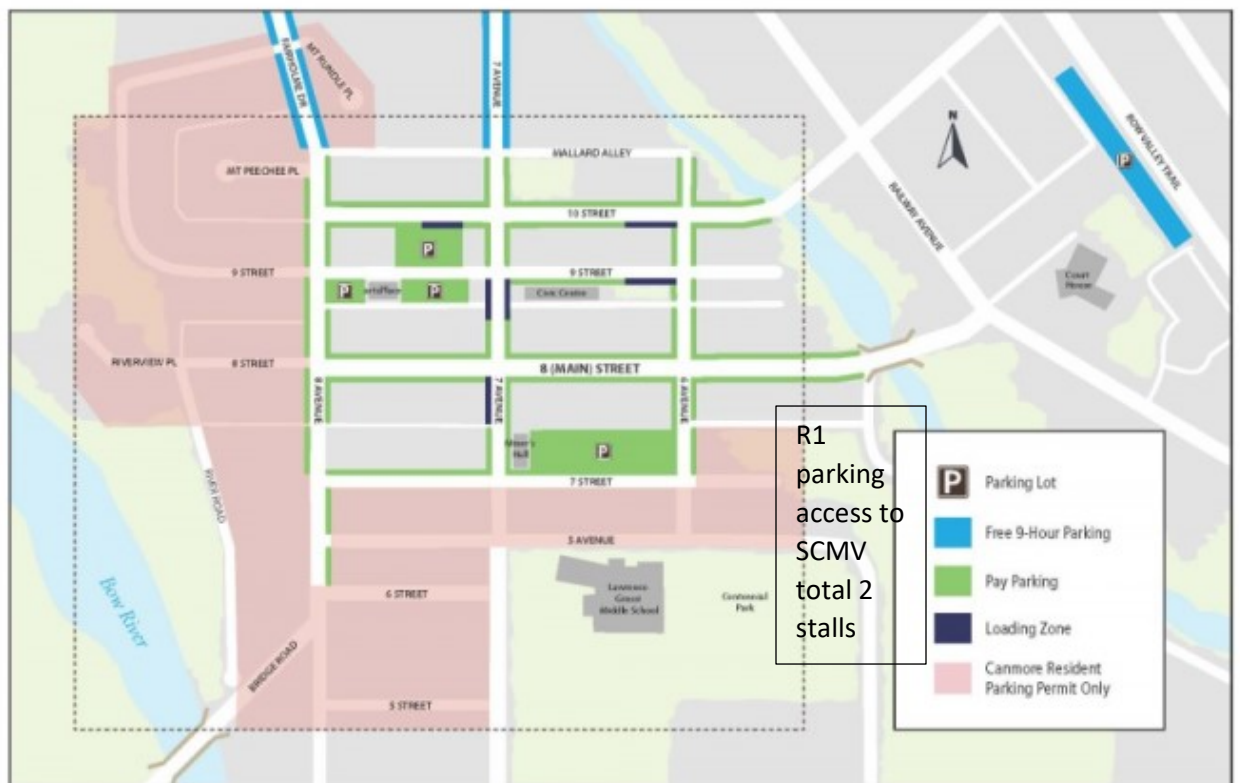
Figure 1. Maximum Building Heights



Spring Creek Mountain Village Area Redevelopment Plan Amendments - Public Comments, July 26, 2022

- o. 14.27.4.10 applies to all stages, yet all of Stage 1 is not reflected.
- p. 14.19.5.10 Parking, Loading and Storage. Parking requirements has been greatly reduced for this development. Currently, the Malcolm typically parks between 50 and 60 vehicles on surface in the lot of this SPA proposal. See image below, typical of this lot. There is not an abundance of parking on Spring Creek Drive. Nor is there space for bus parking. If metered parking is the answer to this issue, then the two stalls at the corner of the entrance road to SCMV negotiated for the R1 residents during the road upgrade, should be zoned for R1 resident parking permit only. As are other R1 areas in town close to the downtown core. Area should be highlighted in red. As shown below.

Town Centre Paid Parking Program



All on street parking not indicated on map is 72 hours maximum.
This map is intended to be used as a guideline. Local/temporary signage will always take precedence.

canmore.ca

- q. The developer has received the amendments to date that I am aware of for Stage 1 alone;
 - a building height change from 9.5 to 12.0m with and additional variance of 2 m.

Spring Creek Mountain Village Area Redevelopment Plan Amendments - Public Comments, July 26, 2022

- 20% of the building may exceed the maximum height by up to 10%
- and an additional 5% of the building may exceed the maximum height by up to 20%.
- Vehicular parking has been reduced to accommodate bike parking.
- The bike parking was then reduced at a subsequent amendment.
- A variance to the creek set back of 5 meters.

Thank you in advance for your consideration

Regards

**Liz Baker
Phil Hoilett
Claire Hoilett
Alex Dupuis**

████████████████████
████████████████

From: [REDACTED]
To: [Shared.MunicipalClerk](#)
Subject: ARP for Spring Creek
Date: August 8, 2022 3:30:22 PM

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We would like to support the changes to the ARP that are proposed by Spring Creek.

Thanks

Debbie and Peter Brown

[REDACTED]

Sent from my iPad

From: [REDACTED]
To: [Shared.MunicipalClerk](#)
Subject: Proposed Amendments to the Spring Creek Area Redevelopment Plan
Date: August 3, 2022 6:18:50 PM

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

To whom it may concern,

I understand that a public hearing regarding this subject is scheduled for Aug. 16, 2022, at 9 a.m. I am writing to express my support to the proposed amendments to the Spring Creek Area Redevelopment Plan (ARP) and for proposed amendments to the two Spring Creek Land Use Bylaws. The proposed amendments appear to be in the best interest of the Town of Canmore and the residents of Spring Creek. The proposed amendments will also bring additional certainty and therefore efficiency to the development process which is also in the best interest of all taxpayers in Canmore.

Sincerely and with best regards,
Gerry

Gerald (Gerry) Chalifoux, P. Eng.
Owner, [REDACTED]
Mobile: [REDACTED]

From: [REDACTED]
To: [Shared.MunicipalClerk](#)
Subject: Spring Creek ARP and Land Use Bylaw amendments
Date: August 11, 2022 9:40:45 AM

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Hello,

As a full time resident of Spring Creek, I fully support the proposed the phase 4 Spring Creek ARP and Land Use Bylaw amendments that have been brought forward to council.

Regards,

Doug Chrumka

[REDACTED]
Canmore, AB [REDACTED]
[REDACTED]

August 11, 2022

Municipal Clerk
Town of Canmore
902 7th Avenue
Canmore, AB
T1W 3K1

To whom it may concern,

We received your letter dated August 5, 2022, in regards to the bylaw and ARP changes proposed by the developer of the Spring Creek Village Area.

We are most concerned with item (3): Changes related to the development of the future hotels and adjacent residential sites.

1. Changes to Section 4.6.9 - Building Setbacks Adjacent to Creek banks from 20 meters to 15 meters

The Environmental Impact Statement completed by Golder Associates in 2003, stated that “priority will be given to protect areas identified as having high environmental sensitivity; this will happen primarily through the designation of environmental reserves.” Moreover, “riparian edge restoration and protection would be achieved by the development of an Environmental Reserve and building setbacks.” Figure 6-1 specifically states the creek-building set-back would be ~20-meters. If the plan is to deviate from the original Environmental Impact Assessment, then it is suggested that a new Impact Assessment be completed to thoroughly understand the impact of the proposed amendments on the highly sensitive area which the new setbacks would infringe upon.

Further, we are concerned that if approved, the setback requirements will be a precedent for future developments along waterways. Spring Creek is being encroached upon on both sides of the creek bank. Homes along 5th Street are allowed a 5-meter relaxation to their setbacks due to the current Land Use Bylaw. Section 1.14.2.1 that states:

The following setback variances may be granted by the Development Authority on lots registered on or before April 8, 1997:

b. Residential Buildings: A variance of up to 5.0 m to the bank setback may be granted to residential buildings if the variance is required in order to accommodate a residential building with a gross floor area of 325 m² or less or a floor area ratio of 0.35 or less. Residential buildings which do not meet either of these requirements shall not be eligible for a variance from the 20.0 m setback.

Unfortunately, the Land Use Bylaw does not contemplate if the relaxation is imposed on both sides of a waterway. It assumes that infringement is only one sided. If setback relaxations are allowed to proceed on new developments along 5th Street and the new

boutique hotel, Spring Creek will be encroached upon on both sides of the creek creating a pinch point to the riparian habitat.



Additional concerns with a shorter setback are construction considerations, as there will be more impact to the Environmental Reserve during foundation excavation. Moreover, article 4.6.9 suggests that “encroachment such as landscaping, retaining walls, patios and outdoor health, wellness and spa facilities” shall be allowed into the setback area for the two remaining hotel sites.” This is unacceptable to us, as the development is already asking for a 5-meter relaxation and on top of that, will still encroach upon the remaining setback.

2. Changes to Table 2

In regards to Table 2 of the ARP, Land Use Areas and Density, please clarify how the Gross ARP Area increases, as does the Environmental Reserve area, when the setback encroaches upon the Highly Sensitive areas as well as Environmental reserves along Spring Creek and Policeman’s Creek. If the setback is reduced by 5 meters, which land will be converted to Environmental Reserve to make up the shortfall to equal 13.8%.

3. Changes to Figure 3 - Removing the limitation of the number of storeys in each height zone along with the setback relaxation

The concern around the increase in storeys is twofold: impact on habitat as well as increase in number of dwellings and therefore noise and view obstruction for surrounding residents.

In Calgary, there is a bylaw in place to avoid shading the Bow River. As such, buildings constructed closer to the river are lower in height. Bylaw no. 94Z2005 states that:

*“**Riverbank Sunlight** - No building shall place in shadow an area 20 metres wide throughout abutting the top of bank of the south side of the Bow River from 10:00 a.m. to 4:00 p.m. Mountain Daylight Time on September 21, except areas already in shadow as a result of buildings existing at the date of adoption of this bylaw.”*

We ask that prior to removing the limitation on the number of storeys, a Sun Shadow impact study be completed on Spring Creek and Policeman’s creek with results and recommendations shared with the community.

We also ask that a new Visual Impact Analysis be completed. The original study completed by Southwell Trapp & Associates and Marshall Tittermore Architects in 2003 stated that owners would see “new trees and shrubs in the rehabilitated environmental reserve areas across Spring Creek followed by back yards of town houses set back a minimum of 20m from the creek edge. The building height will be limited to 2.5 story – in keeping with the scale of the houses lining the west edge of the Creek.” Given that the setback is being relaxed as well as the height limitation, we think a new Visual Impact analysis should be completed that includes the impacts of the bylaws as proposed. Further, any previous relaxations to the ARP should be highlighted. We ask that results be shared with residents impacted by the height zone and setback changes.

There is no doubt that a taller and larger building structure will have a greater impact to the surrounding environment as well as on residents bordering Spring Creek Mountain Village. We ask that prior to Council approving these changes, the impact of the decision be fully understood by completing a new Environmental Impact Assessment, Sun Shadow impact study on Spring Creek and Policeman’s creek, as well as a new Visual Impact Analysis. Moreover, we ask that the developer confirm that the setback requirements if changed will still meet the “Stepping Back from the Water: A Beneficial Management Practices Guide for New Development Near Water Bodies in Alberta’s Settled Region.”

Lastly, with the increased number of proposed units, we would like to understand how noise issues would be managed. Currently, owners bordering the Malcolm hotel are dealing with unprecedented noise levels from the pool area as well as weddings. Although the Town of Canmore is issuing the appropriate tickets to the Malcolm hotel due to the noise complaints, my understanding is that the Malcolm hotel is appealing the infractions. We would like the Town of Canmore to take the noise disturbances seriously, as they are jeopardizing the enjoyment of the outdoor space for nearby residents.

Thank you for the opportunity to provide our concerns regarding the proposed changes. In the future, please provide more notice than one week prior to the hearing date. This gives

the consultation process a rushed appearance and that the project is being rubber stamped without proper vetting with the public.

Regards,
Concerned 5th Street resident

From: [Nicole Cooper](#)
To: [Shared.MunicipalClerk](#)
Subject: Spring Creek Village Area Redevelopment Plan - Owner Feedback
Date: August 12, 2022 8:42:40 AM

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Good Morning,

Thank you and the Town for providing the time for the property owners of Spring Creek to give feedback on the application to amend the Spring Creek Village ARP and the Town's Land Use Bylaw. I would like to provide feedback on the request to increase the number of visitor accommodation units.

Sarah Cooper
[REDACTED]
[REDACTED]

I do not agree with the addition of 50 visitor accommodation units in the Village. How is the Applicant going to split this number between the two new hotel complexes that have been already approved? The Village has seen an increase in traffic, from owners, visitors and others in the community who use the Village as a way to get to downtown. What will be the market mix of these two new hotels - market mix will determine the type of guests and the additional traffic property owners will see in the Village. Will it be additional single vehicle traffic or could there be motorcoach transportation dropping off tour guests? I think this, combined with the Town's new paid parking program will have a great negative impact on the Village. Additionally, I believe with all of the new accommodation units that have been recently approved by the Town, there is no need to add the additional 50 units for the Village. I feel this would be a detriment to our neighborhood and the value of our homes.

Thank you for your time and kind regards,
Sarah

Sarah Cooper
[REDACTED]

Sent from [Outlook](#)

SPRING CREEK MOUNTAIN VILLAGE AREA REDEVELOPMENT PLAN AMENDMENTS BYLAW 2021-22 AND LAND USE BYLAW AMENDMENTS BYLAW 2021-23.

IN REGARDS TO THE ABOVE, I AM WRITING THIS LETTER TO BE PRESENTED AT THE AUGUST 16TH TOWN OF CANMORE PUBLIC HEARING.

MY NAME IS IAN DENTON, MY WIFE NAOMI NAKAHARA LIVE AT [REDACTED], I AM WRITING THIS LETTER AS I APPOSE ANY AMENDMENTS TO THE LAND USE BYLAW THAT WOULD INFRINGE ANY CLOSER THAN THE 20 METERS TO THE POND AND SPRING CREEK. WHAT IS THE POINT OF HAVING SPENT THE TIME, EFFORT AND MONEY ON BRINGING THESE LAND USE BYLAWS INTO EFFECT WHEN SOMEONE CAN COME ALONG AND JUST HAVE THEM CHANGED TO SUIT WHAT THEY WANT TO DO. THOSE BYLAWS ARE THERE FOR A REASON. WE NEED TO PROTECT WHAT IS LEFT OF THE NATURAL HABITAT IN THIS AREA, IF WE ALLOW THESE CHANGES WE LOSE A LITTLE BIT MORE HERE, THEN IT WILL SOMEWHERE ELSE. BY THE TIME IT'S ALL SEND AND DONE, WHATS LEFT.

I AM ALSO VERY CONCERNED REGARDING THE NOISE ISSUE THAT WILL RESULT FROM A HOTEL BEING BUILT NEXT THE CREEK AND IN VERY CLOSE PROXIMITY TO RESIDENTIAL HOUSING. WHAT HAS BEEN EXPERIENCED FROM THE MALCOLM, THE SAME WILL BE TRUE FROM THESE NEW HOTELS. THE PEACEFUL ENJOYMENT OF OUR PROPERTY'S WILL BE DIMINISHED SIGNIFICANTLY; THERE IS NO WAY AROUND THAT. HAVING BALOCNIES FACING THE CREEK, PATIOS ETC. THESE WILL HAVE A NEGATIVE EFFECT ON THE RESIDENTS. THE CLOSER THEY ARE ALLOWED TO BUILD THE NOISER IT WILL BE. PLEASE RECONSIDER ALLOWING THE AMENDMENTS TO THE LAND USE BYLAW.

AS AN EXAMPLE OF HOW THE BYLAWS WORK, A NEW HOUSE WAS PROPOSED FOR 534-5TH ST, IT WAS TURNED DOWN IN PART AS THE PROPOSAL WAS TO ENCROAH ON THE POND BEYOND WHAT THE LAND USE BYLAWS ALLOW. AS TO THE PROPOSED HOUSING LOTS PROPOSED NEXT TO THE NEW HOTEL, THEY WANT TO AGAIN ENCROACH ON THE POND, THIS SHOULD NOT BE ALLOWED. HAVE THE EFFECTS ON GROUND WATER BEEN LOOKED AT IN RESPECT TO THESE PROPOSED HOTELS. COULD THESE NEW STRUCTURES CAUSE THE GROUND WATER LEVEL TO BE RAISED, CAUSING POSSIBLE FLOODING ISSUES FOR RESIDENTS WHO LIVE IN CLOSE PROXIMITY TO THESE HOTELS? AGAIN, THE CLOSER YOU COME TO THE CREEK/POND THE MORE ISSUES THAT COULD BE CREATED.

THANK YOU FOR YOUR TIME,

IAN DENTON

[REDACTED]

From: [REDACTED]
To: [Shared.MunicipalClerk](#)
Subject: Response to the Spring Creek Area Redevelopment Plan
Date: August 4, 2022 10:14:54 AM

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Hello,

I'm writing to lodge my objection to some of the changes proposed by Frank Kernick and Spring Creek Developments to the Spring Creek ARP.

I object to 2 parts of the proposal – 1. reducing the number of residential units and 2. increasing the number of visitor accommodation units.

I do support increasing the amount of commercial space, however, only if it is zoned for retail and not office space. And it if has abundant parking for visitors to help the retail thrive.

I, like many others in the area, bought into the area as a new *community*. Both proposed changes greatly increase the proportion of visitors in the area and reduces the number of actual residents and therefore reduces the bonds that makes it feel like a community.

I lived in the UK for 20 years and had a place in an area in London that was redeveloped and mostly purchased by people looking to Airbnb their units or by rich foreigners who used it as a place to just park their money and rarely stayed in their units. The community as a whole suffered as a result. The commercial units became difficult to rent as the businesses failed to attract enough foot traffic or steady customers. Those businesses that tried to move in, struggled to survive. And much of the remaining commercial space remained vacant. The businesses that ultimately moved in were companies needing small, cheap office space. The envisioned retail environment never transpired. The lack of foot traffic, both from the commercial use and the absentee foreign buyers meant that the whole area felt like a ghost town, even though there were over 1500 units on the site.

I see much of the same trend happening with Spring Creek – 4 of the buildings to date are primarily visitor/tourist accommodation – Tamarack, Spruce, Rundle Cliffs and The Malcolm – with 2 more hotels yet to come. The commercial units that are in the area right now are similar to the area of London that I described above – office space or small units that attract very little in the way of foot traffic or other vibrant activity. And the result is the same that I saw in London – Spring Creek, as beautiful as it is, feels like a ghost town even though it is within a stones throw from downtown. And the seasonal variations will only make it worse in the winter months.

I would also stress the importance of the available parking to any changes to the ARP. This is another issue that came up repeatedly in London redevelopment plans – the lack of access and parking was killing commercial retail areas which subsequently impacted the community fabric itself.

While Canmore may need more visitor accommodation, I don't believe that Spring Creek needs to provide a greater proportion of it than it already has. It does however need more full time residents,

amenities and visitor parking.

Thank you for your time and consideration.

Kind regards,
Bryan Dyck

Town of Canmore
902 7th Avenue
Canmore, AB
T1W 3K1
Attention: Mayor and Town Council

August 3, 2022

Dear Mayor and Town Councilors:

RE: Commercial zoning in Spring Creek development

Please accept this letter as a demonstration of my support for the development and expansion of commercial space allotment within the Spring Creek community and ask that it be considered as a top priority for approval of planning and development.

The potential expansion and commercial facilities are essential for business and economic growth within the Town of Canmore. From my perspective this is most important for increasing access to diverse medical services. As a practicing physician and specialist in Neurology, I am drawn to the lifestyle Canmore brings to me personally, but also recognize the gap in access to both family medicine and specialty services in the community. I certainly do not need to explain this issue to you as I know that this is a top priority for the Town Council already.

I have agreed to purchase space to develop a new family medicine and visiting specialist clinic in the Timberstone building within the community of Spring Creek. This contract is dependent on approval of the builder's request for additional commercial zoning. This clinic will provide an attractive alternative for current family physicians in Canmore because we will be able to control overhead costs and increase practice efficiencies. We also plan to develop an after hours and urgent care service which will benefit all residents in Canmore, not just those in Spring Creek. My business plan will enable us to recruit new family doctors as I have acquired medium-long term housing for new doctors to use. As you know, affordable housing has been identified as a key deterrent for new family physician recruits. Finally, I intend to use this clinic to bring more visiting specialist care to the town of Canmore, again a benefit for all residents.

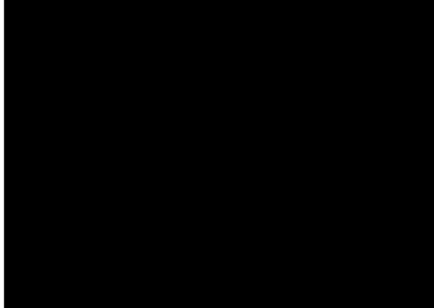
Mayor and Town Councilors

August 3, 2022

Page 2

In order to proceed with this project, I ask that you approve the request for increased commercial zoning in the Spring Creek community.

Sincerely,



Jonathan Fridhandler, MD, FRCPC Neurology, CSCN (EMG)
Fellowship in Multiple Sclerosis and Neuroimmunology
Clinical Assistant Professor, Department of Clinical Neurosciences, Cumming School of
Medicine, University of Calgary
Partner, Alberta Neurologic Centre
Jonathan.fridhandler@albertahealthservices.ca

From: [REDACTED]
To: [Shared.MunicipalClerk](#); [Sean Krausert](#)
Cc: [REDACTED]
Subject: Spring Creek Mountain Village Area Redevelopment Plan - Comments, 2nd Reading August 16th.
Date: August 8, 2022 7:31:55 AM

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Honourable Mayor. I am taking the liberty of sending this directly to you, as well as the Municipal Clerk. Trust that is ok.

Val & I live at [REDACTED], which is one house away from the R1 lots on the north side of the proposed hotels. We are respectfully submitting these comments for the Aug 16 second reading pertaining to the Spring Creek ARP.

First of all, to Frank Kernick's credit, we have had lots of discussion with him on several occasions (and many times initiated by Frank) over the past 2-3 years about this redevelopment.

1) R1 Lots north of the Proposed Hotels

Our main concern is the R1 lots. We live in a small pocket of R1 homes within metres of the SCMV development. We have no issue with SCMV having purchased one of these and proposing to include its two lots within the SCMV Control District, **provided they follow through on their often repeated goal of building detached home(s) on the reconfigured lots**. At this point, I believe Frank intends to do just that. However, his priority is the hotels, so construction of these home(s) is likely several years away. The development plan for SCMV has changed a few times over the years, so the risk of having the lots sit empty for potentially several years is that the development plan could continue to evolve, and Frank or his successor(s) may want to do something different with those lots.

There should be time limit on when construction of these home(s) must begin (eg. one year after completion of the hotels), or a covenant put on the lots that they remain R1 indefinitely.

The next point regarding these lots is setback. The existing house which SCMV has purchased will be demolished. We have no issue with the new home(s) having the same creek setback as the existing house. **We definitely have an issue if the new home(s) would have a setback less than the existing home.**

If SCMV decides to build only one home, and Frank has said they won't decide on one or two until the hotels are well under construction, then:

- this home must occupy both of the reconfigured lots so there is not an empty lot remaining
- there should be no variance granted from the 20 m setback established in the Land Use Bylaw

Lastly, the laneway that currently exists between the homes in our "pocket" must remain town property. It must not become part of SCMV. From talking with Fran, I believe this is the intent, but I don't see this specifically mentioned in the documentation.

2) Traffic

The wording regarding 3000 vpd has remained essentially the same for as long as I have been

reading the documents....until now. I agree there was a gap in the wording in that there was no explicit definition of 3000 vpd. However, I think the proposed definition of averaging the data over an 8 month period would give tacit approval to gridlock. We experienced gridlock (traffic backed up as far as the SCMV Opera House) on many days when the traffic count was approximately 4000 vpd during the Bow Valley Trail/Railway Ave intersection construction. Using the proposed average approach can result in 4000 vpd for 10 days every month, as long as the remaining days average 2500.

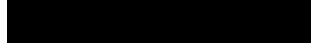
We would prefer to see a definition that stipulates action must be taken if the traffic count either: (i) exceeds an average 3000 vpd in any one month; or (ii) exceeds 3500 vpd for 5 or more days in any month

3) Construction traffic

Due to the size of the construction vehicles, the number of vehicles, and the fact our driveways access Spring Creek Drive directly, all construction traffic for the hotels should be directed to use the roundabout entrance into SCMV.

Thanks for the opportunity to comment.

Val & Don Goodrow



From: [Connie Hall](#)
To: [Shared.MunicipalClerk](#)
Subject: Spring Creek Mountain Village Area redevelopment Plan Amendments Bylaw 2021-22
Date: August 13, 2022 3:07:53 PM

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and Land Use Bylaw Amendments 2021-23

To The Mayor and Councillors:

Please note my opposition to any setback to the creeks.

In terms of height increases, please do not let one developer start being able to increase height from an original plan. (I believe that next developer will ask for a higher height limit too and then it will never stop) No one owns the views here. But one developer can spoil it all.

I have heard this developer state that the lights at Railway and Bow Trail are poorly setup. (I have seen traffic backed up to beyond the traffic circle....an entrance to SC) Yet the developer is asking for more vacation and hotel rooms than originally requested. I believe there is no consideration for the consequence of more of these kinds of accommodation. Please do not change the original number approved.

Parking is already a problem for Canmore's residents, visitors and business owners. Please think carefully about these changes

Respectfully,

Constance Hall

resident in Spring Creek

From: [REDACTED]
To: [Shared.MunicipalClerk](#)
Cc: [REDACTED]
Subject: Area Redevelopment Plan for Spring Creek
Date: August 5, 2022 1:40:52 PM

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My wife Terri Harrison, and are full time residents of Spring Creek (SCMV), residing in [REDACTED] since building occupancy was approved by the Town of Canmore ToC). We are also active members of Spring Creek Property Owners Association (SCPOA).

We support the SCMV Area Redevelopment Plan currently under consideration by ToC council for approval of same as presented. Many Thanks.

From: [RENE HIGGINS](#)
To: [Shared.MunicipalClerk](#)
Subject: Area Redevelopment Plan
Date: August 11, 2022 5:15:14 PM

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

This is to let you know that I support Mr. Frank Kernick for the Area Redevelopment Plan.

Regards
Rene R Higgins

From: [REDACTED]
To: [Shared.MunicipalClerk](#)
Subject: Re: Spring Creek redevelopment plan
Date: August 11, 2022 1:34:49 PM

March 29th, 2022

Attention: Nathan Grivell and Marcus Henry

Further to your letter to residents of Spring Creek regarding the application to amend the Spring Creek Village ARP and the towns Land Use Bylaw. We are owners of two properties in Spring Creek one of which we do live in full time. The addresses are 379 Spring Creek Drive and we live at 16 Streamside Lane.

We are vigorously objecting to the following proposed amendments of the LUB.

1. Increasing the number of visitor accommodation units permitted in the village from 200-250

Our concern with the increase in 50 units brings even more visitors into SCMV. With this comes the security problem of our homes as well as brings in more traffic, garbage. Currently we have had problems with visitors who feel that our back yards are public property. Hot tubs have been tried to get into, flowers and plants have been ripped out by visitors and any guest with a dog creates a free for all as there are no signs that this is not an off-leash area. There is a parking problem already before all of this and to increase tourist homes, add a bar, restaurant, etc, where are these people suppose to park. It has unfortunately come to happen that good full-time residents are leaving Spring Creek on the weekends as well as they are moving away.

2. Increasing the total floor area for local commercial permitted in the village from 2500 m sq to 3500 m sq.

Will there be enough parking to manage this? And not in relation to Spring Creek Drive as we all know that this doesn't work. We are also very concerned about the shift from residential to commercial. This erodes from the vision of a community that was promised to all owners when they purchased their homes.

3. Increasing the number of tourist home units permitted in the village from 300 to 325.

The ASP was approved for 300 units. We see no value in the increase. As said before it increases the parking issue, security issue etc. We do not understand the developers rational that it is needed to reflect the changes in the housing market. There is no difficulty in selling a residential property (non tourist home) in Canmore. The only rationale we see possible is the increased sale revenue to the developer

4. Changing the specific parking requirements for new development in the village to align more closely with the towns area wide parking requirements.

We are still not clear as to what these changes are. Does the new change propose less parking than the original ASP? There is currently a large parking problem, and this will make the problem even greater. Is the town considering paid parking on Spring Creek Drive?

5. Changing the creek setback requirements for the parcels just northwest of the Malcolm Hotel

Imagine the great deal of work that went into setting these boundaries to preserve our creeks. We do not understand why this should be changed. There is already a problem with these creeks which are abused every year by visitors and their dogs.

6. Changing the boundaries between the R1 district and the SCMV district (NW of the Malcolm Hotel)

We have no concerns

7. Resizing the boundaries of the PD district to reflect the size of a future municipal reserve parcel

What exactly is the amendment, if it is to reduce the size of the MR then we are not in favour.

8. Expanding the boundaries of the SCMV-CR district to include the area south of the village zoned MHP referred to as stage 4.

No concerns

9. Updating the figures and residential unit estimates to reflect stage 4 development

No concerns

10. Removing the limitation of the number of stories in each height zone

Perhaps further clarification is required. We are not in favour of removing the limitation of stories.

Thank you for allowing us to put forth our objections and concerns regarding all of the changes. Currently we like several Canmore residents feel that we do not need any more tourist rated homes. We do own one that was purchased over 10 years ago however our town is becoming saturated with tourist homes. What we do need is homes for residents to live in full time. Parking is a huge problem in all of Canmore. Spring Creek Drive is already being used daily by people who go hiking all day, for motorhomes who park there for a few days to avoid paying for a site. Residents are tired of having to subsidize tourism thru our tax dollars. This developer has constantly changed how Spring Creek is being developed and there is a lack of a community in this area. Unfortunately, it is leading to good local residents moving out of Spring Creek and Canmore. Until this letter which was not received by all residents, this was the first time that we have received anything from the town letting residents know of upcoming plans and changes.

Brent and Terrie Holdner

From: [REDACTED]
To: [Shared.MunicipalClerk](#)
Subject: Spring Creek Area Redevelopment Plan
Date: August 11, 2022 11:50:31 AM

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We, as owners of Unit [REDACTED] located at [REDACTED] are supportive of the proposed amendments to the Spring Creek Area Redevelopment Plan (RDP) as well as the proposed amendments to the two Spring Creek Land Use Bylaws.

Gayden and James Howe

Sent from my iPad

From: [REDACTED]
To: [Shared.MunicipalClerk](#)
Subject: Supporting Input for SCMV ARP and Bylaw Changes
Date: August 11, 2022 2:15:34 PM

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

We have been owners of a condo in Moraine Ridge as part of Spring Creek Mountain Village for 10 years. Overall, we have been very pleased to see the progress that Frank Kernick and Spring Creek have made in continuing to develop SCMV.

We are in support of the updates proposed to the Spring Creek Area Redevelopment Plan and Land Use Bylaws. We believe that these are necessary changes to continue progress for the area.

Our understanding is that submission of this email will document our support for these ARP and bylaw changes.

Regards
Peter and Barb Ingle

[REDACTED]
Canmore, AB
[REDACTED]

Juan and Aranzazu Jarrah

██████████
Canmore, AB
██████████

August 12, 2022

Municipal Clerk
Town of Canmore
902 7th Avenue
Canmore, AB
T1W 3K1

To whom it may concern,

We received your letter dated August 5, 2022, in regards to the bylaw and ARP changes proposed by the developer of the Spring Creek Village Area.

We are most concerned with item (3): Changes related to the development of the future hotels and adjacent residential sites.

1. Changes to Section 4.6.9 - Building Setbacks Adjacent to Creek banks from 20 meters to 15 meters

The Environmental Impact Statement completed by Golder Associates in 2003, stated that “priority will be given to protect areas identified as having high environmental sensitivity; this will happen primarily through the designation of environmental reserves.” Moreover, “riparian edge restoration and protection would be achieved by the development of an Environmental Reserve and building setbacks.” Figure 6-1 specifically states the creek building set-back would be ~20-meters. If the plan is to deviate from the original Environmental Impact Assessment, then it is suggested that a new Impact Assessment be completed to thoroughly understand the impact of the proposed amendments on the highly sensitive area which the new setbacks would infringe upon.

Further, we are concerned that if approved, the setback requirements will be a precedent for future developments along waterways. Spring Creek is being encroached upon on both sides of the creek bank. Homes along 5th Street are allowed a 5-meter relaxation to their setbacks due to the current Land Use Bylaw. Section 1.14.2.1 that states:

The following setback variances may be granted by the Development Authority on lots registered on or before April 8, 1997:

b. Residential Buildings: A variance of up to 5.0 m to the bank setback may be granted to residential buildings if the variance is required in order to accommodate a residential building with a gross floor area of 325 m² or less or a floor area ratio of 0.35 or

less. Residential buildings which do not meet either of these requirements shall not be eligible for a variance from the 20.0 m setback.

Unfortunately, the Land Use Bylaw does not contemplate if the relaxation is imposed on both sides of a waterway. It assumes that infringement is only one sided. If setback relaxations are allowed to proceed on new developments along 5th Street and the new boutique hotel, Spring Creek will be encroached upon on both sides of the creek creating a pinch point to the riparian habitat.



Additional concerns with a shorter setback are construction considerations, as there will be more impact to the Environmental Reserve during foundation excavation. Moreover, article 4.6.9 suggests that “encroachment such as landscaping, retaining walls, patios and outdoor health, wellness and spa facilities” shall be allowed into the setback area for the two remaining hotel sites.” This is unacceptable to us, as the development is already asking for a 5-meter relaxation and on top of that, will still encroach upon the remaining setback.

2. Changes to Table 2

In regards to Table 2 of the ARP, Land Use Areas and Density, please clarify how the Gross ARP Area increases, as does the Environmental Reserve area, when the setback encroaches upon the Highly Sensitive areas as well as Environmental reserves along Spring Creek and Policeman’s Creek. If the setback is reduced by 5 meters, which land will be converted to Environmental Reserve to make up the shortfall to equal 13.8%.

3. Changes to Figure 3 - Removing the limitation of the number of storeys in each height zone along with the setback relaxation

The concern around the increase in storeys is twofold: impact on habitat as well as increase in number of dwellings and therefore noise and view obstruction for surrounding residents.

In Calgary, there is a bylaw in place to avoid shading the Bow River. As such, buildings constructed closer to the river are lower in height. Bylaw no. 94Z2005 states that:

***“Riverbank Sunlight** - No building shall place in shadow an area 20 meters wide throughout abutting the top of bank of the south side of the Bow River from 10:00 a.m. to 4:00 p.m. Mountain Daylight Time on September 21, except areas already in shadow as a result of buildings existing at the date of adoption of this bylaw.”*

We ask that prior to removing the limitation on the number of storeys, a Sun Shadow impact study be completed on Spring Creek and Policeman’s creek with results and recommendations shared with the community.

We also ask that a new Visual Impact Analysis be completed. The original study completed by Southwell Trapp & Associates and Marshall Tittmore Architects in 2003 stated that owners would see “new trees and shrubs in the rehabilitated environmental reserve areas across Spring Creek followed by back yards of town houses set back a minimum of 20m from the creek edge. The building height will be limited to 2.5 storeys – in keeping with the scale of the houses lining the west edge of the Creek.” Given that the setback is being relaxed as well as the height limitation, we think a new Visual Impact analysis should be completed that includes the impacts of the bylaws as proposed. Further, any previous relaxations to the ARP should be highlighted. We ask that results be shared with residents impacted by the height zone and setback changes.

There is no doubt that a taller and larger building structure will have a greater impact on the surrounding environment as well as on residents bordering Spring Creek Mountain Village. We ask that prior to Council approving these changes, the impact of the decision be fully understood by completing a new Environmental Impact Assessment, Sun Shadow impact study on Spring Creek and Policeman’s creek, as well as a new Visual Impact Analysis.

Moreover, we ask that the developer confirm that the setback requirements if changed will still meet the “Stepping Back from the Water: A Beneficial Management Practices Guide for New Development Near Water Bodies in Alberta’s Settled Region.”

Lastly, with the increased number of proposed units, we would like to understand how noise issues would be managed. Currently, owners bordering the Malcolm hotel are dealing with unprecedented noise levels from the pool area as well as weddings. Although the Town of Canmore is issuing the appropriate tickets to the Malcolm hotel due to the noise complaints, my understanding is that the Malcolm hotel is appealing the infractions. We would like the Town of Canmore to take the noise disturbances seriously, as they are jeopardizing the enjoyment of the outdoor space for nearby residents.

Thank you for the opportunity to provide our concerns regarding the proposed changes. In the future, please provide more notice than one week prior to the hearing date. This gives the consultation process a rushed appearance and that the project is being rubber stamped without proper vetting with the public.

From: [REDACTED]
To: [Shared.MunicipalClerk](#)
Cc: [REDACTED]
Subject: ARP for Spring Creey
Date: August 11, 2022 9:27:28 AM

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

Dear Madam/Sir,

Our names are Mary and Liam Lambert, owners of 106 RCL and 110 GRL.

We hereby support the ARP for the final part of the development of Spring Creek.

Sincerely

Liam and Mary Lambert

Sent from my iPhone

Liam Lambert

August 15, 2022

Subject: Spring Creek Mountain Village Area Redevelopment Plan Amendments Bylaw 2021-22 and Land Use Bylaw Amendments Bylaw 2021-23

Dear Mayor and the Council Members,

It has come to our attention that The Spring Creek Mountain Village (SCMV) has applied to revise its ARP. We respectfully request that SCMV's application be denied and that all proposed development on their property be stopped until such time as community concerns are addressed. Our reasons follow:

The experience with The Malcolm noise problems has shown that no further hotel development should be allowed. In addition to the noise nuisance, the areas around the hotel adjacent to Spring Creek are littered with garbage left by visitors to this area. You may not notice this because Canmore citizens have been picking up this garbage for many months.

You may recall that this area was formerly a trailer park and was the major source of affordable housing in Canmore. SCMV removed this affordable housing and now seeks to increase the density of the ARP by increasing the visitor (hotel rooms) accommodation units by 25%, hotel commercial space by 40% and numbers of residential units by 5%, while offering only 5% (~50 units) for PAH. I believe that even the rejected Three Sisters proposal offered 15% PAH. We suggest SCMV must provide at least as many PAH as there were mobile homes before development began (220 units according to SCMV). Staffing units must be in addition to this number. Furthermore, the proposal for increased numbers of visitor (hotel rooms) accommodation units, hotel commercial space and numbers of residential units should be denied.

The SCMV proposal claims to protect and enhance the watercourses and riparian habitat of Spring and Policeman's Creeks. They further propose to extend protection to sensitive fish habitat, particularly for spawning salmonids. Then they propose to reduce the hotel setback beside Spring Creek from 20m to 15m. This is greenwashing at best and hypocritical at worst. The setbacks from Spring Creek and Policeman's Creek should not be reduced. SCMV reason for this deviation is to expand the size of the proposed hotel (the visitor (hotel rooms) accommodation units by 25% and hotel commercial space by 40%). This is disingenuous.

Furthermore, the proposed location is not suitable for a hotel. This location alongside Spring Creek is directly across from residences just as The Malcolm is. Noise and garbage from The Malcolm is not controlled and is unlikely to be controlled from any new hotel. Please do the citizens of Canmore a kindness and deny this proposal. In addition, elk feed on the grass along Spring Creek and Policeman's Creek in the area of this development. The light and noise pollution from the hotel will impact the ability of the elk to feed peacefully, especially in the wintertime when feed is least available.

The SCMV proposal states that all areas having High sensitivity to development will be designated as Environmental Reserve. We agree, excepting that this reserve shall include the entire 20m setback distance from the bank of Spring Creek as the Town of Canmore has long ago established for development.

SCMV previously requested and was approved for increased height of buildings (up to 4-1/2 stories). SCMV has recently stated that it will request additional height variances for up to 10% of the roof areas. This is contrary to the new Canmore Land Use Bylaw, which has reduced massing of buildings by reducing building height envelopes around the upper circumferences. The height restrictions of the proposed development should be reduced in accordance with the new Town of Canmore bylaw. Additional variances should not be allowed, because increased heights were granted earlier. If any changes are contemplated, then the height restrictions of the development should be reduced in line with the current Land Use Bylaw. We have walked between the existing high rise buildings built by SCMV. Sun light rarely penetrates to the street level, nothing grows there and mountain views are non existent. It is a desolate sight, considering the beauty of Canmore.

We respectfully request that the proposed SCMV ARP be denied in its entirety and that future development proceed only in accordance with the guidance in most recent Town of Canmore Land Use Bylaw.

Thank you for your kind attention to our submission.

Best Regards,

John & Kathy Mracek

■■ ■■■■■

Canmore, Alberta

From: [Bob & Bev Murdoch](#)
To: [Shared.MunicipalClerk](#)
Subject: Bylaw 2021-22 and Bylaw 2021-23 Spring Creek
Date: August 13, 2022 9:48:13 AM

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

Hello,

As a long term residents of Spring Creek, we submit our approval for the proposed changes to the Spring Creek Mountain Village Area Redevelopment Plan and The Land Use Bylaw as indicated in your letter of August 5, 2022.

Sincerely,

Robert and Beverly Murdoch



Sent from my iPad



Spring Creek Mountain Village Kernick and Alexander Hotels and Stage 4

Land Use Bylaw and Area Redevelopment Plan Amendments

Spring Creek Background

- Originally the Kernick Dairy Farm
- Restwell was purchased by Frank Kernick from family in 2002
- Masterplan approvals were obtained in 2006 to transform Restwell into Spring Creek over the next 20 years
- Upon completion the community will consist of 800 to 1200 residential units and up to 200 Hotel Rooms



History



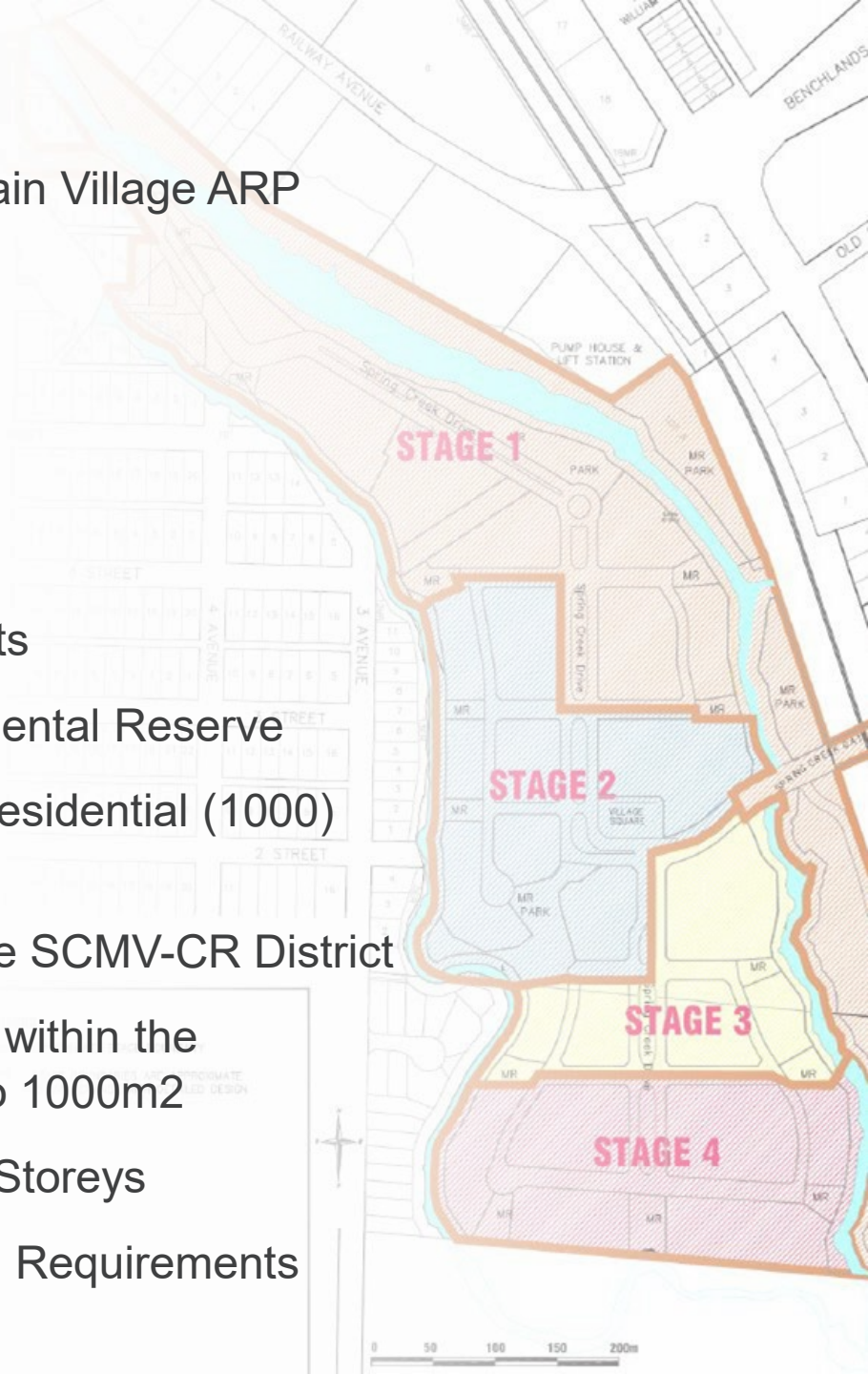
Spring Creek Mountain Village Background

Development so far:

- 2004: Spring Creek Mountain Village ARP
- 2009: Stages 1 & 2
- 2019: Stage 3
- 2022: Stage 4

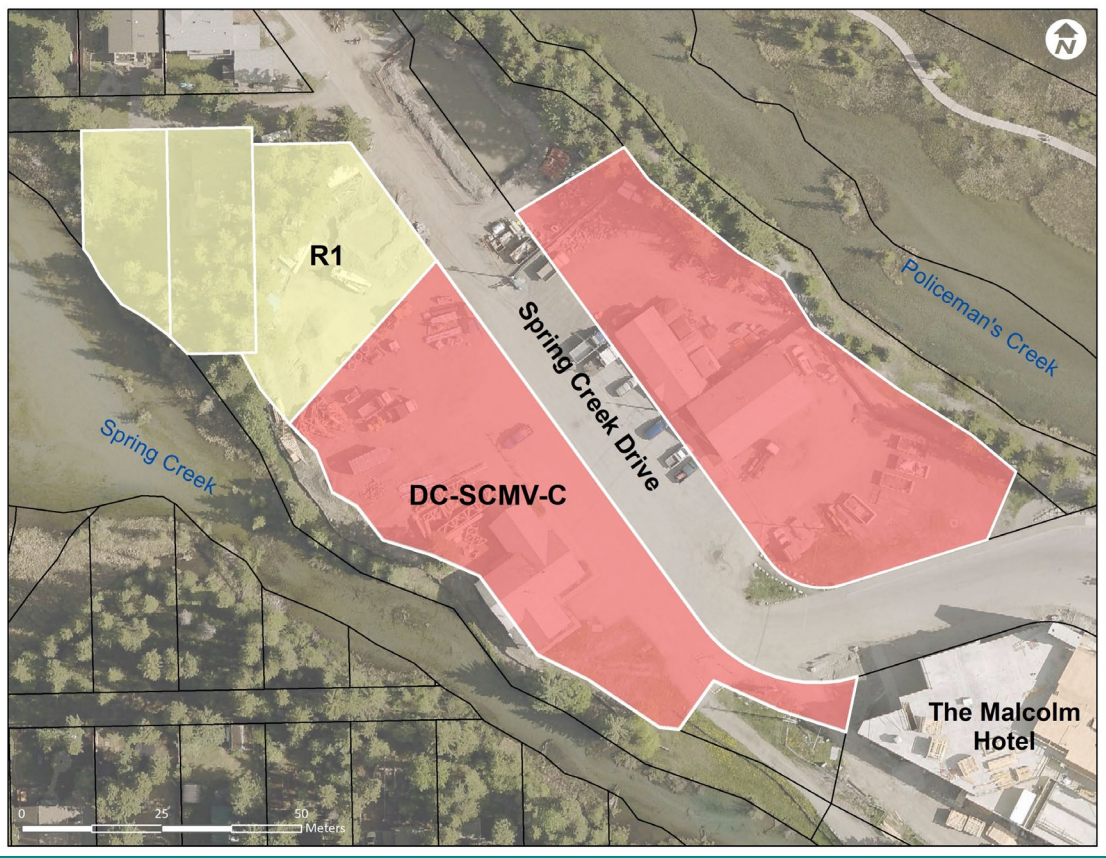
Proposed Amendments:

- Land Use Map Amendments
- Creek Setback & Environmental Reserve
- Unit Count Update: Total Residential (1000)
Hotel Units (250)
- Inclusion of Stage 4 into the SCMV-CR District
- Increase Commercial Area within the Residential District by up to 1000m²
- Clarify Height Definition in Storeys
- Transportation and Parking Requirements

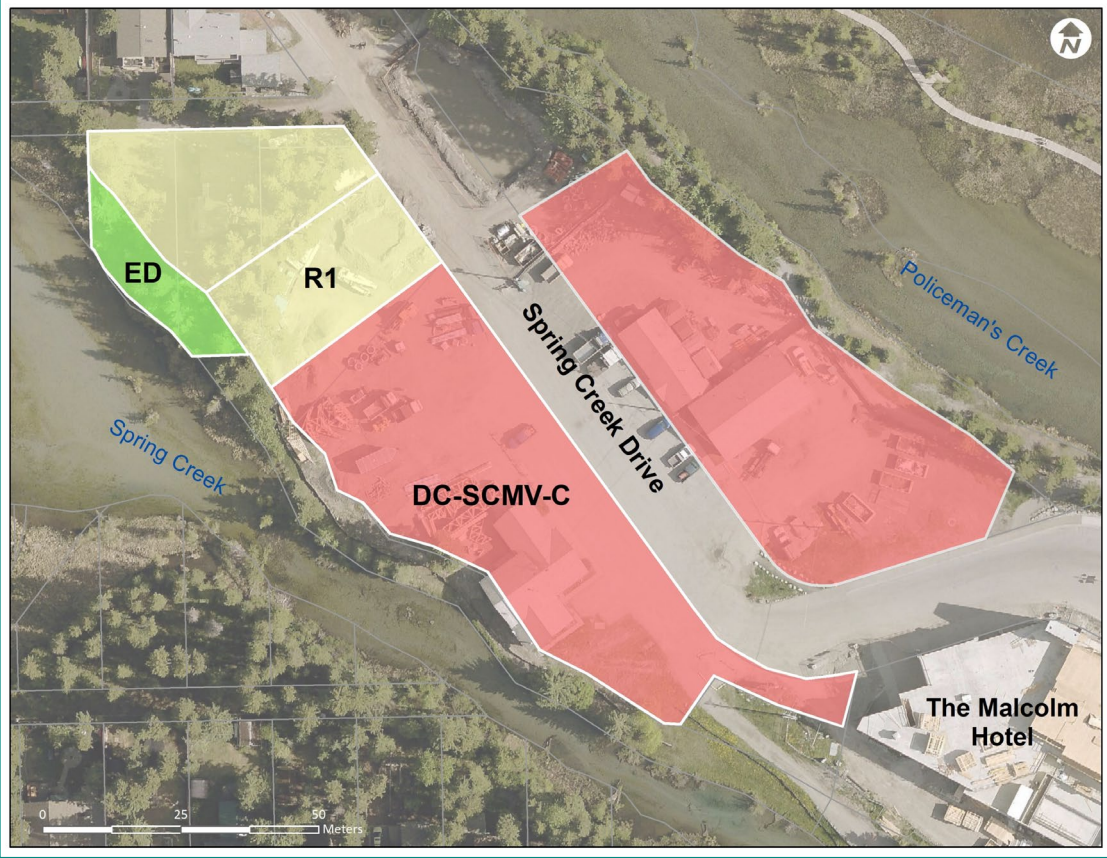


Proposed Amendments

Land Use Area Amendments



Existing Land Use Districts



Proposed Land Use Districts

SCMV-C DISTRICT

Commercial uses are restricted for the north-westerly hotel site as follows:

- 14.19.5.13 Excluding hotel room decks and balconies, all outdoor common or private hotel amenity spaces shall be designed to minimize the impacts of noise on adjacent residential areas to the satisfaction of the Development Authority.

- 14.19.6.7 For the most north-westerly visitor accommodation development adjacent to Spring Creek (Plan 1810013; Block 9; Lot 2), the following uses shall not be permitted: Convention Facilities; Drinking Establishment; and Entertainment Establishment. This prohibition prevails over the general listing of Convention Facilities and Entertainment Establishment within a Visitor Accommodation building as a Permitted Use.

Proposed Amendments

Visitor Accommodation Units

LUB Update:

14.19.4.9 Visitor Accommodation Units: the number of visitor accommodation units shall not exceed ~~200~~ 250 units in this District unless a policy revision is approved by council.

ARP Update:

4.8.2 Hotel and related commercial uses shall be located generally in the north portion of the plan area as on the Concept Plan. The number of hotel rooms shall not exceed ~~200~~ 250 unless a policy revision is approved by Council.

Proposed Amendments

Creek Setback 15m

Change wording in the ARP
and Land Use Bylaw from
“may” to “shall” have a 15m
creek setback.



Proposed Amendments

Creek Setback 15m

Email re: Stepping Back from the Water, June 20, 2022

“Considering the proposed development along Spring Creek and Policeman Creek are not new developments but rather the area is being redeveloped with positive impacts to aquatic resources, the methods for calculating setback distances in this document do not apply to this project.

Overall, there has been a positive net gain for aquatic resources from the redevelopment including establishment of Environmental Reserves, bank stabilization and reclamation of riparian areas, and instream enhancement (e.g. adding coarse woody debris and creating over-wintering habitat). By redeveloping the area, buildings and other infrastructure have been brought further back from the riparian area and an improved stormwater management system has been implemented further reducing impacts to aquatic resources.”

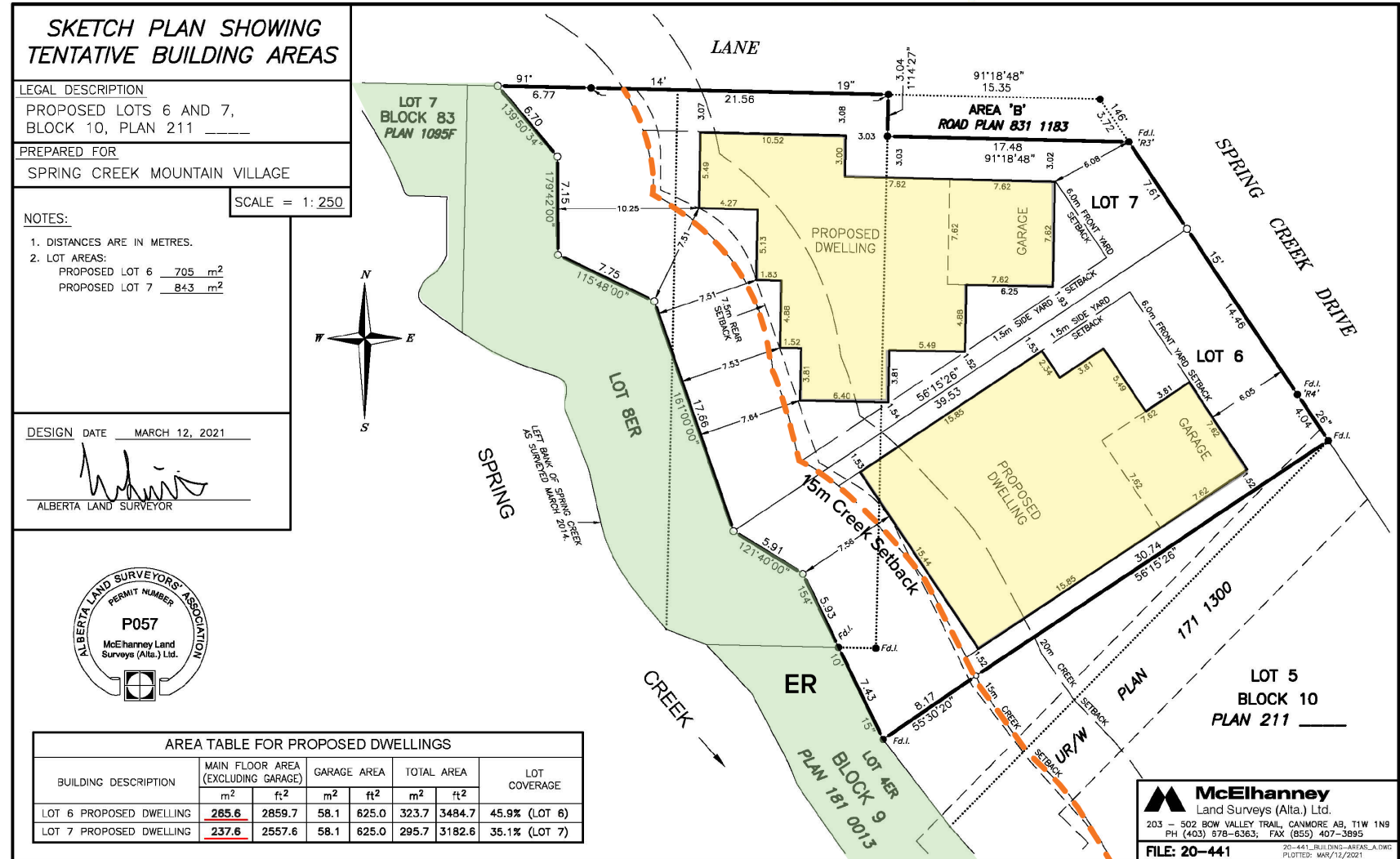
Andrea Ram, Ram Environmental Consulting

15m Creek Setback Conceptual Layout

“Priority will be given to protect areas identified as having high environmental sensitivity; this will happen through the designation of environmental reserves.”
 - Golder Associates, 2003

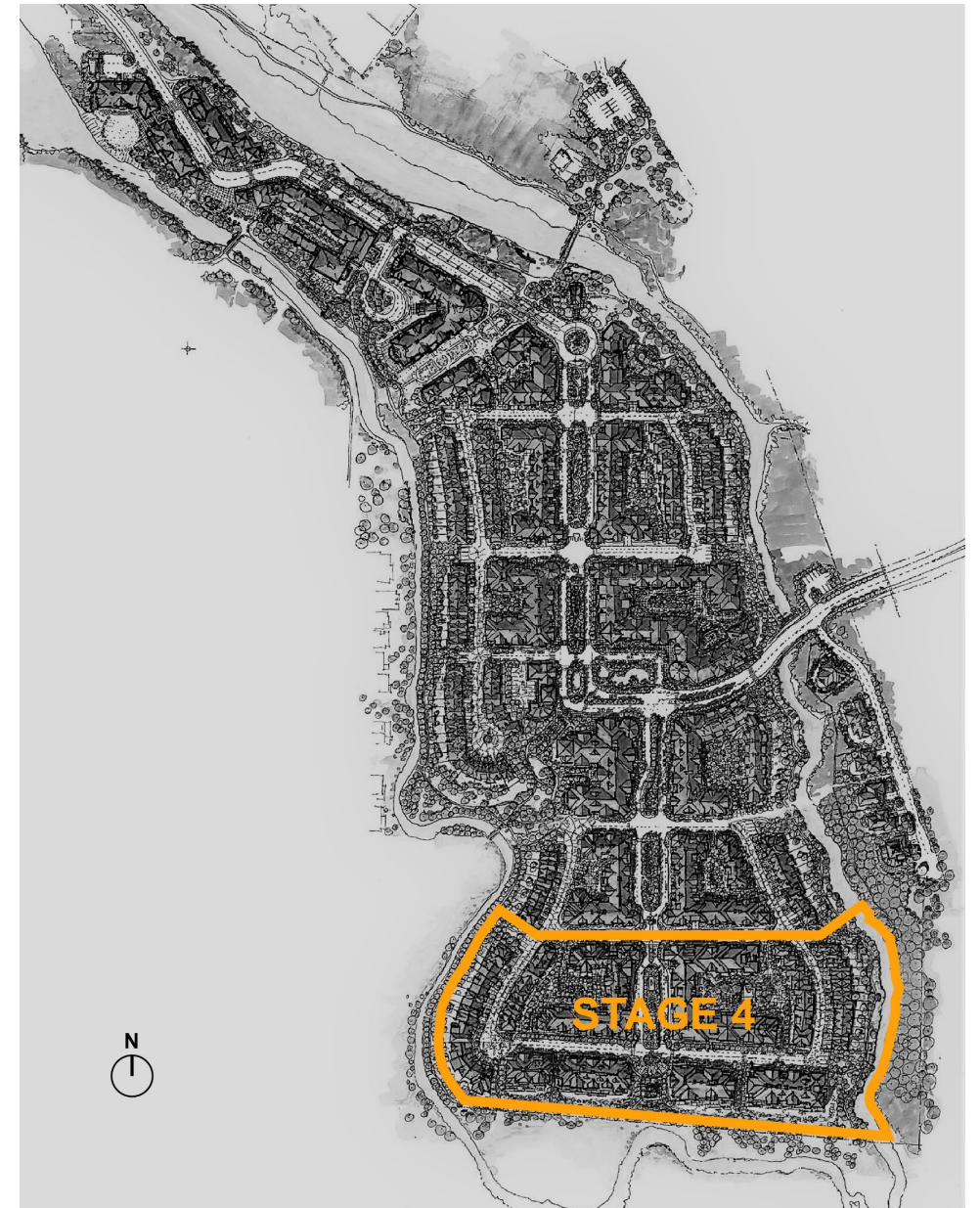
The ER (Environmental Reserves) have been dedicated through previous subdivision in 2018

Proposed footprint of each dwelling is below 325m²



Stage 4

- Maximum number of residential units in SCMV is reduced from 1200 units to 1000 units
- No change to number of Tourist Homes, still 300
- Stage 4 land is being added to District (SCMV-CR)



ADDITIONAL AMENDMENT TO ARP

At First Reading it was identified that there was an amendment missing:

- 4.7.4 Maximum Residential Units and Density:** The maximum number of residential units **for all stages including Perpetually Affordable Housing (PAH) units and bonus units** within the site at build-out shall ~~be 1050 plus PAH and any related bonus units with an absolute total~~ not to exceed ~~1200~~ **1000 units**.

Land Use Bylaw Amendment to Number of Storeys

The current Land Use Bylaw definitions for a half storey is difficult to interpret and to implement consistently through the development permitting process. The height in metres is where accuracy is used and establishes the true maximum height. The bracketed reference to storeys is for clarification and illustration only.

14.27.4.8 → Maximum building heights within the Direct Control Spring Creek Mountain Village Comprehensive Residential District shall be in accordance with Figure 1.¶

Zone A maximum height 16.0m (4½ storeys)↵

Zone B maximum height 14.0m (~~3½~~ 3 – 4 storeys)↵

Zone C maximum height 12.0m (~~2½~~ 3 storeys)↵

Zone D maximum height 9.5 (Generally 2½ storeys)¶

Note: Zone C Maximum height is consistent with the Hotel District (SCMV-C) at 12.0m (3 Storeys)

Adding 1000 m. sq. Local Commercial

- 14.27.6.6 Spring Creek Gate Frontage: ~~A minimum of 25%~~ Where possible, part of the street level uses shall be either commercial, live/work studios, or commercial-ready residential units, in accordance with Figure 2. The commercial-ready residential units shall be constructed to a 1 hour fire rating ~~to a commercial unit safety code standard~~, so they may be converted to a commercial space in the future, as market demands. The intent is for Live/Work studios and commercial uses to phase out as development extends south on Spring Creek Gate. This will keep the bulk of commercial services in the vicinity of the Village Square. A letter of verification confirming this design standard shall be required from the project architect as a condition of the Development Permit.
- 14.27.6.7 The total Local Commercial area at plan build out shall be no more than ~~2,000 m²~~, 3,000 m² excluding Live/Work units. This may be increased by an additional 500 m² to facilitate a Daycare.

Parking Amendments

The General Regulations, Section 2 in the Land Use Bylaw minimum will apply, **for example:**

Unit Type	Number of Spaces (Car)	Type of Spaces
Visitor Accommodation	1.0 per unit	Private on-site
Visitor Accom Related Commercial	1.0 per 46m ²	On-street
Detached Dwelling	2.0 per unit	Private on-site
Townhouse/Stacked	1.0 per unit and 0.15 visitor per unit	Private on-site
Apartments	1.0 per unit and 0.15 visitor per unit	Private on-site
Other	See Bylaw	

The above table is an example only, please refer to the complete Land Use Bylaw

Transportation Monitoring

- Total number of residential units reduced from 1200 to 1000
- Ongoing monitoring is being proposed through development of Stage 4
- TIA report updated with 3rd and 5th Development Permits
- Projected volumes threshold is 3000 vpd as measured at Spring Creek Drive and Main Street as recommended by Town of Canmore Engineering and measured over the 8 busiest months as opposed to the standard 12-month average



An architectural site plan of a building complex situated along a river. The plan features several large buildings with red-tiled roofs, interconnected by a network of roads and walkways. A prominent road runs parallel to the river on the left side. The surrounding area is landscaped with numerous trees and green spaces. The word "Questions" is overlaid in the center of the image.

Questions

SITE USAGE SUMMARY

Stage	Project Name	Project #	Tourist Zoned ¹	Site ID			Site Area		Number of units										Start Date	
				Lot	Block	Plan	Hectares	Acres	Single Family	Townhome	Condo ²	PAH	Live/Work	Local Commercial ³	Hotel Rooms ⁴	Hotel Commercial ⁵	FAR			
1	Spring Creek Lane		-	1	111	2567	0.418	1.034	8										0.26	
	North Entrance		-	1	9		0.107	0.264	2											2025
	TMH	1030	-	9	6	161 2263	0.629	1.554								124	885 m ²	1.49		
	Kernick (Family Hotel)	1031	-	1	8		0.301	0.744								63	300 m ²			2024
	Alexander (Spa Hotel)	1032	-	2	9		0.278	0.687								63	950 m ²			2023
	RCL	3	58	4	6	091 2250	0.569	1.406			57	1	173 m ²					1.60		
	GRL	1	-	3	6	081 1483	0.451	1.114			39	7	4					1.63		
	MR	2	-	3	5	081 4219	0.449	1.110			39	4	2					1.40		
	CSV (600/700)	0039/0040	-	12	5	111 1938	0.350	0.864		12								0.59		
	Seniors ⁶	1002	-	11	5	151 1357	0.690	1.710			69			137 m ²				1.70		
	Subtotal		58						10	12	204	11	7	310 m²	250	2,135 m²	1.24			
2	CML & CV (200/400)	1005/1011	-	12	6	131 2772	0.451	1.114		4	52	4	2	138 m ²				2.02		
	CV (100/300)	1006/1008	-				0.304	0.751		10								0.60		
	CV (500/600)	1027/1028	-	14	6	161 1001	0.234	0.577		7								0.56		
	TTL	1059	81	15	5	211 1145	0.601	1.485			81			1,498 m ²				1.99		
	TSV-800	1076	5	16	5	211 1145	0.145	0.359		5								0.63	2022	
	CV (700-1000)	1044/1045	-	17	6	171 1399	0.419	1.035		11								0.56		
	WSL	1048	49	18	6	181 1007	0.425	1.050			49			102 m ²				1.70		
	JPL	1058	-	19	6	191 0693	0.397	0.981			42	6	1					2.00		
	Arnica	1079	-	22	6	TBD	0.356	0.880			40	6	1	347 m ²				2.04		
	Subtotal		135						0	37	264	16	4	2,085 m²	0	0	1.34			
3				23			0.249	0.615		7										2024
	Black Swift	1082	-	24	6	TBD	0.382	0.943			42	6	1	(150 m ²) ⁷				1.90	2023	
			0	36			0.296	0.731		8										2025
			39	37			0.400	0.988			48	3		(150 m ²) ⁷						2024
			12	39			0.314	0.776		12										2023
	Timberstone	1080	56	41	6	TBD	0.399	0.986			55		1	(180 m ²) ⁷				1.85	2022	
	Subtotal		107						0	27	145	9	2	480 m²	0	0	1.88			
4				26			0.476	1.176		16										2026
				27			0.557	1.376		8	50	7		(200 m ²) ⁷						2025
				29			0.475	1.174		21										2027
				31			0.582	1.438		21										2028
				33			0.330	0.815		12										2027
			0	34			0.732	1.809		8	60	5		(200 m ²) ⁷						2026
	Subtotal		0						0	86	110	12	0	400 m²	0	0	1.49			
	Total		300						10	162	723	48	13	3,275 m²	250	2,135 m²	1.49			

Total residential **956** Average⁸

¹ Total Tourist units not to exceed 300 [Sec 6.27.7, SCMV-CR DC District]

² Condo unit count excludes PAH and Live/Work units [Sec 6.27.4.10, SCMV-CR DC District]

³ Total Local Commercial area amended to no more than 3,000 m² with option of additional 500 m² for daycare [Sec 6.27.6.4, SCMV-CR DC District]

⁴ Total Hotel unit count amended to no more than 250 rooms

⁵ Total Hotel Commercial area amended to no more than 2,500 m²

⁶ Senior Citizen Housing: 2 bedrooms equal 1 unit [Sec 6.27.4.10, SCMV-CR DC District]

⁷ Commercial estimates dependent on market demand

⁸ Floor Area Ratio (FAR) average not to exceed 1.65 [Sec 6.27.5.2, SCMV-CR DC District]

ARP Table updates

Land use area and density

SPRING GREEK MOUNTAIN VILLAGE								
LAND USE AREAS								
LAND USE	Hectares		Acres		% of ARP		% of Gross Dev	
GROSS ARP AREA	28.48	28.37	70.37	70.1	100.0%			
ENVIRONMENTAL RESERVE	3.92	3.88	9.68	9.59	13.8%	13.7%		
CREEKS	2.85		7.04		10.0%			
GROSS DEVELOPABLE	21.71	21.64	53.65	53.47	76.2%	76.3%		
MUNICIPAL RESERVE	3.07		7.59				14.2%	
OTHER OPEN SPACE	0.87		2.15				4.0%	
RESIDENTIAL (All Types)	11.88	11.82	29.36	29.21			54.7%	54.6%
COMMERCIAL (Hotel)	1.3	1.29	3.21	3.19			6.0%	
ROADS	4.59		11.34				21.1%	21.2%

SPRING CREEK MOUNTAIN VILLAGE: DENSITY CALCULATION										
	Amended Residential Units		Residential Units over ASP Total Area		Residential Units over Developable Area		(1) Residential Unit density excluding Hotel Sites		(2) Overall Density including Hotel Rooms	
DENSITY ANTICIPATED UNITS/Hectare (max.)	1000	1200	35.11	42.3	46.06	55.45	49.00	58.97	57.58	64.7
DENSITY ANTICIPATED UNITS/Acre (max.)	1000	1200	14.21	17.12	18.64	22.44	19.83	23.86	23.30	26.18

Table updates

Unit count

	Stage 1	Stage 2	Stage 3	Stage 4	TOTAL*
Area (approximate ha)	14.4	5.7	3.5	4.8	28.4
Residential Units					
Townhouses	24	52	19	44	139
Apartments	207	302	202	200	911
Single detached	7 10	0	0	0	7
Total	241	354	221	244	1060
# of Hotel rooms	200 250	0	0	0	200 250
Hotel related commercial (sq m)**	15000 2500				15000 2500
Max local commercial street front (sq m)	2000 310	10000 2085	480	400	3275
* Total does not include PHA and related bonus units, <i>and includes daycare of 347m²</i>					
** Excludes amenity areas and meeting rooms					

From: [REDACTED]
To: [Shared.MunicipalClerk](#)
Subject: Public hearing for the Spring Creek ARP and Land Use Bylaw amendments is coming up on Tuesday, Aug. 16
Date: August 11, 2022 9:43:58 AM

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

To whom it may concern;

I am writing to request your support for proposed amendments to the Spring Creek Area Redevelopment Plan (ARP), that was originally approved in 2004, and for proposed amendments to the two Spring Creek Land Use Bylaw.

I am a permanent [REDACTED] resident living in [REDACTED] and if you need any further information, please feel free to contact me.

Regards,

William (Bill) Pare

[REDACTED]
[REDACTED]
[REDACTED]

Sent from [Mail](#) for Windows

From: [Pat Parno](#)
To: [Shared.MunicipalClerk](#)
Subject: Spring Creek Mountain Village Area Redevelopment Plan Amendments Bylaw 2021-22 and Land Use Bylaw Amendments Bylaw 2021-23
Date: August 11, 2022 9:14:22 PM

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

Dear Mayor and Councilors,

Thank you for the opportunity to comment on the above proposed bylaws. I live on [REDACTED] on the other side of Spring Creek, and I have some strong feeling regarding this variance request.

I am especially not in favour of two elements of the proposal.

1. Any change in setbacks to the creeks should not be allowed. The creek path has not changed since the original ADP, and the current placement of that creek should not be a revelation to the developer. Setbacks are in place for a reason, and the current setback is relatively modest considering the size of this development. They need to make do with that regulated setback, just like all the homeowners lining the creek.

2. Increasing the height of the development should not be allowed. The development already seems very high. It does seem to be a regular occurrence in Canmore to begin with one plan then ask for a variance. In this case, the height limit is one of the most cherished in Canmore because of the mountain views that everyone enjoys. This limit has been breached occasionally, but should be sacrosanct.

Sincerely,

Patrick Parno
[REDACTED]

C & I Cooke
[REDACTED]
Canmore, AB
[REDACTED]

August 11, 2022

Municipal Clerk
Town of Canmore
902 7th Avenue
Canmore, AB
T1W 3K1

To whom it may concern,

We received your letter dated August 5, 2022, in regards to the bylaw and ARP changes proposed by the developer of the Spring Creek Village Area.

We are most concerned with item (3): Changes related to the development of the future hotels and adjacent residential sites.

1. Changes to Section 4.6.9 - Building Setbacks Adjacent to Creek banks from 20 meters to 15 meters

The Environmental Impact Statement completed by Golder Associates in 2003, stated that “priority will be given to protect areas identified as having high environmental sensitivity; this will happen primarily through the designation of environmental reserves.” Moreover, “riparian edge restoration and protection would be achieved by the development of an Environmental Reserve and building setbacks.” Figure 6-1 specifically states the creek-building set-back would be ~20-meters. If the plan is to deviate from the original Environmental Impact Assessment, then it is suggested that a new Impact Assessment be completed to thoroughly understand the impact of the proposed amendments on the highly sensitive area which the new setbacks would infringe upon.

Further, we are concerned that if approved, the setback requirements will be a precedent for future developments along waterways. Spring Creek is being encroached upon on both sides of the creek bank. Homes along 5th Street are allowed a 5-meter relaxation to their setbacks due to the current Land Use Bylaw. Section 1.14.2.1 that states:

The following setback variances may be granted by the Development Authority on lots registered on or before April 8, 1997:

b. Residential Buildings: A variance of up to 5.0 m to the bank setback may be granted to residential buildings if the variance is required in order to accommodate a residential building with a gross floor area of 325 m² or less or a floor area ratio of 0.35 or less. Residential buildings which do not meet either of these requirements shall not be eligible for a variance from the 20.0 m setback.

Unfortunately, the Land Use Bylaw does not contemplate if the relaxation is imposed on both sides of a waterway. It assumes that infringement is only one sided. If setback relaxations are allowed to proceed on new developments along 5th Street and the new boutique hotel, Spring Creek will be encroached upon on both sides of the creek creating a pinch point to the riparian habitat.



Additional concerns with a shorter setback are construction considerations, as there will be more impact to the Environmental Reserve during foundation excavation. Moreover, article 4.6.9 suggests that “encroachment such as landscaping, retaining walls, patios and outdoor health, wellness and spa facilities” shall be allowed into the setback area for the two remaining hotel sites.” This is unacceptable to us, as the development is already asking for a 5-meter relaxation and on top of that, will still encroach upon the remaining setback.

2. Changes to Table 2

In regards to Table 2 of the ARP, Land Use Areas and Density, please clarify how the Gross ARP Area increases, as does the Environmental Reserve area, when the setback encroaches upon the Highly Sensitive areas as well as Environmental reserves along Spring Creek and Policeman’s Creek. If the setback is reduced by 5 meters, which land will be converted to Environmental Reserve to make up the shortfall to equal 13.8%.

3. Changes to Figure 3 - Removing the limitation of the number of storeys in each height zone along with the setback relaxation

The concern around the increase in storeys is twofold: impact on habitat as well as increase in number of dwellings and therefore noise and view obstruction for surrounding residents.

In Calgary, there is a bylaw in place to avoid shading the Bow River. As such, buildings constructed closer to the river are lower in height. Bylaw no. 94Z2005 states that:

“Riverbank Sunlight - No building shall place in shadow an area 20 metres wide throughout abutting the top of bank of the south side of the Bow River from 10:00 a.m. to 4:00 p.m. Mountain Daylight Time on September 21, except areas already in shadow as a result of buildings existing at the date of adoption of this bylaw.”

We ask that prior to removing the limitation on the number of storeys, a Sun Shadow impact study be completed on Spring Creek and Policeman’s creek with results and recommendations shared with the community.

We also ask that a new Visual Impact Analysis be completed. The original study completed by Southwell Trapp & Associates and Marshall Tittermore Architects in 2003 stated that owners would see “new trees and shrubs in the rehabilitated environmental reserve areas across Spring Creek followed by back yards of town houses set back a minimum of 20m from the creek edge. The building height will be limited to 2.5 story – in keeping with the scale of the houses lining the west edge of the Creek.” Given that the setback is being relaxed as well as the height limitation, we think a new Visual Impact analysis should be completed that includes the impacts of the bylaws as proposed. Further, any previous relaxations to the ARP should be highlighted. We ask that results be shared with residents impacted by the height zone and setback changes.

There is no doubt that a taller and larger building structure will have a greater impact to the surrounding environment as well as on residents bordering Spring Creek Mountain Village. We ask that prior to Council approving these changes, the impact of the decision be fully understood by completing a new Environmental Impact Assessment, Sun Shadow impact study on Spring Creek and Policeman’s creek, as well as a new Visual Impact Analysis. Moreover, we ask that the developer confirm that the setback requirements if changed will still meet the “Stepping Back from the Water: A Beneficial Management Practices Guide for New Development Near Water Bodies in Alberta’s Settled Region.”

Lastly, with the increased number of proposed units, we would like to understand how noise issues would be managed. Currently, owners bordering the Malcolm hotel are dealing with unprecedented noise levels from the pool area as well as weddings. Although the Town of Canmore is issuing the appropriate tickets to the Malcolm hotel due to the noise complaints, my understanding is that the Malcolm hotel is appealing the infractions. We would like the Town of Canmore to take the noise disturbances seriously, as they are jeopardizing the enjoyment of the outdoor space for nearby residents.

Thank you for the opportunity to provide our concerns regarding the proposed changes. In the future, please provide more notice than one week prior to the hearing date. This gives the consultation process a rushed appearance and that the project is being rubber stamped without proper vetting with the public.

Regards,
C. Cooke

From: [Annette Plummer](#)
To: [Shared.MunicipalClerk](#)
Subject: RE: Spring Creek ARP
Date: August 12, 2022 8:02:43 AM

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

I fully support the proposed amendments to the Spring Creek Area Redevelopment Plan (ARP), that was originally approved in 2004, and for proposed amendments to the two Spring Creek Land Use Bylaws.

Regards

A B Plummer

[REDACTED]

Canmore, AB

[REDACTED]

From: [Carol Poland](#)
To: [Shared.MunicipalClerk](#)
Subject: Spring Creek Mountain Village Area Redevelopment Plan Amendments Bylaw 2021-22 and Land Use Bylaw Amendments Bylaw 2021-23
Date: August 11, 2022 10:45:13 PM
Attachments: [image.png](#)

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

Dear Mayor of Canmore and Councillors:

Thank you for the opportunity to comment on the above proposed bylaws.(Spring Creek Mountain Village Area Redevelopment Plan Amendments Bylaw 2021-22 and Land Use Bylaw Amendments Bylaw 2021-23)

I am **not in favour** of three elements of the proposal.

1. Any change in setbacks to the creeks should not be allowed. Setbacks are in place for a reason and should be respected, particularly next to this creek waterway.

2. Increasing the height of the development should not be allowed. Whether this is described as an increase to "Number of Storeys or Height"; Height limit is one of the most cherished in Canmore because of the mountain views that everyone enjoys. This limit should be respected, always forever.

3. The addition of 50 more hotel rooms (visitor accommodation units) should NOT be allowed. Proposal to increase from 200 to 250. (includes the 124 of the Malcolm Hotel). To increase the density of Spring Creek Mtn village by *another 50 rooms* at the entrance to this narrow confined area will only add additional parking stress and vehicle increase in an already congested area. Residents of Canmore are frustrated now with increased traffic in our downtown community. Increasing the hotel accommodations by 50 units will only worsen the pedestrian and vehicular traffic. Keep the hotel room allotment as previously permitted.

When I viewed the visual* of these additional 2 hotels, the Proposed increased room density,height /storey increases and setback closer to the creek, my citizen voice SCREAMED NO.

Please , Councillors, think of the environmental and community town values which are being ignored if you say yes to any of the above increases.

Say NO to these 3 requests bylaw amendments.

Thank you Councillors and Mayor.

Sincerely,

Carol Poland, resident and small business owner,

[REDACTED], Canmore Ab [REDACTED]

www.grandviewchalet.com



From: [scott seitz](#)
To: [Shared.MunicipalClerk](#)
Subject: Spring Creek ARP
Date: August 11, 2022 5:34:20 PM

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

I Scott Seitz resident of [REDACTED] spring creek drive support the developer SCMV for the Spring Creek ARP
SCOTT SEITZ

From: [Sharon Taylor](#)
To: [Shared.MunicipalClerk](#)
Subject: Re: SCMV amendments to ARP
Date: August 12, 2022 6:56:59 PM

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

August 12 , 2022
Mayor Krausert and Canmore Council Civic Centre
Canmore AB

I am writing this letter in support of the Amendments Spring Creek is asking for in the terms of the ARP for Spring Creek Mountain Village. I feel the changes are in line with and add to the overall Spring Creek community as well as benefit the Town of Canmore . Thank you for considering my support.

Sharon Taylor

 Canmore AB

Thanks
Sharon

From: [REDACTED]
To: [Shared.MunicipalClerk](#)
Subject: Support for ARP Springcreek
Date: August 11, 2022 2:50:23 PM

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

To whom it may concern,

This email is in support of Springcreek and support for the proposed amendments to the Spring Creek Area Redevelopment Plan (ARP), that was originally approved in 2004, and for proposed amendments to the two Spring Creek Land Use Bylaws.

- Decrease the total number of residential units from 1,200 to 1,000
- Increase the permitted number of visitor accommodation units from 200 to 250 (which includes the existing 124 rooms at The Malcolm Hotel)
- Change the parking requirements to align with the Town of Canmore's parking requirements
- Increase the permitted total commercial floor space from 2500 m² to 3500 m²
- Update maps, figures, and wording for accuracy
- Adjust boundaries for accuracy

We fully support Springcreek and would like this letter to be part of the official submission record.

Thanks in advance,

SS

--

Stephen A. Steel
Owner Benjamin Moore Canmore
www.benjaminmoorecanmore.com
403.678.3247

4 June 2022

To: Municipal Clerk, Town of Canmore

Dear Sir/Madam,,

I am Richard Walthall, a permanent resident of Canmore and a resident in the current Spring Creek development. My spouse Bernice and I have lived here for the last three years, and we both would like to submit our expression of support for the proposed amendments to the Spring Creek Area Redevelopment Plan.

We are familiar with the nature of the proposed ARP amendments, and we are in full agreement with them.

Having lived here within the area of Canmore that would be most affected by the proposed amendments, and based on our experience with the developer and his work, we remain most confident that these changes are positive and beneficial for both the community of Spring Creek and for Canmore as a whole. The quality of Frank Kernick's work, and his demonstrated concern for the residents in the Spring Creek development, and indeed all of Canmore, has produced a very positive reputation for the development and for Canmore as a whole, and we feel these amendments will only improve the overall result for the community.

We therefore wish to formally express our support for the Amendments to the Spring Creek Area Redevelopment Plan.

Richard and Bernice Walthall

[REDACTED]

Canmore, Ab, [REDACTED]

Town of Canmore
municipal.clerk@canmore.ca

August 11, 2022

Re: Spring Creek ARP Amendments Phase 4

I am a property owner in Rundle Cliffs Lodge and would like to record my support for the proposed amendment to the Spring Creek ARP for phase 4 development. I believe the amendments are reasonable and would enhance the overall community environment in the Spring Creek development area. The track record of the developer to this point in this area has been excellent in my view, with very good design of buildings, infrastructure and community amenities.

Yours Truly

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

Canmore

From: [REDACTED]
To: [Shared.MunicipalClerk](#)
Subject: Spring Creek Area Redevelopment Plan Amendments
Date: August 11, 2022 10:27:40 AM

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

To the Canmore Town Council and Honorable Mayor,
I want to give my full support to the Spring Creek Area Redevelopment Plan.
I have reviewed the original plan, as well as subsequent stage plans.
I have also gone over the latest proposed amendments to the Spring Creek ARP.
I feel that all new amendments are warranted and trust that they will ensure a smooth conclusion to this area's redevelopment.
Frank Kernick and the team at Spring creek have done a wonderful job of creating a beautiful space in the heart of Canmore.
They have built a 'livable' community, that has its own culture and ambience, yet fits well within the overall Canmore culture.
I have been proud to be a resident of Spring Creek since moving to Canmore in 2015.
Please approve the latest amendments to the Spring Creek Area Redevelopment Plan.
Thanks
Jack Zenert
[REDACTED]

--