Town of Canmore
902 7th Avenue
Canmore, Alberta T1W 3K1
Phone: 403.678.1500 | Fax: 403.678.1534
www.canmore.ca

**AGENDA**
**Canmore Planning Commission**
**Canmore Civic Centre – Council Chambers**
**Wednesday, November 29, 2023**
**2:00 p.m.**

A. Call to Order

B. Land Acknowledgement

C. Adoption of Agenda

D. Approval of Minutes of the October 25, 2023, meeting

E. Development Permit Applications:

1. PL20230003
   829 8th (Main) Street
   Lot 13, Block 49, Plan 1095F
   Variances**:** Increase maximum height of building, increase maximum floor area ratio, allow for the second and third floor balconies to be of a consistent setback in relation to the north (8th Street) property line, accept the overall building design in relation to the Land Use Bylaw design criteria for commercial and mixed-use buildings.

2. PL20220317
   Unit A, 1 Industrial Place
   UNIT A, Plan 2211103
   Variances: Maximum roof and Eaveline height and architectural requirements.

3. PL20230343
   1734 Bow Valley Trail
   Block A, Plan 6122JK
   Variances: No new variances.

F. Other Planning Business
   None

G. Next Scheduled Meeting – **December 21, 2023**

H. Adjourn

# TOWN OF CANMORE
# MINUTES
## Canmore Planning Commission
## Council Chambers
## Wednesday, October 25, 2023, at 2:00 p.m.

**MEMBERS PRESENT**

| | |
|---|---|
| Whitney Smithers | Chair |
| Florian Jungen | Public Representative |
| Shawn Kennedy | Public Representative |
| Miranda Spessot | Public Representative |
| Brian Talbot | Public Representative |
| Tanya Foubert | Councillor |
| Jeff Hilstad | Councillor |

**MEMBERS ABSENT**

None.

**ADMINISTRATION PRESENT**

| | |
|---|---|
| Lauren Miller | Manager of Planning and Development |
| Harry Shnider | Senior Development Planner |
| Ruby Potgieter | Secretary |

**CALL TO ORDER**

Chair W. Smithers called the October 25, 2023, regular meeting to order at 2:02 p.m.

**ADOPTION OF AGENDA**

Chair W. Smithers moved that the Agenda of the Canmore Planning Commission meeting of October 25, 2023, be adopted.

**MOTION CARRIED UNANIMOUSLY**

**ADOPTION OF MINUTES**

Chair W. Smithers moved the adoption of the August 30, 2023, minutes of the Canmore Planning Commission meeting be approved as amended with the following changes:

- Correct the spelling of unanimously on the last 4 motions
- Correct the spelling of minimum in the second to last motion for PL20230386

**MOTION CARRIED UNANIMOUSLY**

Unapproved

**DEVELOPMENT PERMIT APPLICATION**

**Development Permit Application:**
**PL20220130**
304 Bow Valley Trail
Block 1, Plan 1710847
Proposed Development: 2 Buildings – Building A: Automotive Sales and Rentals, Building B: Automotive Service and Equipment Repair; Pet Care Facility; Veterinary Clinic, Light Manufacturing, Laundry Facility Industrial, Office
Variances Proposed: increase maximum height of building (Building A and B), decrease minimum ceiling height (Building A), increase maximum automobile parking stalls (Building A), decrease minimum number of required long-term and short-term bicycle stalls, decrease the minimum number of trees provided, allow a colour that does not comply with Section 11.5.7 to be integrated into the design of Building A.

**ADMINISTRATION'S PRESENTATION OF THE APPLICATION**

Administration (Harry Shnider) presented a visual and verbal presentation of the application.

**APPLICATION QUESTIONS FROM THE BOARD**

Administration answered questions from the Commission.

**QUESTIONS/COMMENTS FROM THE APPLICANT AND APPLICANT SPOKESPERSON**

The Applicant, Mitchell Martins spoke to the application and answered any questions from the Commission.

**QUESTIONS/COMMENTS FROM THE PUBLIC.**

None.

**MEETING BREAK**
3:15 – 3:21

**DECISION**

The Commission made a motion that condition 13 be amended so that an additional 8 parking stalls be provided in Building A.

Chair W. Smithers moved that application PL20220130 be APPROVED subject to amended conditions attached in Schedule A.

**MOTION CARRIED UNANIMOUSLY**

Minutes approved by: _____ _____

Unapproved

**DEVELOPMENT PERMIT APPLICATION**

**Development Permit Application:**
**PL20230003**
829 8th (Main) Street
Lot 13, Block 49, Plan 1095F
Proposed Development: Retail Sales (2 retail units), Visitor Accommodations (8 units)
Variances Proposed: increase maximum height of building, increase maximum floor area ratio, allow for the second and third floor balconies to be of a consistent setback in relation to the north (8th Street) property line, accept the overall building design in relation to the Land Use Bylaw design criteria for commercial and mixed-use buildings.

**ADMINISTRATION'S PRESENTATION OF THE APPLICATION**

Administration (Harry Shnider) presented a visual and verbal presentation of the application.

**APPLICATION QUESTIONS FROM THE BOARD**

Administration answered questions from the Commission.

**QUESTIONS/COMMENTS FROM THE APPLICANT AND APPLICANT SPOKESPERSON**

None

**QUESTIONS/COMMENTS FROM THE PUBLIC.**

None.

**DECISION**

Chair W. Smithers moved that application PL20230003 be POSTPONED until the next Canmore Planning Commission meeting scheduled for November 29, 2023.

**MEETING BREAK**
4:15 – 4:22

**MOTION CARRIED UNANIMOUSLY**

**DEVELOPMENT PERMIT APPLICATION**

**Development Permit Application:**
**PL20230305**
1717 Mountain Avenue
Lot 8 (NE Portion), Block 1, Plan 5263HV
Proposed Development: Revisions to approved plans (PL20210275 – Visitor Accommodation 46 units)
Variances Proposed: None.

Minutes approved by: _____ _____

Unapproved

**ADMINISTRATION'S PRESENTATION OF THE APPLICATION**
Administration (Harry Shnider) presented a visual and verbal presentation of the application.

**APPLICATION QUESTIONS FROM THE BOARD**
None.

**QUESTIONS/COMMENTS FROM THE APPLICANT AND APPLICANT SPOKESPERSON**
None.

**QUESTIONS/COMMENTS FROM THE PUBLIC.**
None.

**DECISION**

Chair W. Smithers moved that application **PL20230305 b**e **APPROVED** with the conditions attached in the Schedule A.

**MOTION CARRIED**
**UNANIMOUSLY**

**OTHER PLANNING BUSINESS**
None.

**NEXT SCHEDULED MEETING**
November 29, 2023

**ADJOURNMENT**
Chair W. Smithers moved that the meeting be adjourned.

**MOTION CARRIED**
**4:32 P.M.**

_____
Whitney Smithers, CPC Chair

_____
Ruby Potgieter, Secretary

Minutes approved by: _____ _____

# CANMORE PLANNING COMMISSION

Town of CANMORE

## STAFF REPORT

| | |
|---|---|
| **DATE:** | October 25, 2023 |
| **PROPOSED DEVELOPMENT:** | Retail Sales (2 Commercial Retail Units), Visitor Accommodation (8 Units) |
| **APPLICATION NUMBER:** | PL20230003 |
| **LEGAL DESCRIPTION:** | LOT 13, BLOCK 49, PLAN 1095F |
| **CIVIC ADDRESS:** | 829 8th Street |
| **CURRENT USE(S):** | Retail Sales |
| **APPLICANT:** | Diego Salamanca, T.I. Studios Architecture Inc. |
| **REFERENCED DOCUMENTS:** | LAND USE BYLAW 2018-22:<br>• SECTION 2.7 Parking and Loading Requirements<br>• SECTION 4.1 Town Centre District<br>• SECTION 11.0 Community Architecture and Urban Design Standards |

## EXECUTIVE SUMMARY

This application proposes a mixed-use Retail Sales (204 $m^2$) and Visitor Accommodation (8 units) development at 829 8th Street. The following variances are requested:

- increase maximum height of building;
- increase maximum floor area ratio;
- allow for the second and third floor balconies to be of a consistent setback in relation to the north (8th Street) property line; and
- accept the overall building design in relation to the Land Use Bylaw design criteria for commercial and mixed use buildings.

The building height, floor area ratio, and overall building design variances are contemplated under Section 1.14 of the Land Use Bylaw. The Planning Commission is the designated authority to make decisions for the building height (Section 1.13.2.1 b), and the overall design of the building (Section 1.13.2.1 a).

The application aligns with the policies of Municipal Development Plan as it is a mixed-use development that intensifies an existing site in the downtown area. The development meets the requirements of the Community Architectural & Urban Design Standards and contributes to the Rocky Mountain architectural character with echoes of the town's mining and railway heritage.

Administration recommends APPROVAL of the application, as the proposed development aligns with the policy direction of the Municipal Development Plan (MDP), and the Land Use Bylaw (LUB).

## BACKGROUND

### Municipal Development Plan

The Municipal Development Plan (MDP) divides Canmore into various conceptual land use areas This site is located in the Town Centre area (MDP, Map 5). Relevant policy direction includes:

> *10.2.1 The Town Centre is the primary focal point of commerce and cultural activity. This will be maintained and enhanced by:*
>
> *a. Considering the effects of new commercial development proposals, commercial land allocations and transportation priorities on the Town Centre while balancing commercial needs throughout the community.*

## EXISTING SITE

The subject site is currently the location of a retail sales establishment (Settler's Cabin). 829 Main Street is within the Town Centre (TC) District, which is intended to provide a combination of commercial and residential activities in mixed use buildings, which offer a wide range of goods and services. Both Retail Sales and Visitor Accommodation are listed as permitted uses, and the reason that this application is before Planning Commission due to the variances requested by the applicant. Despite variances required, the application aligns with both the purpose and use provisions of this district. The site has frontage to 8th Street and rear access to a paved two-way lane. See Attachment 1 for images of the site. Adjacent uses include:

- Detached Dwelling (bungalow) to the east
- Mixed use building (retail sales and eating and drinking establishment) to the west
- Mixed use building (retail sales and eating and drinking establishment) to the north
- Royal Canadian Legion to the south

## BYLAW CONFORMANCE/VARIANCE DISCUSSION

### 1. Maximum Building Height

Section 4.1.3.8 of the LUB requires a maximum building height of 11.0 m. The applicant requests a variance of 2.16m (19.6%). This is due to the presence of an elevator shaft and stairwell that would access a rooftop patio. The variance is within the maximum variance permitted within section 1.14.1.1 of the LUB for the CPC to grant. Aside from the elevator shaft/stairwell, the top of the building measures 11.1 m in height, which is similar to other commercial buildings in the Town Centre district.

Section 4.1.5.7 of the LUB notes *"where the Development Authority is satisfied that the architectural integrity of a building would be enhanced, variances may be granted to allow 20% of the building to exceed the maximum height by up to 20%. No height variances shall be granted beyond the 20% relaxation."*

Administration is satisfied that the proposed architecture of the building, use of local materials, including a balcony element composed of steel taken from a bridge similar to the Canmore Engine Bridge a preserved trestle on the Spur Line Trail. The building design also contains a rooftop garden seating area and solar collection panels, to mitigate the proposed flat roof as required by Section 11.5.4.3 (Roof Forms). The amount of roof area that would be at the proposed maximum height of 13.16 m would be approximately 5%. Therefore, Administration considers this variance to be minor in nature.

Administration is supportive of this variance, which is listed as Variance 1 in the Schedule A Conditions of Approval.

### 2. Floor Area Ratio

Sections 4.1.3.3 and 4.1.3.4 of the LUB allow for a range in Floor Area Ratio between 1.25 and 2.0. The applicant requests a variance of 0.13 (6.3%) for a total FAR of 2.13. The additional floor area that requires the variance is a roof garden seating area that would be available for visitor accommodation guests. Administration are in support of the additional space, as it will provide a benefit to the development. The variance is within the 20% limit for the CPC to grant.

Administration is supportive of this variance, which is listed as Variance 2 in the Schedule A Conditions of Approval.

### 3. Façade Design

Section 11.5 of the LUB governs the design of commercial and mixed-use buildings in the community. The applicant proposes a building design that is sympathetic to buildings that would have been developed during the mining period of the community and has added materials to the second-floor balcony that are a direct reference to the Canmore Engine Bridge railway trestle (i.e., steel materials salvaged from a similarly designed bridge, and wooden type cross beams that give the appearance of rail ties).

Section 11.5.3.2 a) of the LUB provides general guidance for articulating building form by "stepping back the second and third floors." Section 4.1.8 provides an illustration (see Figure 1) showing how buildings should be stepped back for the second and third floor, with a canopy extending into the public realm. Part of the rationale for stepping the building back on the second and third floors is to allow for the presence of dormers on the third floor.

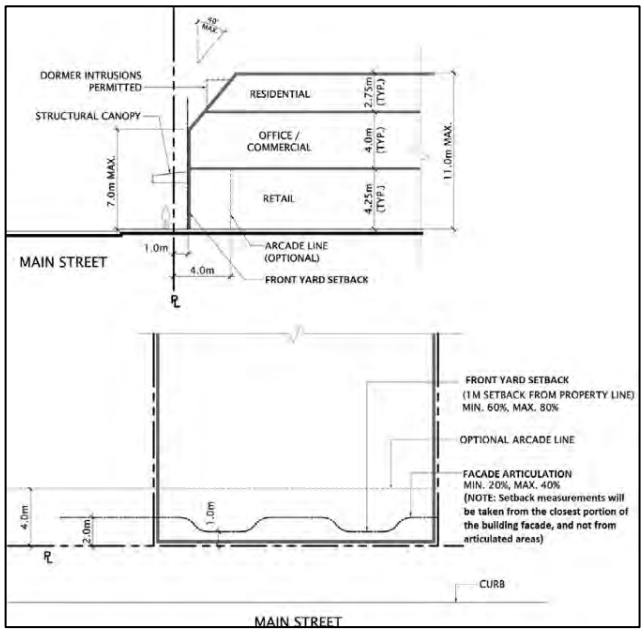



Figure 1: Land Use Bylaw Section 4.1.8, Figure 4.1-1, Illustrations for developments located in the Town Centre.

With the design of the building not following traditional 'mountain architecture', the applicant has proposed two balconies facing 8th Street, but at 0.6 m set back from the property line. Therefore, a variance to Section 4.1.8 of the LUB is required if the overall design of the building is to be accepted. Figure 2 shows the relationship of the building in relation to the property line with 8th Street.

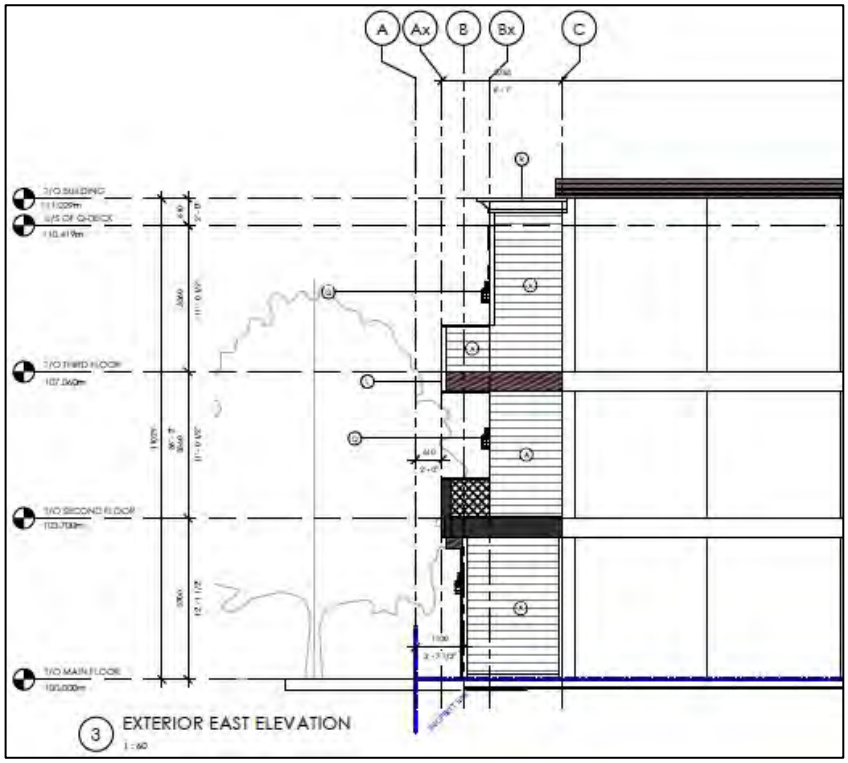



Figure 2: Partial East Elevation of building. Note – Line A (blue) is the property line

Administration is satisfied that the overall design of the building fits within the width of a single lot, and presence of the two balconies at the same distance from the property line will not detract from the 8th Street streetscape. Therefore, Administration is in support of this variance, which is listed as Variance 3 in the Schedule A Conditions of Approval.

### 4. Design of Roof

Section 11.5.4 of the LUB provides criteria for design of roofs that are part of a mountain architecture design program. The applicant has proposed a building design that harkens back to the Town's mining heritage but does not speak to design criteria and is a departure from the examples of pitched roofs and dormers within Section 11.5. The design of the front façade is not able to incorporate a high-pitched roof as contemplated in Section 11.5.4, and a relatively flat roof (2% slope from centre) is proposed.

Section 11.5.4.3 of the LUB provides criteria for considering shallow-pitch roofs. Section 11.5.4.3 c) allows for consideration of a shallow-pitched roof, *"where required for the installation of solar collection devices."* While not required for the operation of the building, the applicant has proposed the installation of solar panels to enhance the green design of the building.

Section 11.5.4.3 d) of the LUB allows for a shallow-pitched roof *"when it can be demonstrated that building massing is acceptable with consideration of views, overshadowing, and continuity of scale."* Administration is satisfied that the proposed height and massing of the building will not adversely impact views and cause additional shadow impacts compared to what exists at present.

### 5. Vehicle Parking and Loading

Section 2.7.6.2 and Table 2.7-2 of the LUB sets minimum and maximum automobile parking stalls for the requested uses in the development. The minimum and maximum parking stalls are both 1.0 stall per visitor accommodation unit. Regarding retail sales less than 500m$^2$ in gross floor area, the minimum number of parking stalls to be provided is 2 stalls per 100m$^2$ of gross floor area; and the maximum is 2.5 stalls per 100 m$^2$ of gross floor area for retail sales uses.

The applicant has provided eight (8) regular surface parking stalls and one barrier-free parking stall for a total of nine (9) on-site parking stalls. With eight visitor accommodation units plus 254m$^2$ of retail gross floor area, the required number of parking stalls for the development is twelve (12) stalls, with a variance of three stalls requested. Administration recommends that the regular parking spaces be reserved for the visitor accommodation units.

Section 4.1.6.1 allows the Development Authority to require cash-in-lieu of parking to account for the difference in required parking stalls and provided parking stalls. The applicant has agreed that cash-in-lieu of parking for the 3 deficient stalls can be applied as part of the Development Permit approval. As a result, Section 2.7.6.2 is considered met.

In accordance with Section 2.7.3.1 of the LUB, a loading stall was not provided. Section 2.7.3.1 states the following:

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

The proposed Visitor Accommodation development will not experience frequent deliveries or loading/unloading of goods that other commercial businesses may require. Apart from the initial delivery of furniture and appliances upon construction, delivery/loading is expected to be infrequent for the Visitor Accommodation use on this site, and the retail sales units have access to a paved laneway in the rear where delivery trucks can unload items. As a result, Section 2.7.3.1 is considered met. No variance is required due to development authority discretion being integrated within this section.

## SUSTAINABILITY SCREENING REPORT (SSR)

The applicant's Sustainability Screening Report score of 8.99 suggests that the development will have a positive impact on the community (see Attachment 5).

## OFF-SITE LEVIES

Offsite levies will be collected for this development at the current rate at the time of signing the Development Agreement.

## LIGHTING

Details on exterior and site lighting have been provided with this application, which are acceptable to the Town's standards and specifications.

## SUBMITTED COMMENTS

The applicant posted a Notice of Application Sign on the property in April 2023, and a summary of the development was uploaded to the Town's webspace. The following comments were received from the public regarding the proposed development.

IN SUPPORT - no comments received

IN OPPOSITION – One comment received:

ISSUE #1 – Member of the public opposed to continued approval of visitor accommodation development in Canmore.

Administration notes the comments provided; however visitor accommodation is a permitted use within the Town's Land Use Bylaw. Administration notes that the variances requested are due to the relative scale of the development, and are not attributable to the proposed uses.

## OPTIONS FOR CONSIDERATION

The CPC has three options:

1. Approve the application subject to the conditions or in addition to others than those contained in Schedule A.
2. Refuse the application, specifying reason(s) for refusal.
3. Postpone the application, pending submission of any additional details requested by CPC.

## RECOMMENDATION

Planning recommends that the Canmore Planning Commission **APPROVE** PL20230003, subject to the conditions of approval set out in Schedule A, attached to this report.

## ATTACHMENTS:

1. Site Context
2. Zoning
3. Bylaw Conformance Review
4. Submitted Plans
5. Sustainability Screening Report (SSR)
6. Schedule A – Conditions of Approval

**Harry Shnider, RPP, MCIP**
Senior Development Planner

**Lauren Miller, RPP, MCIP, AICP**
Manager of Planning and Development

**ATTACHMENT 1 – SITE CONTEXT (use arrows to identify the subject site on each view)**

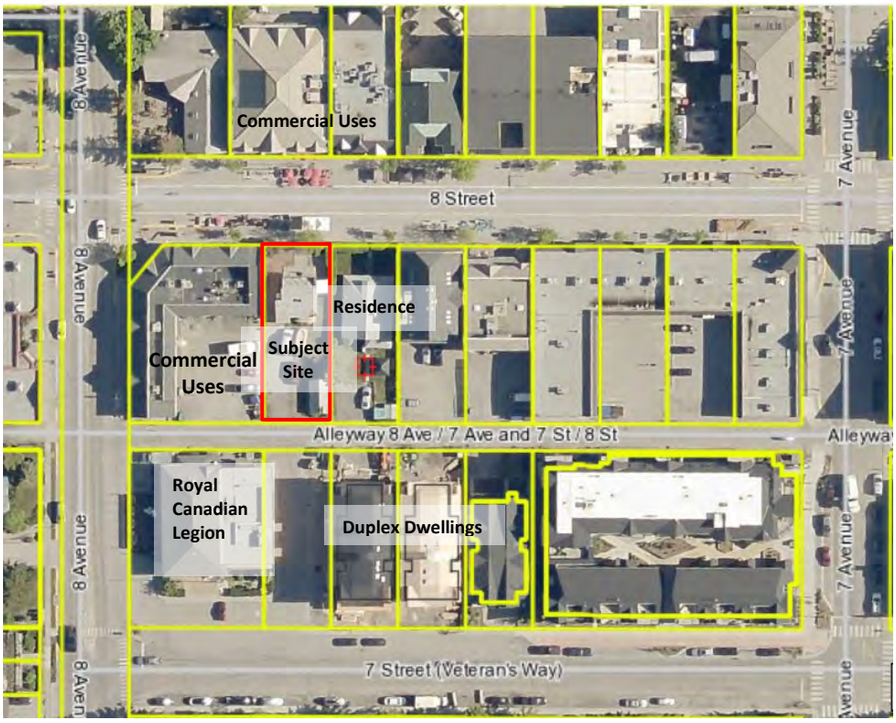



Figure 3: Overview of Site and Adjacent Uses

Figure 4: View of existing site from 8th Street

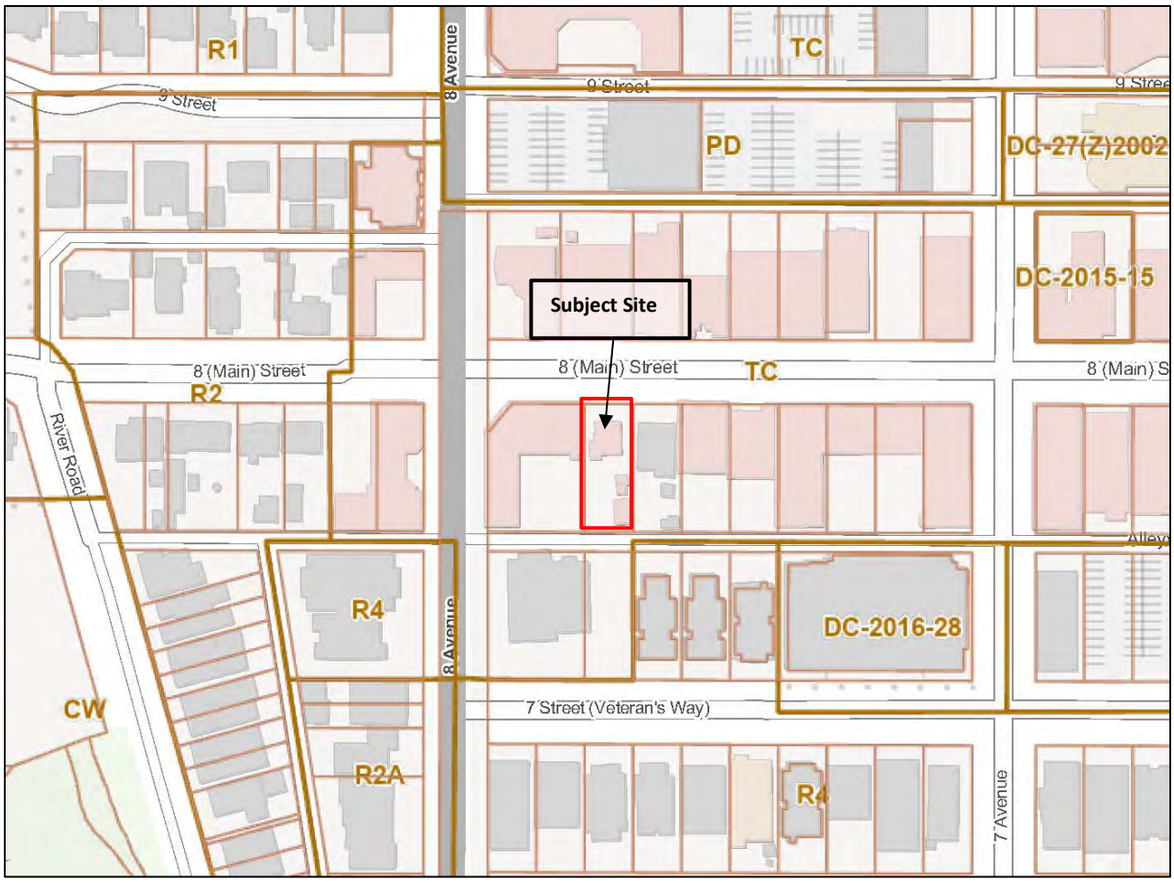
Figure 5: 8th Street looking west

Figure 6: South side of 8th Street looking east

Figure 7: North side of 8th Street looking east

Figure 8: 8th Street Laneway looking northeast

## ATTACHMENT 2 – ZONING



## ATTACHMENT 3 - BYLAW CONFORMANCE REVIEW

| REQUIREMENT | BYLAW 2018-22 | PROPOSED | VARIANCE |
|---|---|---|---|
| Max Floor Area Ratio (FAR) | min 1.5 / max 2.0 | 2.13 | **Yes 6.3%** |
| Front Yard Setback | Max 1.0 m | 1.0 m | **No** |
| Side Yard Setback (East) | 0.0 m | 0.0 m | **No** |
| Side Yard Setback (West) | 0.0 m | 0.0 m | **No** |
| Rear Yard Setback | 5.4 m | 7.6 m | **No** |
| Max Building Height | 11.0 m | 13.16 m | **Yes 19.6%** |
| Parking<br>Vehicle Parking<br>Bicycle Parking | 12 Vehicle Parking Stalls<br>5 Long Term Bicycle Stalls<br>6 Short Term Bicycle Stalls | 9 Vehicle Parking Stalls + 3 Cash-in-Lieu of Parking Stalls<br>12 Long Term Bicycle Stalls<br>6 Short Term Bicycle Stalls | **No**<br>**No**<br>**No** |

# SETTLER'S BLOCK CONCEPT 7

## SBL
## 829 8th Street
## Canmore, Alberta

## RE-ISSUED FOR TofC DP COMMENTS - 2023-09-12

**consultants.**

**Architecture & design**

**T.i. STUDIOS ARCHITECTURE Inc.**
#201, 1902 11th Street SE
Calgary, AB T2G 3G2
Contact: Heather Barnsley
Telephone: 403.806.0556

**Structural Engineer**

**TRL & ASSOCIATES LTD.**
100, 1615 - 10th Avenue SW
Calgary, AB T3C 0J7
Contact: Bryan Roney
Telephone: 403.244.4944

**Mechanical Engineer**

**TWS ENGINEERING**
9918-75 Avenue NW
Edmonton, AB T6E 1J2
Contact: Jason Lukan
Telephone: 780.468.5477 Ext. 299

**Electrical Engineer**

**TWS ENGINEERING**
9918-75 Avenue NW
Edmonton, AB T6E 1J2
Contact: Trevor Cleall
Telephone: 780.468.5477 Ext. 291

**General Contractor**

**SBL CONTRACTORS LTD.**
5110-B 77th AVE SE
Calgary, AB, T2C 2Z2
Contact: Brad Franssen
Telephone: 403.828.1868 ext 118

ARCHITECTURAL SHEET LIST

| Sheet Number | Sheet Name |
|---|---|
| A0.1 | COVER |
| A1.1 | SITE PLAN |
| A1.2 | SITE PLAN DETAILS |
| A2.1 | MAIN FLOOR AND SECOND FLOOR PLAN |
| A2.2 | THIRD FLOOR AND ROOF PLAN |
| A3.1 | EXTERIOR ELEVATIONS |
| A3.2 | EXTERIOR ELEVATIONS |
| A3.3 | PERSPECTIVE VIEWS |
| A10.1 | 3D VIEWS |

### LAND USE BY-LAW REVIEW

MUNICIPAL ADDRESS — LEGAL DESCRIPTION
829, 8th Street, Canmore, Alberta — LOT 13; BLOCK 49; PLAN 1095F

EXISTING / PREVIOUS LAND USE DESIGNATION
TOWN CENTRE DISTRICT (TC)

TC Town centre district zoning purpose to provide for a broad range of commercial, entertainment, cultural, and residential uses in mixed-used buildings and to serve as a focal point for community business and civic activities.

***PROPOSED USE: VISITOR ACCOMMODATION***

APPLICABLE CODES & BYLAWS
• TOWN OF CANMORE REVISED LAND USE BYLAW 2018-22

REQUIRED PARKING CALCULATIONS — TABLE 2.7-2
EXISTING STALLS ON SITE: 0 STALLS
STALLS REQUIRED FOR NON-RESIDENTIAL DEVELOPMENTS:
2.0 STALLS / 100.0 $m^2$ GFA

**182$m^2$ / 100$m^2$ = 1.82(2x) = 3.64 = 3 VEHICLE STALLS**

REQUIRED PARKING CALCULATIONS — TABLE 2.7-3
STALLS REQUIRED FOR RESIDENTIAL DEVELOPMENTS:
1-3 BEDROOMS: ONE (1) STALL & 0.15 VISITOR STALLS

**8 RESIDENTIAL SUITES = 8 STALLS**
**8 RESIDENTIAL SUITES x 0.15 = 1.2 = 1 VISITOR STALL**

BARRIER-FREE CALCULATIONS — NBC-AE 2019: TABLE 3.8.2.5.

| NUMBER OF PARKING STALLS REQUIRED | B-F DESIGNATION |
|---|---|
| 2-10 | 1 |
| 11-25 | 2 |
| 26-50 | 3 |
| 51-100 | 4 |
| FOR EACH ADDITIONAL INCREMENT OF 100 OR PART THEREOF | +1 |

BARRIER-FREE STALLS EXISTING: 0 STALLS
BARRIER-FREE STALLS REQUIRED: **1 STALLS**

LOADING STALLS — 2.7.3
EXISTING STALLS ON SITE: 0 STALL(S)
STALLS REQUIRED:

2.7.3.1 A MINIMUM OF ONE (1) LOADING STALL SHALL BE REQUIRED PER MULTI-UNIT RESIDENTIAL BUILDING OR NON-RESIDENTIAL BUILDING, UNLESS IT CAN BE OTHERWISE DEMONSTRATED TO THE DEVELOPMENT AUTHORITY THAT LOADING CAN REASONABLY TAKE PLACE WITHOUT A DEDICATED STALL ON-SITE, OR THAT IT CAN BE SHARED AMONGST MULTIPLE DEVELOPMENTS AND/OR TENANTS TO MINIMIZE THE NUMBER OF LOADING STALLS REQUIRED.

BICYCLE STALLS — TABLE 2.7-2

STALLS REQUIRED FOR NON-RESIDENTIAL DEVELOPMENTS:
TWO (2) STALLS PER 100m2 OF GFA

**182m2 / 100m2 = 1.82(2x) = 3.64 = 3 BICYCLE STALLS**

BICYCLE STALLS — TABLE 2.7-3

STALLS REQUIRED FOR RESIDENTIAL DEVELOPMENTS:
MINIMUM SHORT TERM REQUIREMENT: 0.25 STALL PER RESIDENTIAL SUITE
MINIMUNG LONG TERM REQUIREMENT: 1.5 STALL PER RESIDENTIAL SUITE

**8 RESIDENTIAL SUITES x 0.25 = 2 VISITOR BICYCLE STALLS**
**8 RESIDENTIAL SUITES x 1.5 = 12 BICYCLE STALLS**

DO NOT SCALE ANY DRAWINGS. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED WITHOUT PERMISSION. REPORT ANY ERRORS, OMISSIONS, OR DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

PERMIT NO.

| ISSUED | | DATE |
|---|---|---|
| 19 | ISSUED FOR TofC DP COMMENTS | 2023-06-13 |
| 20 | RE-ISSUED FOR TofC DP COMMENTS | 2023-07-26 |
| 21 | RE-ISSUED FOR TofC DP COMMENTS | 2023-08-11 |
| 22 | RE-ISSUED FOR TofC DP COMMENTS | 2023-09-12 |

CLIENT / OWNER
**SBL**

PRIME CONSULTANT
TI STUDIOS ARCHITECTURE inc

PROJECT NAME AND ADDRESS
**SETTLER'S BLOCK CONCEPT 7**
829 8th Street
Canmore, Alberta

LEGAL ADDRESS: LOT 13; BLOCK 49; PLAN 1095F

DRAWING TITLE
**COVER**

| | | | |
|---|---|---|---|
| SCALE: | 1 : 100 | DATE: | 9/12/2023 3:37:36 PM |
| DRAWN BY: | DS | CHECKED BY: | HB |
| PRINT ON: | Arch D | PROJECT No. | 22.202 |

DWG No.
**A0.1**

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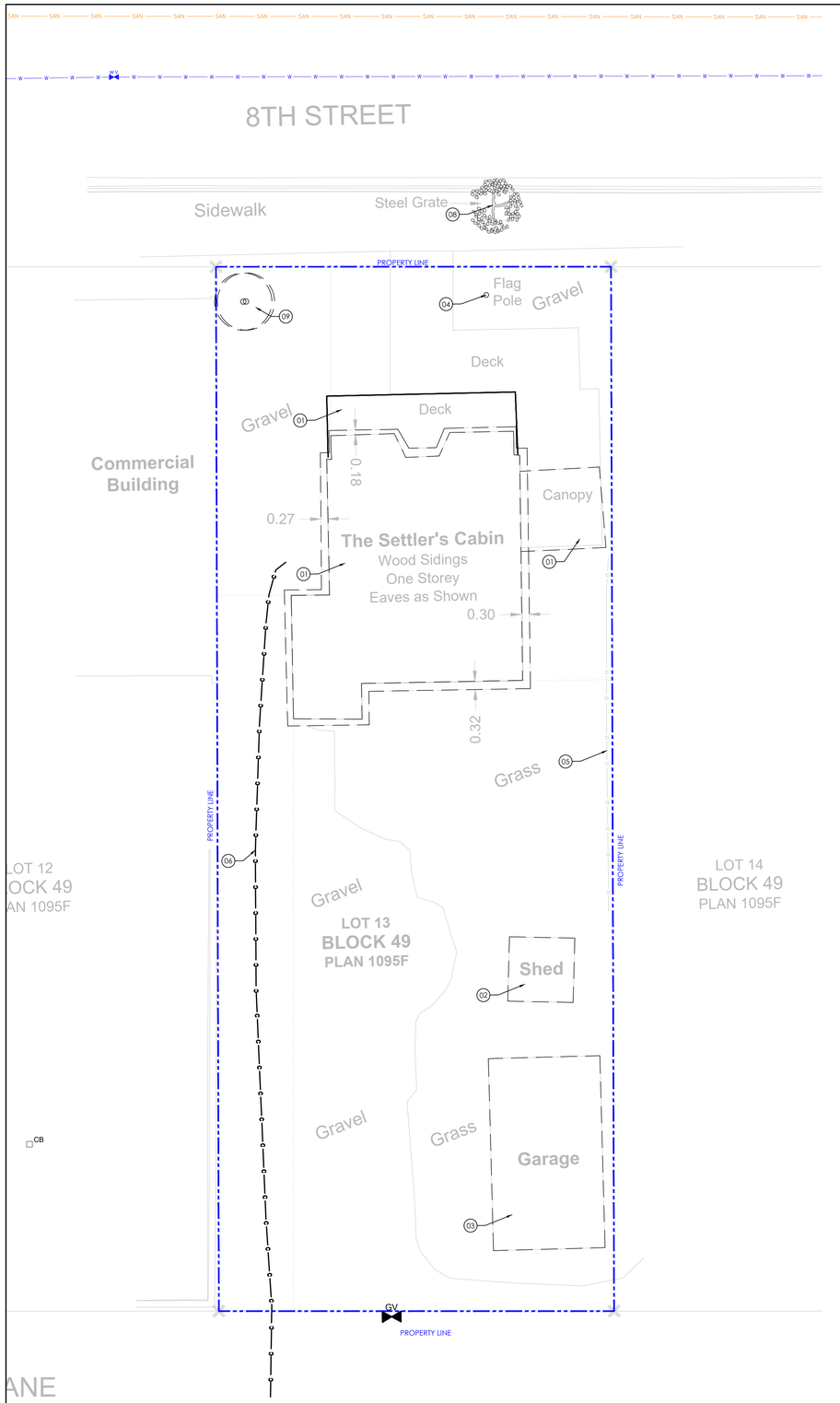
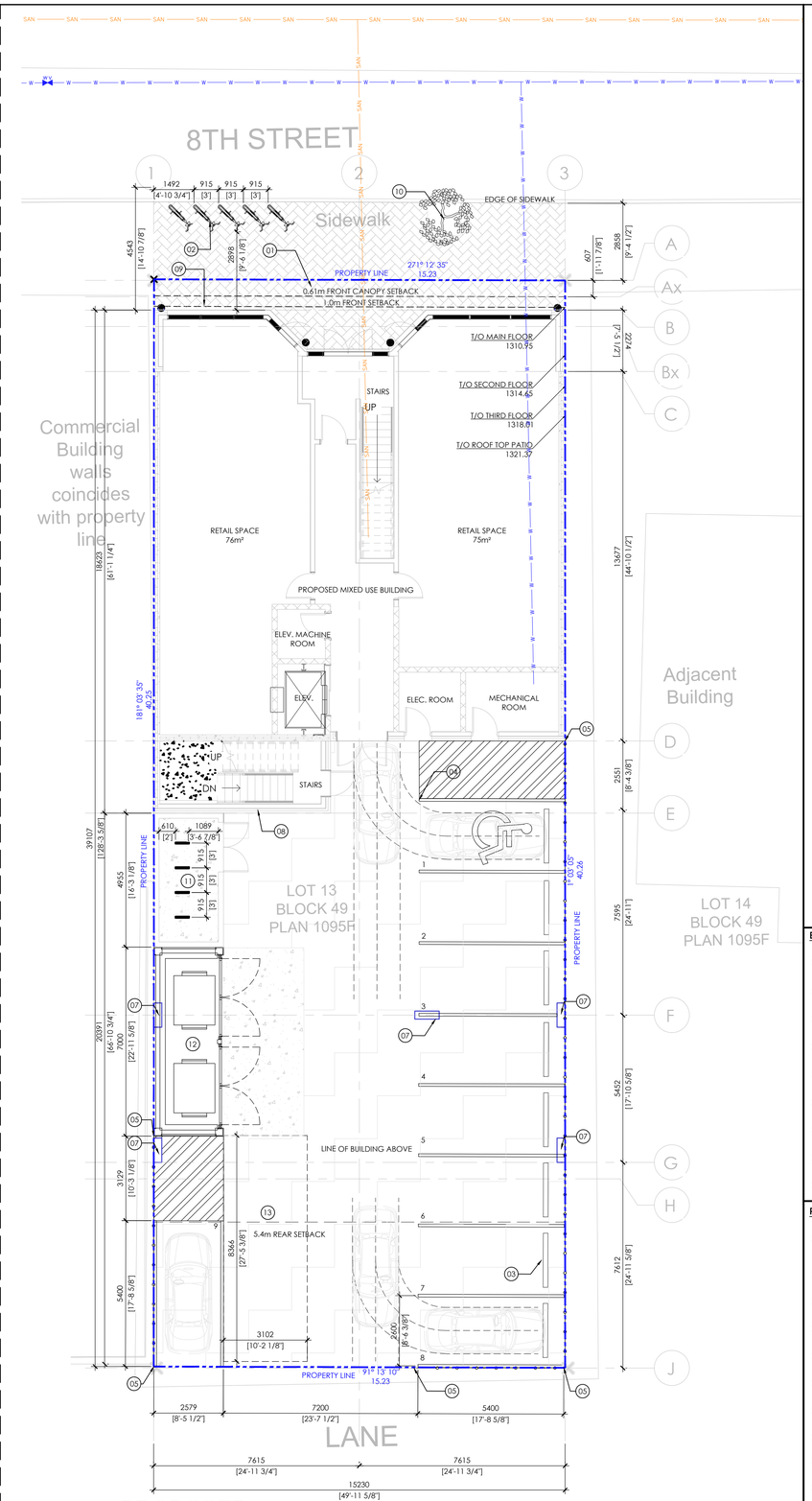



# EXISTING & DEMO SITE PLAN

1 / A1.1

SCALE: 1:100




# PROPOSED SITE PLAN

2 / A1.1

SCALE: 1:100

**EXISTIN SITE PLAN NOTES**

01 EXISTING SETTLER'S CABIN, CANOPY AND DECK TO BE DEMOLISHED.

02 EXISTING SHED TO BE DEMOLISHED.

03 EXISTING GARAGE TO BE DEMOLISHED.

04 EXISTING FLAG POLE TO BE REMOVED.

05 EXISTING FENCE TO BE DEMOLISHED.

06 EXISTING UTILITY CABLE.

07 EXISTING TRANSFORMER TO SERVICE NEW BUILDING, REFER TO CIVIL.

08 EXISTING TREE TO REMAIN.

09 EXISTING TREE WITHIN PROPERTY LINE TO BE REMOVED.

**PROPOSED SITE PLAN NOTES**

01 NEW BUILDING FRONT SIDEWALK TO TIE INTO EXISTING CITY SIDEWALK.

02 PROPOSED BIKE PARKING/STORAGE AREAS. SEE SITE DETAILS.

03 PROPOSED CONCRETE WHEEL STOP. REFER TO SITE DETAILS.

04 PROPOSED PAVEMENT MARKINGS. COLOUR TO BE TRAFFIC YELLOW TYP.

05 PROPOSED NEW FENCE @1.8m A.F.F

06 PROPOSED ANIMAL PROOF WASTE CONTAINER. REFER TO SITE DETAILS.

07 BUILDING COLUMNS

08 NEW GAS METER LOCATION.

09 HISTORICAL PLAQUE ON PEDESTAL. REFER TO DETAIL ON SHEET A1.2.

10 PROPOSED TREE WELL GRATE. REFER TO SITE DETAIL 7 ON SHEET A1.2 FOR DETAILS.

11 PROPOSED LONG TERM BICYCLE ENCLOSURE.

12 PROPOSED GARBAGE ENCLOSURE. SEE SHEET A1.4 FOR DETAILS.

13 PROPOSED 20 MINUTES LOADING STALL. SEE DETAIL SHEET A1.2 FOR SIGNAGE DETAILS.

**LEGAL ADDRESS**

LOT: 13
BLOCK: 49
PLAN: 1095F

**ZONING:**

TC- TOWN CENTRE DISTRICT

**MUNICIPAL ADDRESS**

829 - 8th STREET CANMORE

**SITE AREA**

ha: 0.0613 ha
m²: 613 m²
acres: 0.15 acre

**GROSS FLOOR AREA**

1,255 m²

**FLOOR AREA RATIO**

1,255 m²/ 613 m² = 2.04

*ALL FINISHED GRADES TO BE DETERMINED BY MECHANICAL SITE SERVICING ENGINEER. PROPOSED SITE GRADES AS SHOWN ON ARCHITECTURAL SITE PLAN ARE TO SET MAIN FLOOR ELEVATIONS ONLY. DSSP GRADING PLAN SHALL GOVERN IN ALL CIRCUMSTANCES.

*ALL CATCH BASINS AS SHOWN ON ARCHITECTURAL SITE PLAN ARE FOR REFERENCE PURPOSES ONLY. FINAL QUANTITY AND LOCATION OF ALL CATCH BASINS AND SITE DRAINING INCLUDING PONDING SHALL BE DETERMINED BY MECHANICAL SITE SURFACING ENGINEER (DSSP STORM WATER MANAGEMENT PLAN).

SHEET GENERAL NOTES - SITE PLAN

A) GENERAL CONTRACTOR IS TO CONSULT W/ CIVIL ENGINEER TO CONFIRM PROPERTY LINES, DATUM AND BUILDING LOCATIONS.
B) GENERAL CONTRACTOR IS TO COORDINATE W/ TOWN OF CANMORE ALL UTILITY LINE CONNECTIONS.
C) REFER TO MECHANICAL DRAWINGS FOR ALL SITE DRAINAGE, AND STORM WATER MANAGEMENT.
D) REFER TO CIVIL ENGINEERING DRAWINGS FOR ALL SITE GRADING, SITE DRAINAGE, AND STORM WATER MANAGEMENT.
E) BUILDING OUTLINE REPRESENTS THE OUTLINE OF MAIN FLOOR SLAB.
F) ALL DIMENSIONS LOCATING THE BUILDING ARE TO BE DIMENSIONED TO BUILDING CORNERS. NOTE: ALL DIMENSIONS ARE PERPENDICULAR U.N.O.
G) CIVIL ENGINEERING DRAWINGS ARE TO DETERMINE ALL EARTHWORKS, ROADWORK, AND RETAINING WALLS.
H) GENERAL CONTRACTOR TO REPORT ANY DISCREPANCIES WITH THESE DRAWINGS TO THE ARCHITECT.
I) ALL BARRIER-FREE ACCESS, AND CURB CUTS ON THIS SITE ARE TO CONFORM TO THE APPLICABLE ALBERTA BUILDING CODE AND/OR CITY BYLAWS.
J) CONTRACTOR TO PROVIDE ADDITIONAL DRAINS AS REQUIRED.
K) BARRIER-FREE PARKING SYMBOLS AND CROSSWALKS (IF ANY) TO BE PAINTED.

**PARKING CALCULATION - TOWN CENTRE DISTRICT (TC)**

**NON-RESIDENTIAL DEVELOPMENTS - CLASS A:**
MINIMUM NUMBER OF AUTOMOBILE PARKING:
(2) STALLS PER 100m² OF GFA

182m² / 100m² = 1.82(2x) = 3.64 = 3 VEHICLE STALLS

**RESIDENTIAL AUTOMOTIVE PARKING REQUIREMENTS:**

MINIMUM NUMBER OF AUTOMOTIVE PARKING STALLS REQUIRED PER DWELLING UNIT:
(1-3+ BEDROOMS: (1) STALL)
(0.15 VISITOR STALLS/ DWELLING)

8 SUITES = 8 STALLS
8 SUITES x 0.15 = 1.2 = 1 VISITOR STALLS

**TOTAL AUTOMOTIVE STALLS**:
REQUIRED: 12
PROVIDED: 09

**BICYCLE CALCULATION - TOWN CENTRE DISTRICT (TC)**

**NON-RESIDENTIAL DEVELOPMENTS - CLASS A:**
MINIMUM NUMBER OF BICYCLE PARKING:
(2) STALLS PER 100m² OF GFA
182m² / 100m² = 1.82(2x) = 3.64 = 3 BICYCLE STALLS

**RESIDENTIAL BICYCLE PARKING REQUIREMENTS:**
REQUIRED MINIMUM NUMBER OF LONG TERM- BICYCLE PARKING STALLS PER DWELLING UNIT:
(1.5 / DWELLING UNIT)

8 SUITES x 1.5 = 12 BICYCLE STALLS
(8 SPOTS FOR BICYCLES PROVIDED - 4 REMAINING TO BE STORED IN EACH INDIVIDUAL RESIDENTIAL UNIT)

REQUIRED MINIMUM NUMBER OF SHORT-TERM BICYCLE PARKING STALLS PER DWELLING UNIT:
(0.25/ DWELLING UNIT)

8 SUITES x 0.25 = 2 VISITOR BICYCLE STALLS

**TOTAL BICYCLE STALLS:**
REQUIRED : 17
PROVIDED: 13

**SITE LEGEND**

PROPOSED HEAVY-DUTY ASPHALT

PROPOSED CITY PATH WAY

PROPOSED CONCRETE PAD / APRON

**FLOOR AREA RATIO CALCULATION:**

**MAIN FLOOR RETRAIL SALES USE AREA: 203m²**

EXCLUSIONS: 51.00m²
-STAIRS / ELEVATOR / MECH & ELEC ROOM.

**SECOND FLOOR VISITOR ACCOMODATION USE AREA: 458m²**

EXCLUSIONS: 34.00m²
-STAIRS/ ELEVATOR/ SERVICE SHAFTS.

**THIRD FLOOR VISITOR ACCOMODATION USE AREA: 458m²**

EXCLUSIONS: 34.00m²
-STAIRS/ ELEVATOR/ SERVICE SHAFTS.

**ROOF TOP AREA: 134m²**

EXCLUSIONS: 111.00m²
-SOLAR PANEL AREA/ STAIRS/ ELEVATOR.

**TOTAL GROSS FLOOR AREA: 1,255 m²**

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| 6. | RE-ISSUED FOR TofC COMMENTS | 2023-08-08 |
| 7. | RE-ISSUED FOR TofC COMMENTS | 2023-09-12 |
| 8. | RE-ISSUED FOR TofC | 2023-10-09 |

CLIENT / OWNER

**SBL**

DEVELOPMENT PERMIT #: DP_###

BUILDING PERMIT #: BP_###

PRIME CONSULTANT

TI STUDIOS ARCHITECTURE inc
201 - 1902 11ST SE, Calgary, AB, T2G 3G2
(403)-806-0556 info@tistudios.ca

PROJECT NAME AND ADDRESS

**SETTLER'S BLOCK**

829 8th STREET CANMORE

LEGAL ADDRESS: LOT 13; BLOCK 49; PLAN 1095F

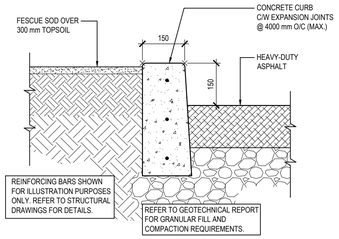
DRAWING TITLE

**SITE PLAN**

| | | | |
|---|---|---|---|
| SCALE: | As indicated | DATE: | 2022-07-18 |
| DRAWN BY: | DS | CHECKED BY: | HB |
| PRINT ON: | ARCH D | PROJECT No. | 22.202 |

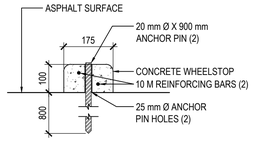
DWG No.

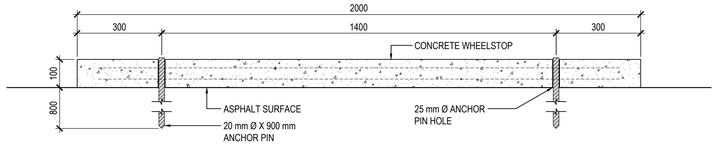
**A1.1**




## 1 A1.2 TYPICAL CONCRETE CURB DETAIL

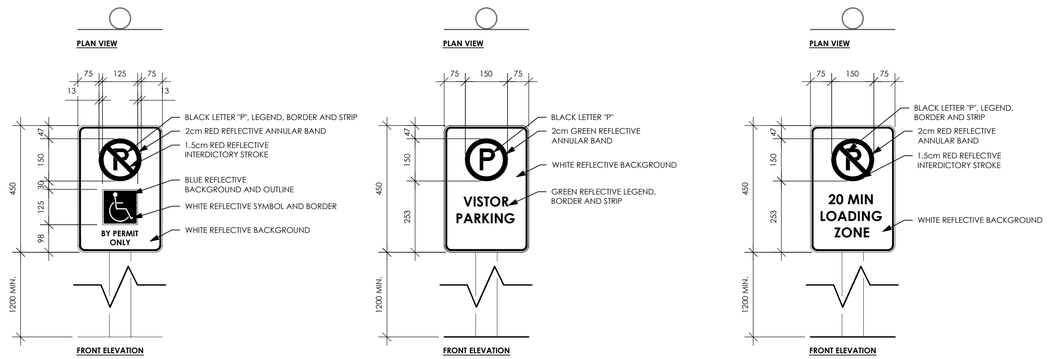
SCALE: 1:10



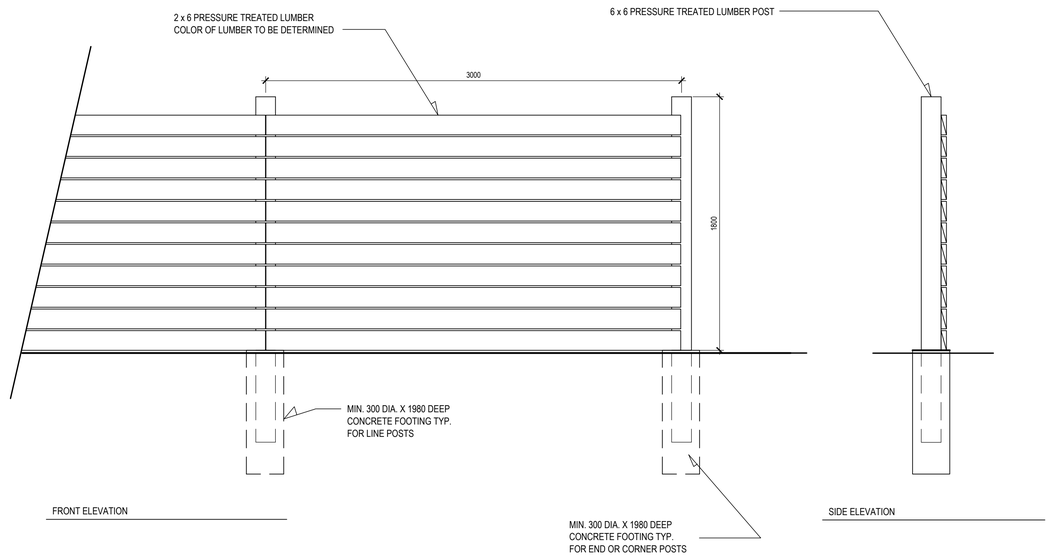

## 2 A1.2 TYPICAL CONCRETE WHEEL STOP

SCALE: 1:10



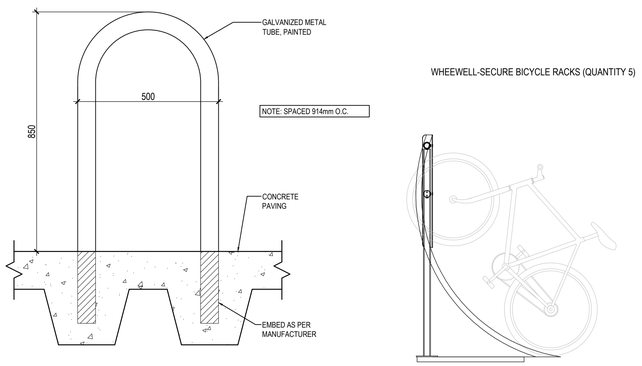

## 3 A1.2 TYPICAL PARKING SIGNS

SCALE: 1:10



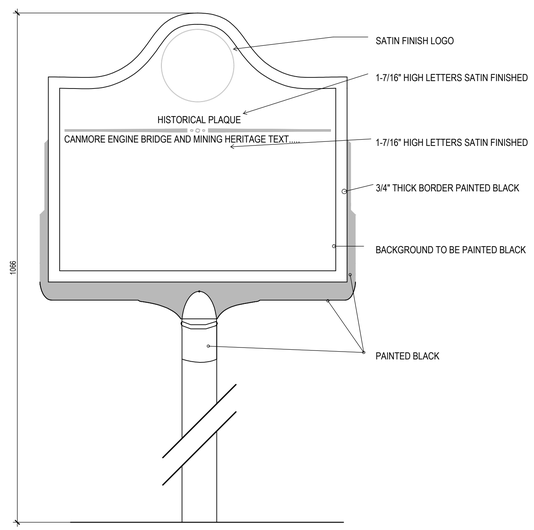

## 4 A1.2 EXTERIOR FENCE DETAIL

SCALE: 1:20



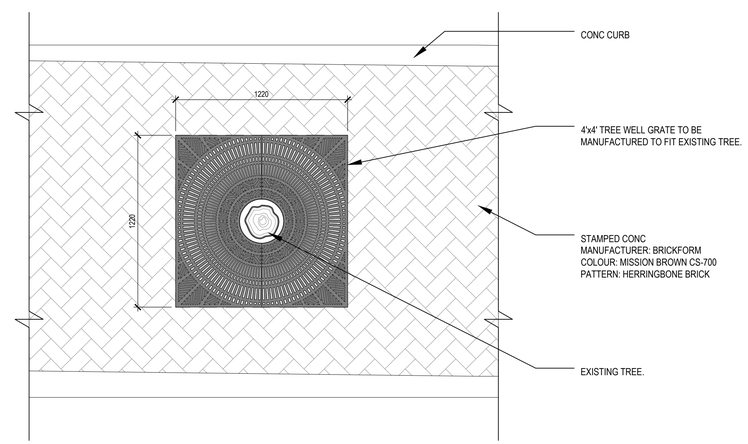

## 5 A1.2 BICYCLE BIKE RACK DETAILS

SCALE: 1:20




## 6 A1.2 HISTORICAL PLAQUE

SCALE: 1:10




## 7 A1.2 TREE WELL GRATE DETAIL

SCALE: 1:20

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| 5. | RE-ISSUED FOR TofC COMMENTS | 2023-07-26 |
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| 7. | RE-ISSUED FOR TofC COMMENTS | 2023-09-12 |

CLIENT / OWNER

**SBL**

DEVELOPMENT PERMIT #: DP_###

BUILDING PERMIT #: BP_###

PRIME CONSULTANT

Ti STUDIOS ARCHITECTURE inc
201 - 1902 11ST SE, Calgary, AB, T2G 3G2
(403)-806-0556 info@tistudios.ca

PROJECT NAME AND ADDRESS

**SETTLER'S BLOCK**

829 8th STREET CANMORE

LEGAL ADDRESS: LOT 13; BLOCK 49; PLAN 1095F

DRAWING TITLE

**SITE PLANS**

| | | | |
|---|---|---|---|
| SCALE: | As indicated | DATE: | 2022-07-18 |
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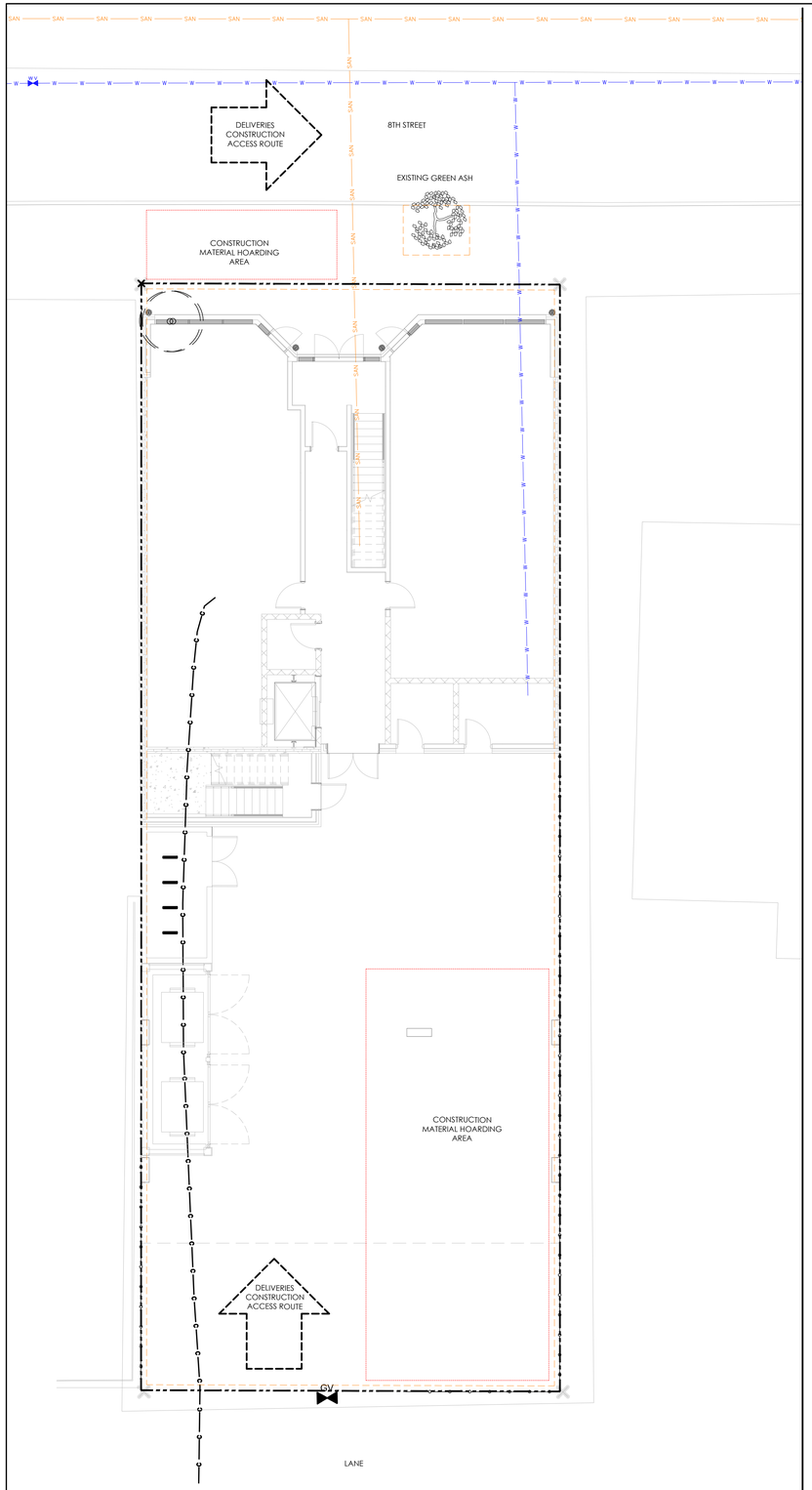
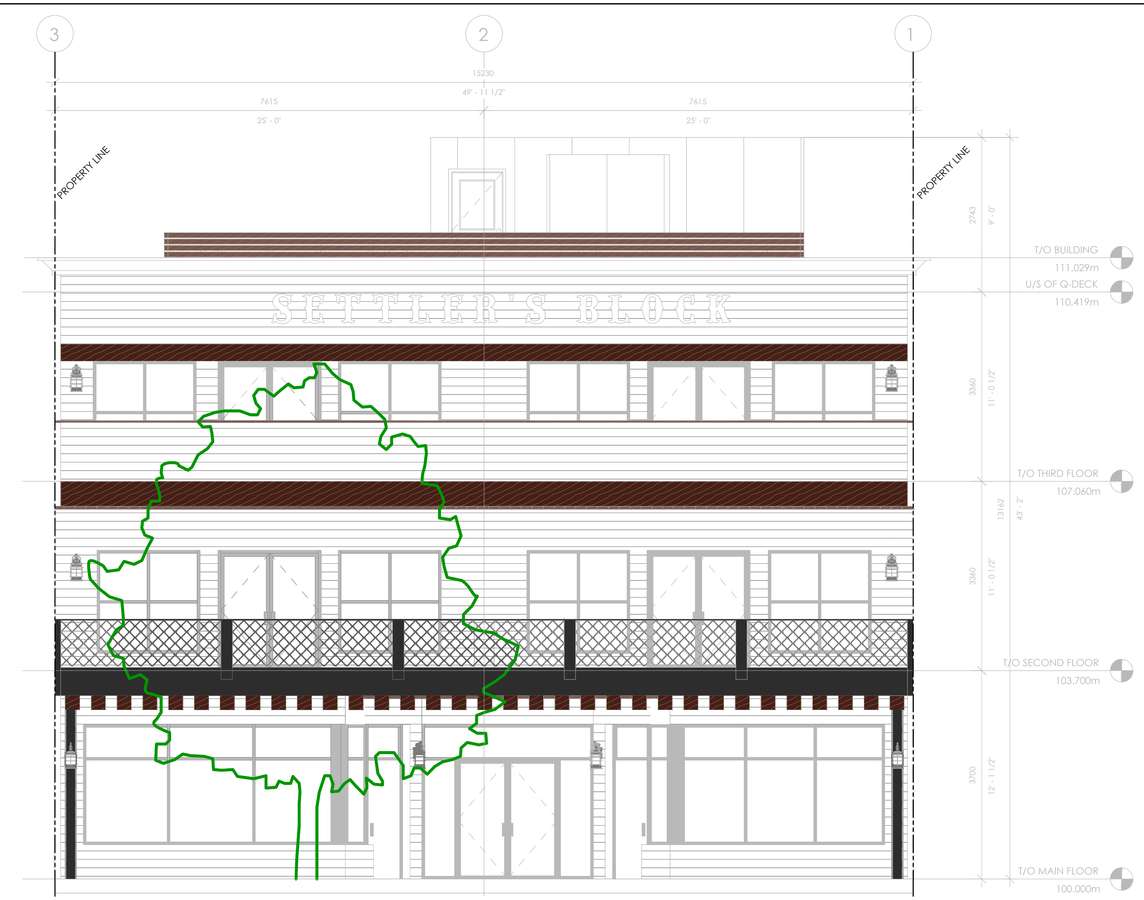
DWG No. **A1.2**



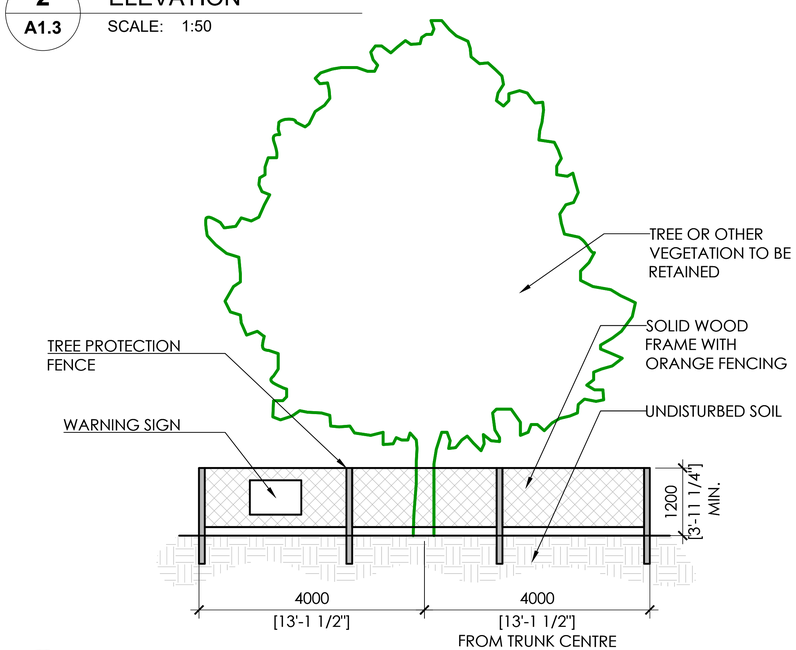

**1** **A1.3** SITE PLAN

SCALE: 1:100




**2** **A1.3** ELEVATION

SCALE: 1:50




**3** **A1.3** TREE PROTECTION ZONE DETAIL

SCALE: 1:50

**TREE PROTECTION PLAN LEGEND**

- PROPERTY LINE
- LIMIT OF LAND DISTURBANCE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- EXISTING UNDERGROUND UTILITY CABLE
- EXISTING TREE TO REMAIN & BE PROTECTED
- EXISTING TREE TO BE REMOVED

**LEGAL ADDRESS**

LOT: 13
BLOCK: 49
PLAN: 1095F

**ZONING:**

TC- TOWN CENTRE DISTRICT

**MUNICIPAL ADDRESS**

829 - 8th STREET CANMORE

**SITE AREA**

ha: 0.0613 ha
m²: 613 m²
acres: 0.15 acre

**GROSS FLOOR AREA**

1485 m²

**FLOOR AREA RATIO**

1485 m²/ 613 m² = 2.42

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SHEET GENERAL NOTES - SITE PLAN

A) GENERAL CONTRACTOR IS TO CONSULT W/ CIVIL ENGINEER TO CONFIRM PROPERTY LINES, DATUM AND BUILDING LOCATIONS.
B) GENERAL CONTRACTOR IS TO COORDINATE W/ TOWN OF CANMORE ALL UTILITY LINE CONNECTIONS.
C) REFER TO MECHANICAL DRAWINGS FOR ALL SITE DRAINAGE, AND STORM WATER MANAGEMENT.
D) REFER TO CIVIL ENGINEERING DRAWINGS FOR ALL SITE GRADING, SITE DRAINAGE, AND STORM WATER MANAGEMENT.
E) BUILDING OUTLINE REPRESENTS THE OUTLINE OF MAIN FLOOR SLAB.
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J) CONTRACTOR TO PROVIDE ADDITIONAL DRAINS AS REQUIRED.
K) BARRIER-FREE PARKING SYMBOLS AND CROSSWALKS (IF ANY) TO BE PAINTED.

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CLIENT / OWNER

**SBL**

DEVELOPMENT PERMIT #: DP_###

BUILDING PERMIT #: BP_###

PRIME CONSULTANT

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(403)-806-0556 info@tistudios.ca

PROJECT NAME AND ADDRESS

**SETTLER'S BLOCK**

829 8th STREET CANMORE

LEGAL ADDRESS: LOT 13; BLOCK 49; PLAN 1095F

DRAWING TITLE

**TREE PROTECTION PLAN**

| | | | |
|---|---|---|---|
| SCALE: | As indicated | DATE: | 2022-07-18 |
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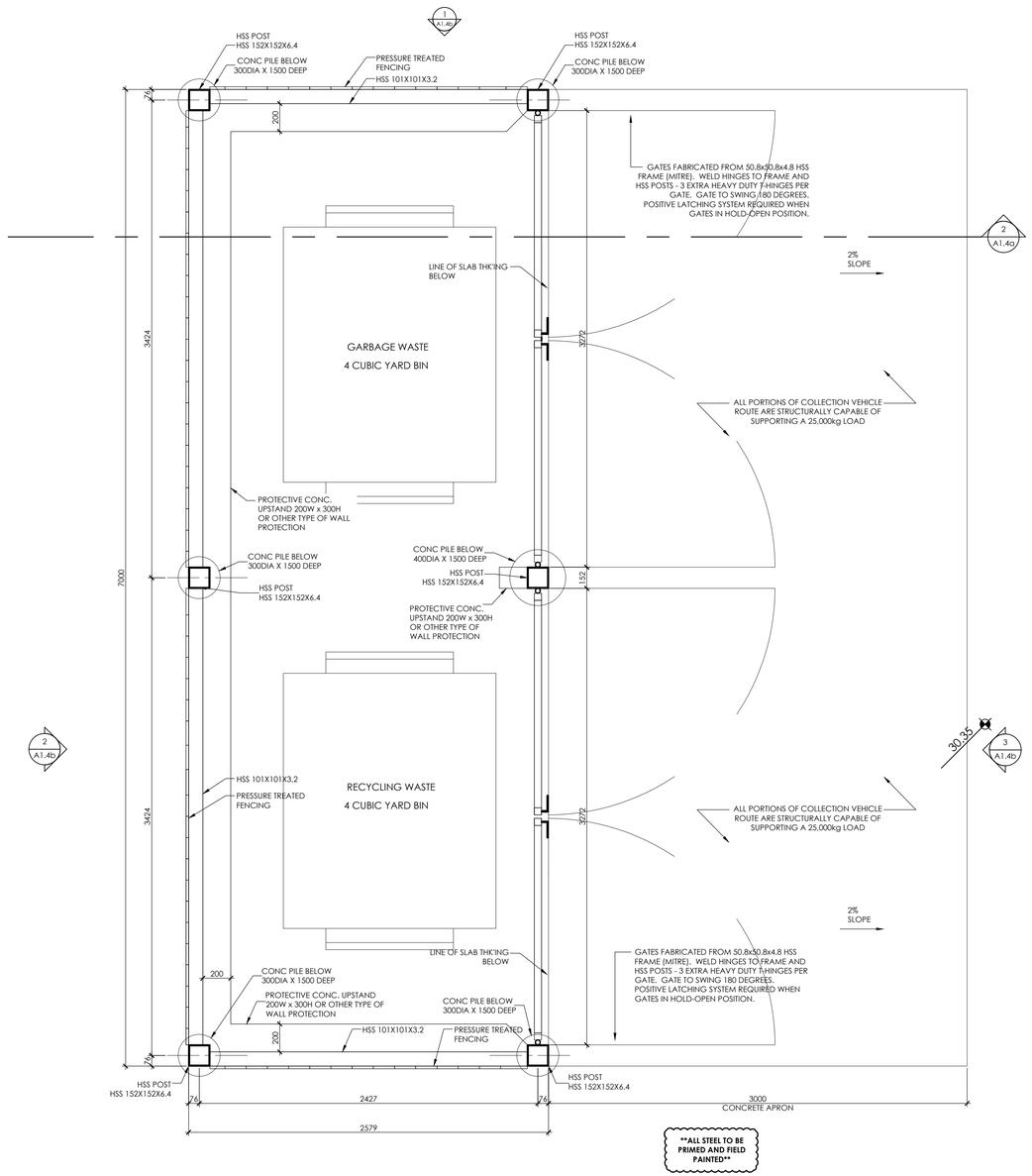
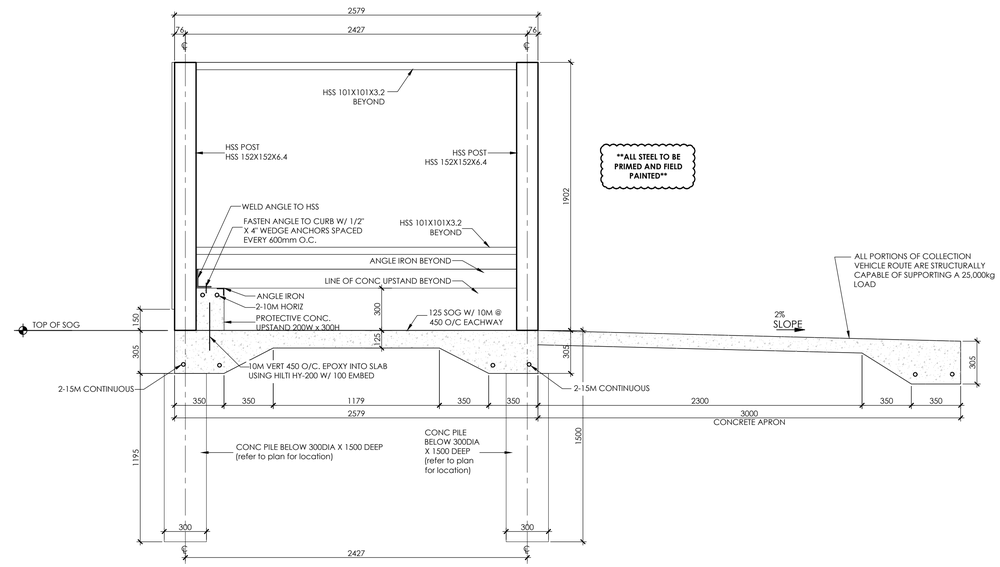
| PRINT ON: | ARCH D | PROJECT No. | 22.202 |

DWG No. **A1.3**




1 / A1.4a GARBAGE ENCLOSURE PLAN
1 : 20




2 / A1.4a GARBAGE ENCLOSURE SECTION
1 : 20

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CLIENT / OWNER

**SBL**

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PRIME CONSULTANT

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(403)-806-0556 info@tistudios.ca

PROJECT NAME AND ADDRESS

**SETTLER'S BLOCK**

829 8th STREET CANMORE

LEGAL ADDRESS: LOT 13; BLOCK 49; PLAN 1095F

DRAWING TITLE

**GARBAGE ENCLOSURE**

| | | | |
|---|---|---|---|
| SCALE: | As indicated | DATE: | 2022-07-18 |
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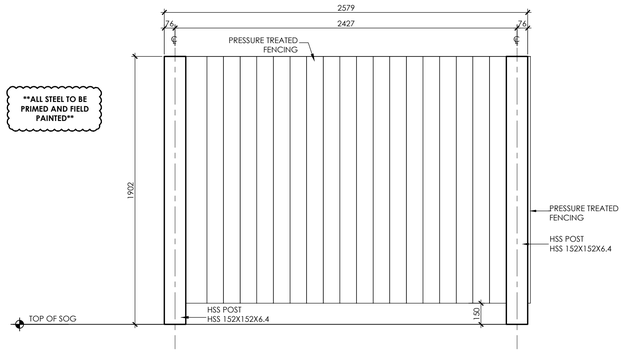
| PRINT ON: | ARCH D | PROJECT No. | 22.202 |

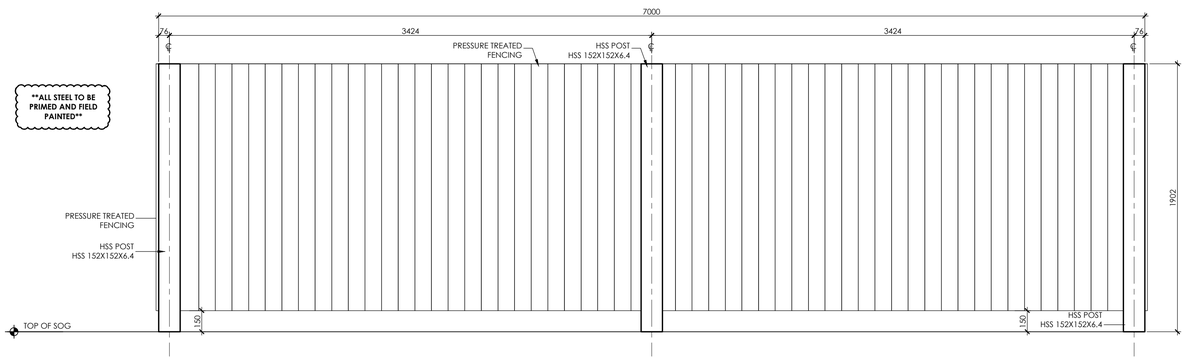
DWG No.

**A1.4a**



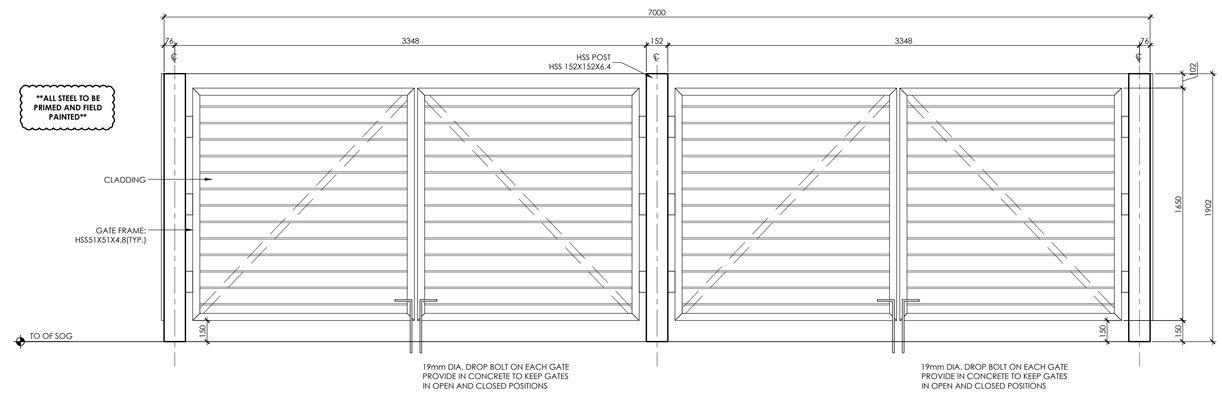

1 / A1.4b GARBAGE ENCLOSURE ELEVATION

1 : 20




2 / A1.4b GARBAGE ENCLOSURE ELEVATION

1 : 20




5 / A1.4b GARBAGE ENCLOSURE ELEVATION

1 : 20

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| 6. | RE-ISSUED FOR TofC COMMENTS | 2023-08-08 |
| 7. | RE-ISSUED FOR TofC COMMENTS | 2023-09-12 |

CLIENT / OWNER

**SBL**

DEVELOPMENT PERMIT #: DP_###

BUILDING PERMIT #: BP_###

PRIME CONSULTANT

Ti STUDIOS ARCHITECTURE inc
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(403)-806-0556 info@tistudios.ca

PROJECT NAME AND ADDRESS

**SETTLER'S BLOCK**

829 8th STREET CANMORE

LEGAL ADDRESS: LOT 13; BLOCK 49; PLAN 1095F

DRAWING TITLE

**GARBAGE ENCLOSURE**

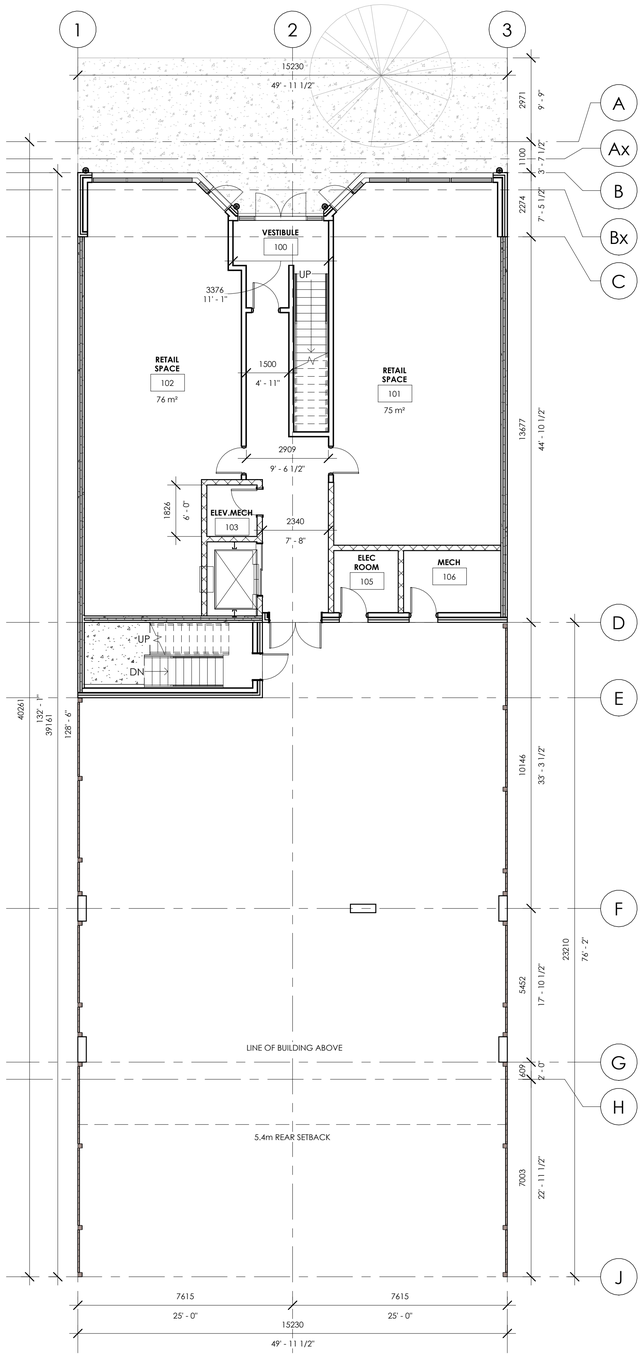
| | | | |
|---|---|---|---|
| SCALE: | As indicated | DATE: | 2022-07-18 |
| DRAWN BY: | DS | CHECKED BY: | HB |
| PRINT ON: | ARCH D | PROJECT No. | 22.202 |

DWG No.

**A1.4b**

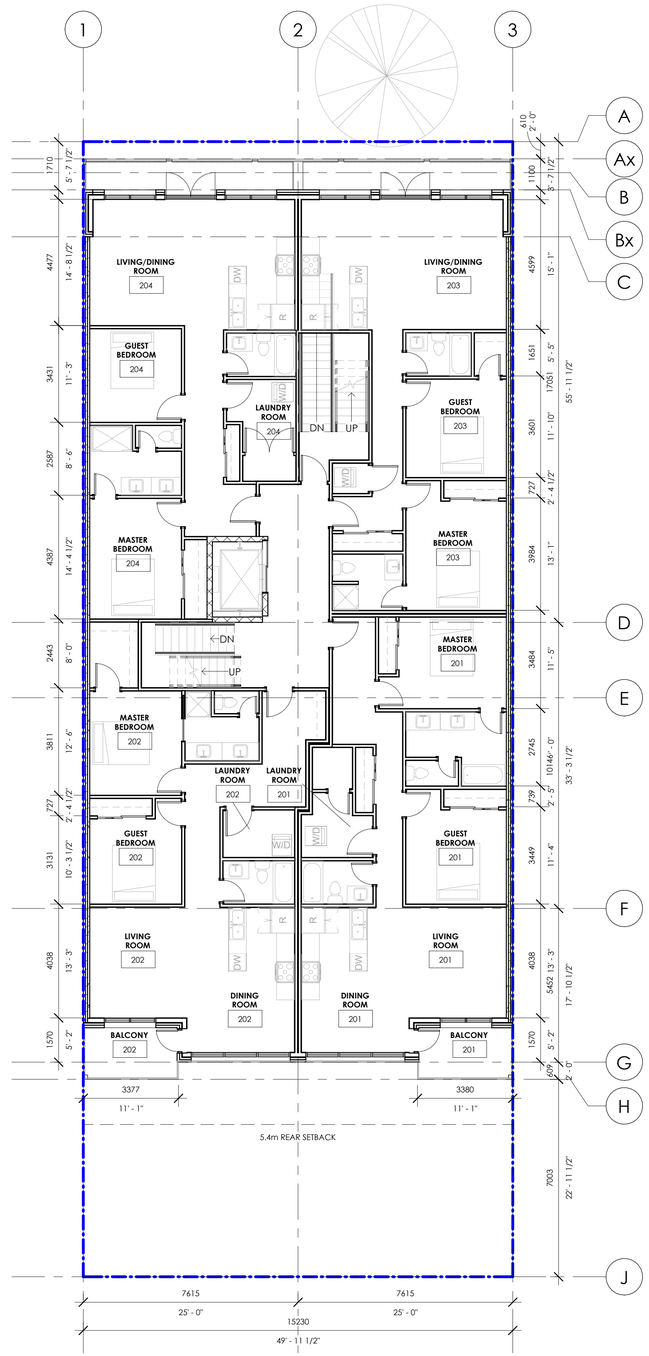
HATCHED AREA NOT IN SCOPE OF WORK

| PROPOSED KEYNOTES | |
|---|---|
| Key Value | Keynote Text |




1 PROPOSED MAIN FLOOR

1 : 100




2 PROPOSED SECOND FLOOR

1 : 100

## Proposed Wall & Partition Assembly Schedule

***ALL PROPOSED WALL / PARTITION ASSEMBLIES CONSTRUCTED TO MATCH THOSE LISTED BELOW***

***GYPSUM BOARD IN WASHROOMS, SHOWER ROOMS, JANITOR'S CLOSET & ALL WET AREAS TO BE WATER RESISTANT, MOLD & MOISTURE RESISTANT - NO EXCEPTIONS / ALTERNATES WILL BE ACCEPTED ***

***ALL PRPOSED PARTITIONS ARE TO BE TAPED, SANDED, PRIMED AND PAINTED***

| TYPE | DESCRIPTION |
|---|---|
| P02 | 12.7 GYPSUM BD<br>92.ST STUD @ 400 oc c/w BATT INSUL<br>12.7 GYPSUM BD |
| P04 | 12.7 GYPSUM BD<br>102 STEEL STUD @ 400 oc c/w BATT INSUL<br>12.7 GYPSUM BD |
| P20 | 15.9 TYPE 'X' GYPSUM BD<br>92 STEEL STUD @ 600 oc MAX<br>15.9 TYPE 'X' GYPSUM BD |
| P22 | 15.9 TYPE 'X' GYPSUM BD<br>152 STEEL STUD @ 400 oc c/w MINERAL WOOL INSUL<br>15.9 TYPE 'X' GYPSUM BD |
| P25 | 190 CMU |

**PARTITION NOTES**

GENERAL

1. THIS DRAWING TO BE READ IN CONJUNCTION WITH MECHANICAL AND ELECTRICAL ENGINEERING DRAWINGS AND SPECIFICATIONS. REPORT ANY DISCREPANCIES BETWEEN CONSULTANTS DRAWINGS TO ARCHITECT FOR CLARIFICATION.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING SITE MEASUREMENTS & DIMENSIONS AND MUST REPORT ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK.
3. CONFIRM ALL CEILING HEIGHTS & CLEARANCES ON SITE PRIOR TO CONSTRUCTION.
4. ALL WORK IS TO BE CARRIED OUT ACCORDING TO ALL RELEVANT CODES & STANDARDS & AS PER ANY SPECIFICATIONS ISSUED BY THE ARCHITECT. CONTRACTOR MUST OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY ALL RELEVANT AUTHORITIES PRIOR TO COMMENCEMENT OF THE WORK.
5. CONTRACTOR TO REPAIR ANY DAMAGE TO EXISTING FIRE SEPARATIONS WITHIN AREA OF CONTRACT.
6. CONTRACTOR TO ENSURE ALL EXISTING PLUMBING FIXTURES REMAINING ARE IN GOOD WORKING ORDER.

PARTITIONS

7. ALL PARTITIONS ARE TO BE CHALKED ON SITE & APPROVED BY ARCHITECT PRIOR TO INSTALLATION OF FLOOR & CEILING TRACK.
8. UNLESS OTHERWISE NOTED ON THE PLAN ALL DIMENSIONS ARE TAKEN FROM PARTITION INSIDE TO INSIDE. ALL DIMENSIONS TAKEN FROM THE CORE, COLUMNS OR CONVECTORS ARE TAKEN FROM THE FACE OF THAT ARCHITECTURAL ELEMENT TO THE CENTER OF THE PARTITION.
9. ALL DRYWALL PARTITION EDGES & FACES TO BE SMOOTH AND PLUMB-LINE TRUE.
10. CONTRACTOR TO ENSURE VARYING WALL THICKNESS CO-ORDINATE WITH DOOR FRAME SIZES. ANY DISCREPANCIES TO BE RESOLVED WITH ARCHITECT.
11. CONTRACTOR TO ENSURE SUFFICIENT BLOCKING IS PROVIDED IN ALL AREAS REQUIRING SUPPORT OF WALL OR CEILING MOUNTED EQUIPMENT OR MATERIALS (E.G. MOULDINGS, MILLWORK, COAT HOOKS, SECURITY EQUIPMENT, PROJECT SCREENS, WALL MOUNTED OUTLETS, SPECIAL EQUIPMENT, ETC.)
12. CONTRACTOR TO ENSURE THE FLOOR IS LEVEL PRIOR TO THE CONSTRUCTION OF PARTITIONS. PROVIDED SKIM COAT IF NECESSARY. VARIANCE NOT TO EXCEED 3/4" IN AREAS WHERE FILING CABINETS OR SHELVING UNITS ARE TO BE LOCATED. REFER TO FURNITURE PLAN FOR DETAILED LAYOUTS.
13. ALL NEW PARTITIONING TO BE TAPED, SANDED, SMOOTH, PRIMED TO FLOOR & MADE READY TO RECEIVE FINISHES AS SPECIFIED.
14. CONTRACTOR TO PROVIDE APPROPRIATE SOUND BAFFLING WITHIN THE CONVECTOR WHERE PARTITIONS MEET THE PERIMETER WINDOW MULLIONS.
15. CONTRACTOR TO REFER TO THE PARTITION PLAN FOR ALL WALLS THAT CONTINUE ABOVE SUSPENDED CEILING.
16. CONTRACTOR TO REVIEW MECHANICAL DRAWINGS TO ENSURE PROVISION FOR AIR TRANSFER OPENINGS ABOVE CEILING PARTITION CONSTRUCTION.
17. CONTRACTOR SHALL NOT USE MECHANICAL FASTENERS TO BASE BUILDING CEILING GRID, T-BAR, OR WINDOW MULLIONS. (CADDY CLIPS ONLY)
18. CONTRACTOR TO ENSURE THAT ACOUSTICAL CAULKING IS PROVIDED AT ALL PARTITION CONNECTIONS TO COLUMNS, CORE, FINISHED CEILING, FLOOR & CEILING SLAB.
19. ALL MATERIALS USED SHALL BE NEW, UNLESS OTHERWISE NOTED.
20. IN LOCATIONS WHERE BASE BUILDING WALLS OR COLUMNS ARE TO RECEIVE ELECTRICAL CONDUIT AND BOXES, DRYWALL CONTRACTOR IS RESPONSIBLE FOR FURRING, CUTTING, PATCHING, & FINISHING AS PER SPECIFICATIONS AT COMPLETION OF ELECTRICAL WORK.
21. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO T.I.STUDIOS FOR APPROVAL OF MILLWORK UNITS PRIOR TO FABRICATION.
22. ALL NEW WALLS TO BE CONSTRUCTED ON GRID OR 1/2 GRID UNLESS OTHERWISE NOTED ON PLAN.
23. ALL PERIMETER DIMENSIONS ARE FROM INSIDE FACE OF THE WINDOW FRAMES.
24. WHERE NEW PARTITIONING ARE LOCATED ADJACENT TO EXISTING, CONTRACTOR TO ENSURE THAT PARTITION MATCHES NEW PARTITION CONSTRUCTION. CONTRACTOR TO CONTACT T.I.STUDIOS FOR ANY AREA IN QUESTION.
25. ALL ANGLED WALLS TO BE AT 45 DEGREES TO THE CEILING GRID UNLESS NOTED OTHERWISE ON DRAWING.

DO NOT SCALE ANY DRAWINGS. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED WITHOUT PERMISSION. REPORT ANY ERRORS, OMISSIONS, OR DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

NORTH

PERMIT NO.

| ISSUED | | DATE |
|---|---|---|
| 19 | ISSUED FOR TofC DP COMMENTS | 2023-06-13 |
| 20 | RE-ISSUED FOR TofC DP COMMENTS | 2023-07-26 |
| 21 | RE-ISSUED FOR TofC DP COMMENTS | 2023-08-11 |
| 22 | RE-ISSUED FOR TofC DP COMMENTS | 2023-09-12 |

CLIENT / OWNER

**SBL**

PRIME CONSULTANT

TI STUDIOS ARCHITECTURE inc

PROJECT NAME AND ADDRESS

**SETTLER'S BLOCK CONCEPT 7**

829 8th Street
Canmore, Alberta

LEGAL ADDRESS: LOT 13; BLOCK 49; PLAN 1095F

DRAWING TITLE

**MAIN FLOOR AND SECOND FLOOR PLAN**

| | | | |
|---|---|---|---|
| SCALE: | As indicated | DATE: | 9/12/2023 3:37:47 PM |
| DRAWN BY: | DS | CHECKED BY: | HB |
| PRINT ON: | Arch D | PROJECT No. | 22.202 |

DWG No.

**A2.1**

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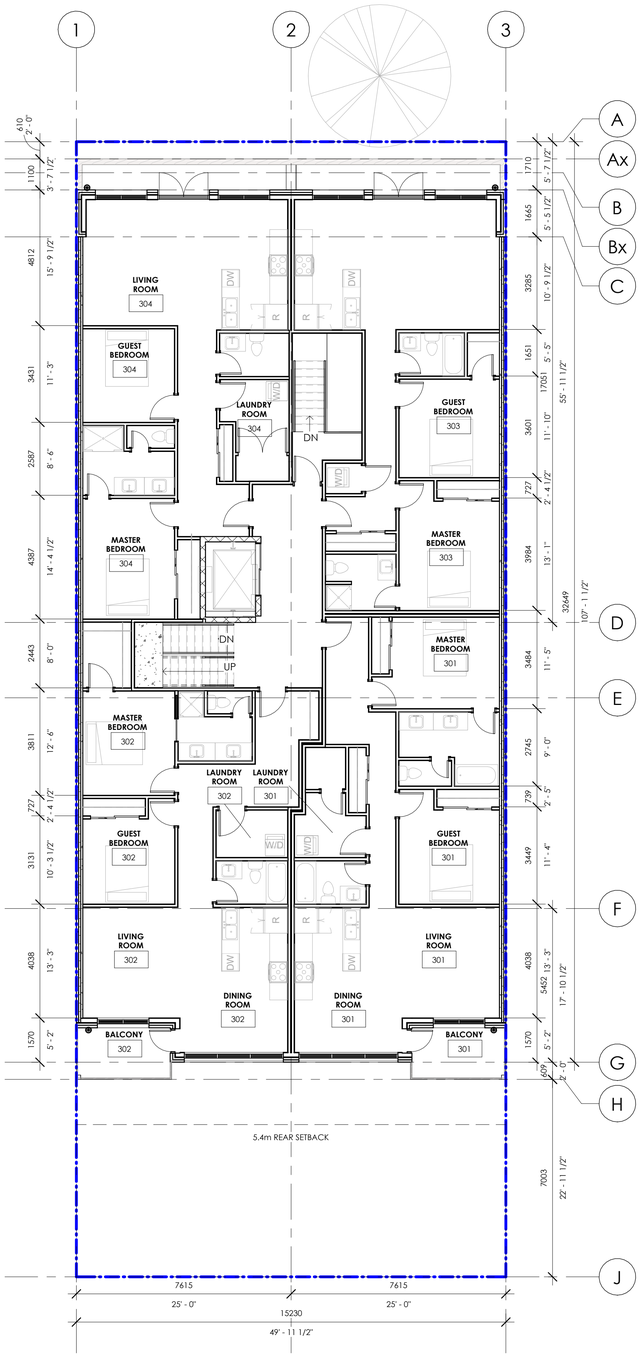
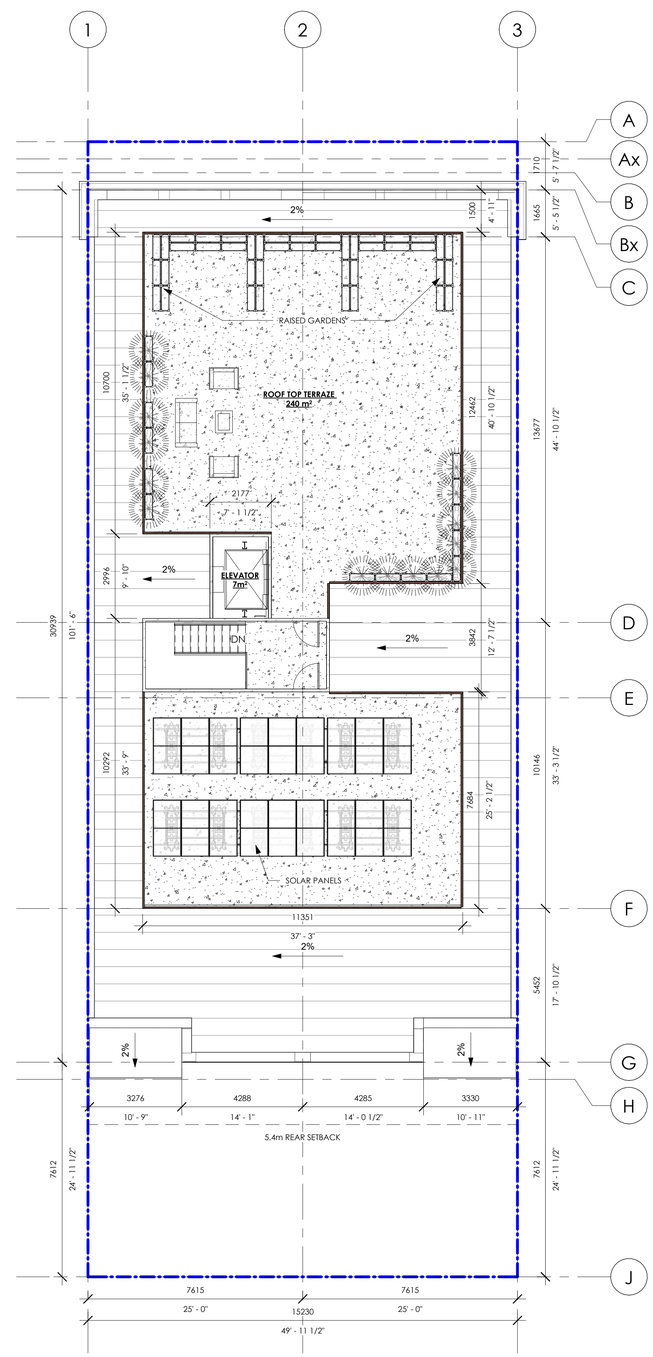



1 PROPOSED THIRD FLOOR

1 : 100




2 PROPOSED ROOF PLAN

1 : 100

## Proposed Wall & Partition Assembly Schedule1

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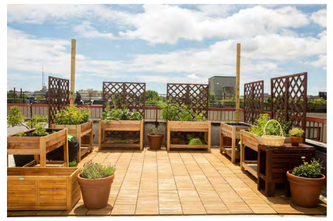
| P25 | 190 CMU |

ROOF TOP TERRACE REFERNCE PHOTO



ROOF TOP RAISED GARDENS REFERENCE PHOTO

ROOF TOP SOLAR PANELS REFERENCE PHOTO

**PARTITION NOTES**

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NORTH

PERMIT NO.

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|---|---|---|
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| 20 | RE-ISSUED FOR TofC DP COMMENTS | 2023-07-26 |
| 21 | RE-ISSUED FOR TofC DP COMMENTS | 2023-08-11 |
| 22 | RE-ISSUED FOR TofC DP COMMENTS | 2023-09-12 |

CLIENT / OWNER

**SBL**

PRIME CONSULTANT

TI STUDIOS ARCHITECTURE inc

PROJECT NAME AND ADDRESS

**SETTLER'S BLOCK CONCEPT 7**

829 8th Street
Canmore, Alberta

LEGAL ADDRESS: LOT 13; BLOCK 49; PLAN 1095F

DRAWING TITLE

**THIRD FLOOR AND ROOF PLAN**

| | | | |
|---|---|---|---|
| SCALE: | As indicated | DATE: | 9/12/2023 3:37:59 PM |
| DRAWN BY: | DS | CHECKED BY: | HB |
| PRINT ON: | Arch D | PROJECT No. | 22.202 |

DWG No.

**A2.2**

ARCH D 24"x36" (610 x 914mm) 9/12/2023 3:37:59 PM

1 EXTERIOR NORTH ELEVATION
1 : 50

2 EXTERIOR SOUTH ELEVATION
1 : 50

## Exterior Finish Legend

- (A) **HORIZONTAL WOOD LAP SIDING** COLOUR: WHITE
- (B) **DIAGONAL WOOD LAP SIDING** COLOUR: WHITE
- (C) **STEEL HORIZONTAL MEMBERS** COLOUR: CORTEN STEEL
- (D) **HORIZONTAL 7" METAL CLADDING (SOFFITS)** COLOUR: ROASTED ASH QC 18-2411
- (E) **CONCRETE INSOLATED PANELS**
- (F) **ANODIZED STOREFRONT GLAZING SYSTEM** COLOUR: BLACK
- (G) **ANODIZED WINDOW** GLAZING COLOUR: CLEAR COLOUR: BLACK
- (H) **ALUMINUM CLAD WINDOW** COLOUR: BLACK
- (J) **INSULATED STEEL DOOR** FRAME COLOUR: DEEP GREY DOOR COLOUR: DEEP GREY GLAZING COLOUR (IF SHOWN): CLEAR
- (K) **ALUMINUM RAILING SYSTEM** COLOUR: BLACK
- (L) **STAINED DOUGLAS FIR TIMBER DETAILING**
- (M) **BROWN PREASSURE TREATED TIMBERS**
- (O) **SIGNAGE BY OTHERS** REFER TO ELECTRICAL DRAWINGS FOR POWER ROUGH-IN.
- (P) **DECORATIVE RAILING** COLOUR: BLACK
- (Q) **DECORATIVE LIGHT FIXTURE**
- (R) **DECORATIVE CORNICE**

DO NOT SCALE ANY DRAWINGS. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED WITHOUT PERMISSION. REPORT ANY ERRORS, OMISSIONS, OR DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

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CLIENT / OWNER

**SBL**

PRIME CONSULTANT

TI STUDIOS ARCHITECTURE inc

PROJECT NAME AND ADDRESS

**SETTLER'S BLOCK CONCEPT 7**

829 8th Street
Canmore, Alberta

LEGAL ADDRESS: LOT 13; BLOCK 49; PLAN 1095F

DRAWING TITLE

**EXTERIOR ELEVATIONS**

| | | | |
|---|---|---|---|
| SCALE: | As indicated | DATE: | 9/12/2023 3:38:08 PM |
| DRAWN BY: | Author | CHECKED BY: | Checker |
| PRINT ON: | Arch D | PROJECT No. | 22.202 |

DWG No.

**A3.1**

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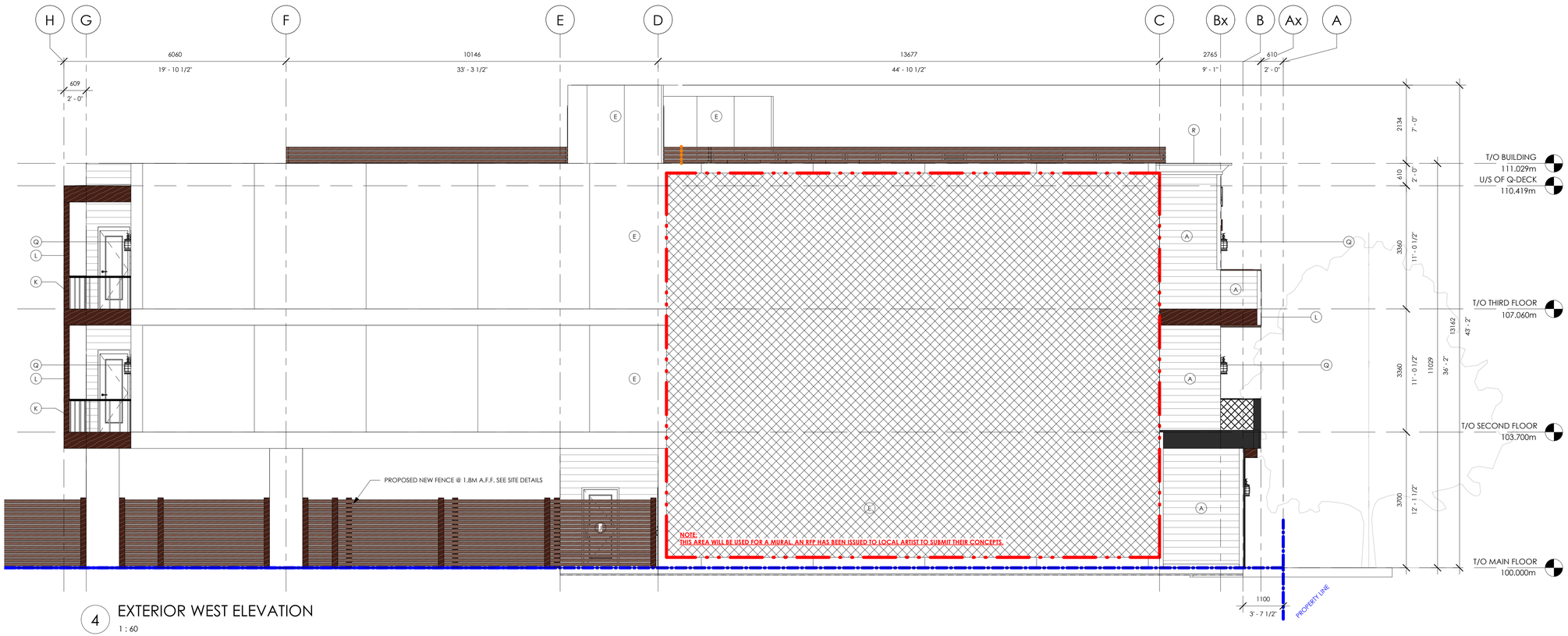
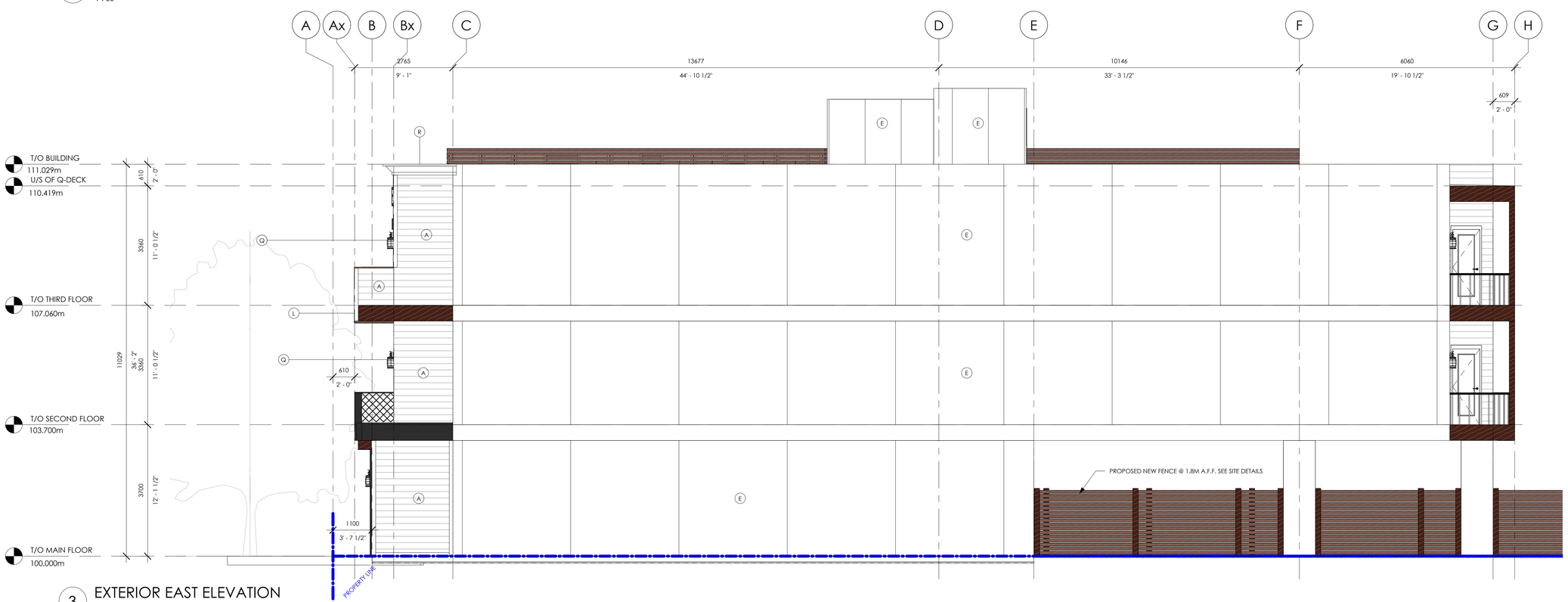



4 EXTERIOR WEST ELEVATION
1 : 60




3 EXTERIOR EAST ELEVATION
1 : 60

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PROJECT NAME AND ADDRESS

**SETTLER'S BLOCK CONCEPT 7**

829 8th Street
Canmore, Alberta

LEGAL ADDRESS: LOT 13; BLOCK 49; PLAN 1095F

DRAWING TITLE

**EXTERIOR ELEVATIONS**

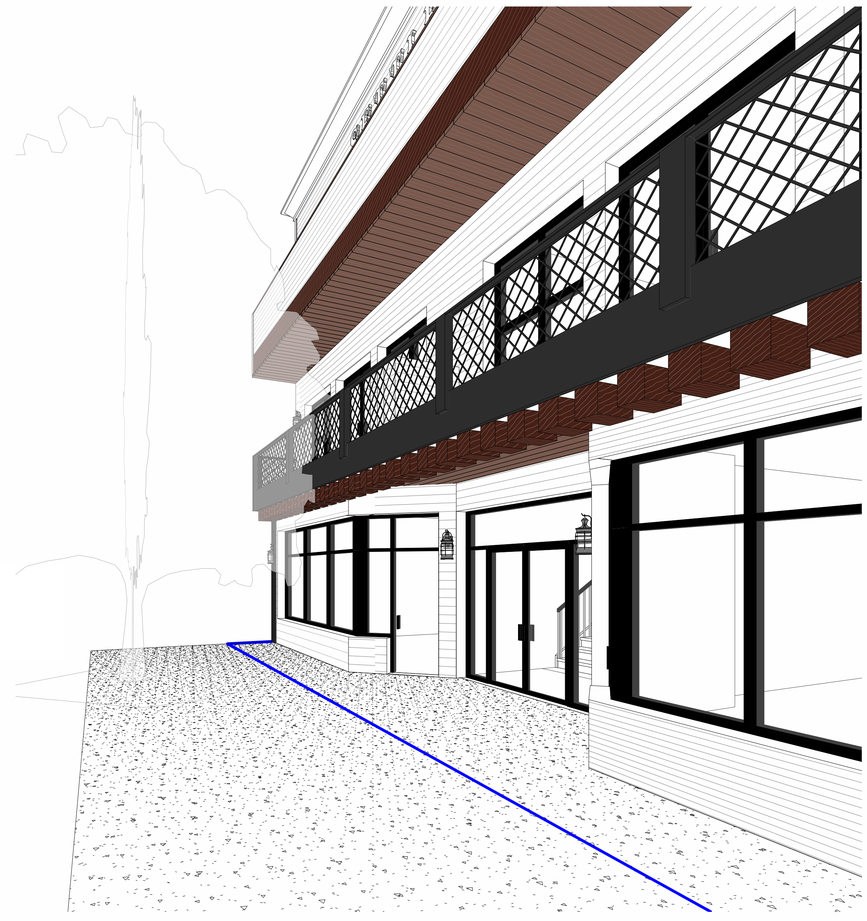
| | | | |
|---|---|---|---|
| SCALE: | 1 : 60 | DATE: | 9/12/2023 3:38:16 PM |
| DRAWN BY: | DS | CHECKED BY: | HB |
| PRINT ON: | Arch D | PROJECT No. | 22.202 |

DWG No.

**A3.2**

ARCH D 24"x36" (610 x 914mm) 9/12/2023 3:38:16 PM

1 FRONT PERSPECTIVE VIEW



3 WALKWAY VIEW 2

DO NOT SCALE ANY DRAWINGS. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED WITHOUT PERMISSION. REPORT ANY ERRORS, OMISSIONS, OR DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

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| 22 | RE-ISSUED FOR TofC DP COMMENTS | 2023-09-12 |

CLIENT / OWNER

**SBL**

PRIME CONSULTANT

TI STUDIOS ARCHITECTURE inc

PROJECT NAME AND ADDRESS

**SETTLER'S BLOCK CONCEPT 7**

829 8th Street
Canmore, Alberta

LEGAL ADDRESS: LOT 13; BLOCK 49; PLAN 1095F

DRAWING TITLE

**PERSPECTIVE VIEWS**

| | | | |
|---|---|---|---|
| SCALE: | | DATE: | 9/12/2023 3:38:30 PM |
| DRAWN BY: | Author | CHECKED BY: | Checker |
| PRINT ON: | Arch D | PROJECT No. | 22.202 |

DWG No.

**A3.3**

ARCH D 24"x36" (610 x 914mm) 9/12/2023 3:38:30 PM

DO NOT SCALE ANY DRAWINGS. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED WITHOUT PERMISSION. REPORT ANY ERRORS, OMISSIONS, OR DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

PERMIT NO.

| ISSUED | | DATE |
|---|---|---|
| 19 | ISSUED FOR ToFC DP COMMENTS | 2023-06-13 |
| 20 | RE-ISSUED FOR ToFC DP COMMENTS | 2023-07-26 |
| 21 | RE-ISSUED FOR ToFC DP COMMENTS | 2023-08-11 |
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CLIENT / OWNER

**SBL**

PRIME CONSULTANT

TI STUDIOS ARCHITECTURE inc

PROJECT NAME AND ADDRESS

**SETTLER'S BLOCK CONCEPT 7**

829 8th Street
Canmore, Alberta

LEGAL ADDRESS: LOT 13; BLOCK 49; PLAN 1095F

DRAWING TITLE

**3D VIEWS**

| | | | |
|---|---|---|---|
| SCALE: | | DATE: | 9/12/2023 3:38:45 PM |
| DRAWN BY: | DS | CHECKED BY: | HB |
| PRINT ON: | Arch D | PROJECT No. | 22.202 |

DWG No.

**A10.1**

ARCH D 24"x36" (610 x 914mm) 9/12/2023 3:38:45 PM

## ATTACHMENT 5 – SUSTAINABILITY SCREENING REPORT (SSR)

**Sustainability Screening Report Process**
**Impact - Offset Matrix**

**Summary Page**

| Overall Results | Impact | | | Offset | | | |
|---|---|---|---|---|---|---|---|
| | | % | | | % | | |
| Economic Sustainability | 0.00 | 0.00 | | 0.83 | 4.55 | | |
| Environmental Stewardship | -1.83 | 19.87 | | 14.80 | 81.19 | | |
| Social Fabric | -7.40 | 80.13 | | 2.60 | 14.26 | | |
| Total Impact | -9.23 | | Total Offset | 18.23 | | Net Score | 8.99 |

# SCHEDULE A
## CONDITIONS OF APPROVAL

**DEVELOPMENT PERMIT No.:** PL20230003

**LAND USE DISTRICT:** TC District

**APPROVED USE(S):** RETAIL SALES
VISITOR ACCOMMODATION

**LEGAL ADDRESS:** LOT 13, BLOCK 49, PLAN 1095F

### APPROVED VARIANCES TO LAND USE BYLAW 2018-22

1. Section 4.1.3.8 – Maximum Building Height: Increase maximum building height from 11.0 m to 13.16 m.

2. Section 4.1.3.3 – Maximum Floor Area Ratio: Increase maximum floor area ratio from 2.0 to 2.13.

3. Section 4.1.8 – Façade design: Allow for the second and third floor balconies to be setback 0.6 m from the north property line.

4. Section 11.5 – Commercial and Mixed Use Building Design – Confirm the overall building design as proposed.

### STANDARD CONDITIONS:

1. Prior to the release of the Development Permit, the Developer shall enter into a Development Agreement with the Town of Canmore to do the following:
    a. Construct or pay for the construction of the municipal improvements, infrastructure and services required by the development, which may include but shall not be limited to:
        - Transportation;
        - Water;
        - Sanitary;
        - Storm; and
        - Fire
    b. Pay the off-site levies imposed by the Off-Site Levy Bylaw; and
    c. Provide security in accordance with the Engineering Design and Construction Guidelines (EDCG) to ensure the terms of the Development Agreement are carried out. The amount should be equal to or no less than 1.25 (125%) of the estimated project costs for the project for landscaping and all hard surfacing, paving; and site servicing; both to the satisfaction of the Town. The Letter of Credit shall be supplied at the time of the signing of the Development Agreement and shall be in a format acceptable to the Town of Canmore.

2. All construction associated with the approval of this Development Permit shall comply with the regulations of the Land Use Bylaw (LUB) 2018-22, unless otherwise stated under the approved variances section of this document.

3. All construction associated with the approval of this Development Permit shall comply with the Town of Canmore Engineering requirements outlined in the Engineering Design and Construction Guidelines (EDCG).

4. All construction associated with the approval of this Development Permit shall comply with the Tree Protection Bylaw and ensure all tree protection measures are appropriately put in place prior to development of the site, where determined necessary by the Town of Canmore Parks Department.

5. All construction, landscaping and exterior finishing materials are to be as shown on the approved plans and other supporting material submitted with the application.

6. Any trees, shrubs or other plant material installed as part of the landscaping plan which may die or are blown over, shall be replaced on an ongoing basis, prior to receipt by the developer of a Development Completion Certificate.

7. Any rooftop mechanical apparatus, including chimneys and vents, shall be screened to the satisfaction of the Development Authority.

8. Access to the site for emergency vehicles shall be to the satisfaction of the Manager of Emergency Services.

9. All signs shall require a separate development permit.

10. **No occupancy** shall be permitted until an Occupancy Certificate has been issued by the Town of Canmore.

**SPECIFIC CONDITIONS:**

11. The Developer shall pay cash-in-lieu of parking for the deficient three (3) stalls in accordance with the Town's current Cash-in-lieu of Parking Policy at the time of the signing of the Development Agreement. The Development Agreement shall specify the manner of the payment of these monies and all other relevant fees and contributions as determined by approved Town of Canmore policy(ies).

12. The Developer shall submit and follow their approved Construction Management Plan. The construction management plan submitted shall be followed through all stages of construction. If any problems arise where the Town Bylaws are being violated, a Stop Work Order will be delivered without warning and all construction shall cease until all problems have been rectified to the satisfaction of the Town of Canmore.

13. The Developer is required to provide **9** vehicle parking stalls, including a minimum of 1 barrier-free parking stalls; **5** long term bicycle stalls; and **6** short term bicycle stalls as shown more or less in the approved plans to the satisfaction of the Development Officer. 8 parking spaces shall be signed for the visitor accommodation units. All on-site parking stalls shall be graded and paved to dispose of drainage to the satisfaction of the Development Officer.

14. The Developer agrees to comply with the requirements for enhanced green construction, and that the development will be a minimum 1-10 % better than the current NECB in place at the time of development as outlined in Section 11 Green Building Regulations of the Land Use Bylaw.

15. Commitments expressed in the Developer's Sustainability Screening Report become conditions of approval upon the signing of this Schedule A and will be included in the development agreement.

16. The development is approved for Visitor Accommodation use, which is defined in the Town of Canmore Land Use Bylaw 2018-22 as "a building or group of buildings not intended for residential use where sleeping facilities are provided for persons for periods of up to 30 days and which may also contain a variety of services and amenities for the benefit of guest". A visitor accommodation development shall:
    a. Provide a central management and reservation service;
    b. Have a single address for mail (not for individual units);
    c. Not serve as a residential address for utility billing or electoral enumeration purposes; and
    d. Provide signage designating the development as a "hotel" or similar visitor use.

17. Unless permission is granted by the Town of Canmore, snow clearing shall be handled on-site. No snow shall be pushed onto public land.

18. Commercial truck traffic supplying the retail sales establishment, and visitor accommodation units shall do so from the laneway at the rear of the site.

**Prior to the Release of the Development Permit Conditions**

19. **Prior to the release of the Development Permit**, the Developer shall pay the current Canmore Planning Commission decision making authority fee of $315.00.
20. **Prior to the release of the Development Permit**, the Developer shall pay the following variance fees:
    Four (4) approved variances:

    Discretion limited in Land Use Bylaw 2@ $370.00 = $740.00
    Discretion not limited in Land Use Bylaw 2@ $200.00 = $400.00

    TOTAL FEES PAYABLE: $1140.00

**Prior to the Commencement of Construction Conditions**

21. **Prior to Commencement of Construction**, the Developer shall provide a pre-construction energy report estimating that the building will achieve a minimum of 1-10% better than the current NECB in place at the time of development, to the satisfaction of the Development Officer.

22. **Prior to Commencement of Construction**, the Developer shall submit addressing in accordance with the Town's Civic Addressing Protocol.

23. **Prior to Commencement of Construction,** the Developer shall protect all natural vegetation in the road right of way with fencing unless such vegetation has been approved for removal as indicated on approved plans, including any approved Tree Protection Plan. Any unnecessary vegetation removal may result in a Stop Order, fines, and compensation.

24. **Prior to Commencement of Construction,** the Developer shall submit updated drawings to the satisfaction of the Town of Canmore outlining revisions to the proposed Tree Well Grate design that ensures future tree growth and use of watering bags.

**Prior to Occupancy and Operation Conditions**

25. **Prior to occupancy of the building**, the Developer shall provide evidence of compliance with the Town's Enhanced Green Construction requirements.

26. **Prior to occupancy of the building**, the Developer shall apply for, receive approval for, and install signage for the development that designates the development as a hotel or similar visitor accommodation use, to the satisfaction of the Development Officer.

**ADVISORY COMMENTS**

1. Any change of use application for an Eating and Drinking Establishment shall require compliance with the Town's Waste Bylaw 2016-11 (as amended).

_____ _____
Signature Date
Chair, Canmore Planning Commission

IS A NOTICE POSTING REQUIRED: ☒ YES

# CANMORE PLANNING COMMISSION

Town of CANMORE

## STAFF REPORT

| | |
|---|---|
| **DATE:** | NOVEMBER 29, 2023 |
| **PROPOSED DEVELOPMENT:** | PHASE 2 SITE AND BUILDING AMENDMENTS TO PL2018-298 |
| **APPLICATION NUMBER:** | PL20220317 |
| **LEGAL DESCRIPTION:** | UNIT A, PLAN 2211103 |
| **CIVIC ADDRESS:** | UNIT A, 1 INDUSTRIAL PLACE |
| **CURRENT USE(S):** | UNDER DP2018-298, PHASE 2 WAS APPROVED FOR A MIXED-USE BUILDING:<br>• EMPLOYEE HOUSING (26 UNITS)<br>• EATING ESTABLISHMENT (1 UNIT)<br>• OFFICE (3 UNITS)<br>• LIGHT MANUFACTURING (1 UNIT)<br>• RETAIL THRIFT STORE (3 UNITS) |
| **APPLICANT:** | T.I. STUDIOS ARCHITECTURE |
| **REFERENCED DOCUMENTS:** | LAND USE BYLAW 2018-22:<br>SECTION 1.13.2 DEVELOPMENT AUTHORITY – DUTIES AND RESPONSIBILITIES – CANMORE PLANNING COMMISSION<br>SECTION 5.1 TID TRANSITION INDUSTRIAL DISTRICT |

## EXECUTIVE SUMMARY

This application proposes site and building amendments to PL2018-298, a mixed-use development that was approved by the Canmore Planning Commission (CPC) on August 28, 2019. The amendments are specifically to the second building and surrounding site works. The subject site is located at 1 Industrial Place. Development at the site has commenced with completion of one building, on the north side, as well as site works surrounding this building. Five variances to the Land Use Bylaw (LUB) are required. Administration supports this amending application.

## BACKGROUND

The staff report for PL2018-298 is attached to this report for background (see Attachment 6).

This application is considered under the Municipal Government Act to be 'de novo' or new. At its discretion, the CPC may decide to review the development in its entirety or just the proposed amendments.

## AMENDMENTS

1. CHANGES TO EMPLOYEE HOUSING

The applicant proposes revisions to the Employee Housing units located within Building 2, specifically:

a. An increase in the number of employee housing units, from 26 units to 43 units (see Attachment 4):

b. A change to unit layouts and number of bedrooms. The previous approval included only studio units. The applicant proposes a range of unit types – studio units, 1-3 bedroom units and 4 bedroom units with shared facilities.

c. The addition of a common roof top amenity space.

Administration is supportive of employee housing, and an increase to employee housing at this location, given:

- It is located on a corner site, at the edge of the TID District;
- it is adjacent to a residential area;
- its proximity to services such as, a school, a recreation centre, open space, bus stop, and grocery stores; and
- that the applicant is required to have professionals mitigate any nuisances that may arise from the interface between ground floor light industrial and upper floor residential uses.

Furthermore, in Administration's opinion, the change in unit types will help to ensure the units are used as intended through design. For example, the addition of units with shared facilities should encourage rental housing at the site. Finally, the applicant has confirmed that the Condominium Bylaw in place includes a requirement that all units at iPlace be occupied by employee's as defined in the Town of Canmore's Land Use Bylaw. As a result, Administration is supportive of the changes proposed to employee housing.

2. CHANGES TO SITE WORKS

The footprint of Building 2 and surrounding site works, for example, areas of vehicle and bicycle parking, landscaping, and pathways, remain generally consistent with the original approval. Notable changes include:

a. <u>Landscaping</u>
The Landscaping Plan is generally consistent with the original approval. However, since the

development was approved, a new LUB has come into effect, requiring changes. The new LUB includes a requirement in the TID District that development comply with the town-wide Community Architectural and Urban Design Standards (CAUDS). These standards include tree and shrub provisions, in this case a minimum of 41 trees and 41 shrubs required for the site. The applicant has added more trees and shrubs to comply with this requirement. The Landscaping Plan is deficient six trees, however, the applicant will as a condition of development approval, add six more trees to the Landscaping Plan.

b. Parking
Vehicle parking at the site has decreased from 106 stalls to 100 stalls. This is the result of new parking requirements within the LUB, since the initial approval. The current LUB contains lower town-wide parking requirements. The provided vehicle parking complies with the LUB.

The current LUB also contains new short-term and long-term minimum bicycle requirements for this site. The development complies with these requirements.

## 3. CHANGES TO BUILDING ARCHITECTURE

Aside from generally maintaining the original footprint of Building 2, the architectural design of the building no longer reflects the original design. The applicant's preference to increase the number of employee housing units triggered substantial changes to the building. Given this, the applicant decided to propose what they believe is a more appealing building, rather than trying to maintain the previous architectural expression. The applicant has removed the breezeway connection between buildings. These changes trigger five variances to the LUB.

### VARIANCES 1 AND 2: TO ROOF AND EAVE LINE HEIGHT

The maximum roof and eave line heights permitted in the district are 11 m and 7 m, respectively (see Section 5.1.3.4). Development Permit DP2018-298 granted approval for a roof and eave line variance of 12.49 m and 8 m, respectively. Building 2 proposes to increase this. The proposed roof height is now 12.50 m. The proposed eave line height is predominantly 9.68 m, although there are some areas that are 11.56 m in height, as a result of the façade or eave being articulated further back from the floor below.

Although the roof variance is approximately the same, the design of the roof differs from the original roof and results in more areas of the roof exceeding maximum height (see Figure 1).

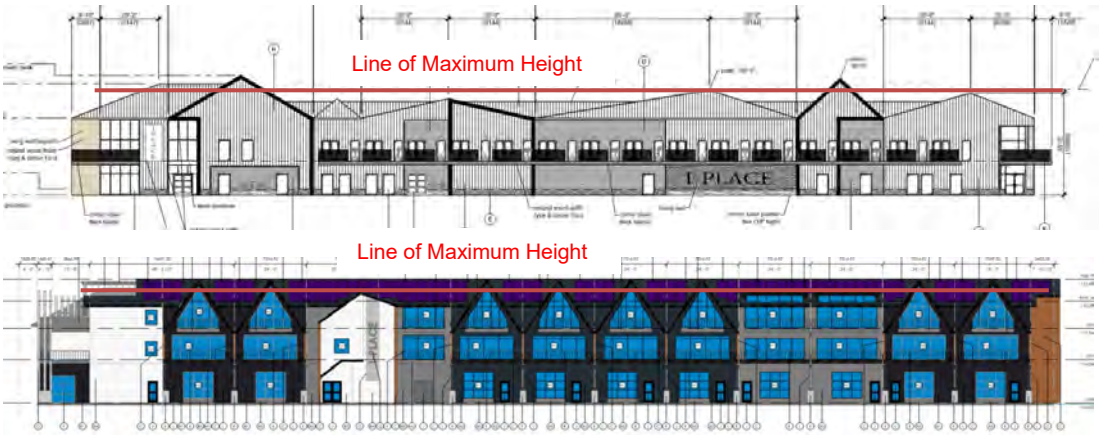



Figure 1 Building Elevations and Maximum Roof Height

In Administration's opinion, the variances have little to no impact on the adjacent lots:

- South Lot - The development is located approximately 44.0 m from the nearest rear property line of the residential properties across 17th Street (see Attachment 1). Given this distance, the variances are not believed to have any meaningful effect on these properties.

- East Lot - The front building mass of the development is considered comparable to that of the previous design. Although the building and eaves are higher, the development steps back as it increases in height (see Figure 1).

- North Lot - As Building 1 is located approximately 2.6m from the north property line, Building 2 is not believed to have any impact on the north lot.

- West Lot - The development is located approximately 75.0m from the nearest property line of the parcel to the east. Given this distance, the variances are not believed to have any meaningful effect on the property.

It should be noted that the subject site is a condominium and that the units in Building 1 are now privately owned. The applicant has provided an analysis of the height impacts on Building 1. The analysis, which includes a shadow study and a view shed diagram (see Attachment X, A7.1) concludes that the impact on views, privacy and access to light is minor.

Administration is in support of the height variance, given the low impact on adjacent properties and the benefits of the project. For example, employee housing offers a social benefit while the proposed 20%+ better than NECB offers an environmental benefit.

VARIANCES 3, 4 AND 5 – ARCHITECTURAL RELATED VARIANCES

As was the case with the original approval, the development does not conform with the requirements for a minimum 6:12 roof pitch (see Section 5.1.4.5) or the use of natural materials on the frontage (see Section 5.1.4.7). The roof pitch is related to the height of the roof and eave lines, which have already been discussed in this report.

In addition to requirements for the use of natural materials on the frontage of the development, under the new LUB, the development is also required (see Section 5.1.4.1) to comply with the CAUDS. The requirement for natural materials on the frontage pre-dates the addition of the more significant requirements for adherence to CAUDS and is therefore viewed as redundant. The development deviates from these requirements with regards to including modern architectural design (Section 11.5.2.2) elements and metal wall materials (11.5.7.1). In Administration's opinion, the architecture meets the general intent of the CAUDS requirements, and the architecture of the building is an enhancement over the previous design. As a result, Administration supports the proposed variances and changes to the building.

## 4. MISCELLANEOUS CHANGES

Sustainability.

The applicant is proposing to reduce some of the sustainability commitments originally made. For example, the development will no longer be 'net zero' or have a car share program. In the applicant's opinion, these commitments were unrealistic considering the nature of the development and its ownership tenure. However, the applicant will still exceed NECB by a minimum of 20%, the highest category for enhanced green building in the LUB. Administration does not object to the change as the NECB pathway is the Town's primary approach to evaluating the energy performance of a development. The previous commitments were understood to be pushed as far as possible by the

applicant but potentially never fully realized. Administration has encouraged the applicant to continue to consider these initiatives but does not object to formally removing them as conditions of approval.

## SUBMITTED COMMENTS

A Notice of Application was posted on the site on March 29, 2023, for ten days. Administration received no comments.

## OPTIONS FOR CONSIDERATION

The CPC has three options:

1. Approve the application subject to the conditions in Schedule A or with additional conditions.
2. Refuse the application, specifying reason(s) for refusal.
3. Postpone the application, pending submission of any additional details requested by CPC.

## RECOMMENDATION

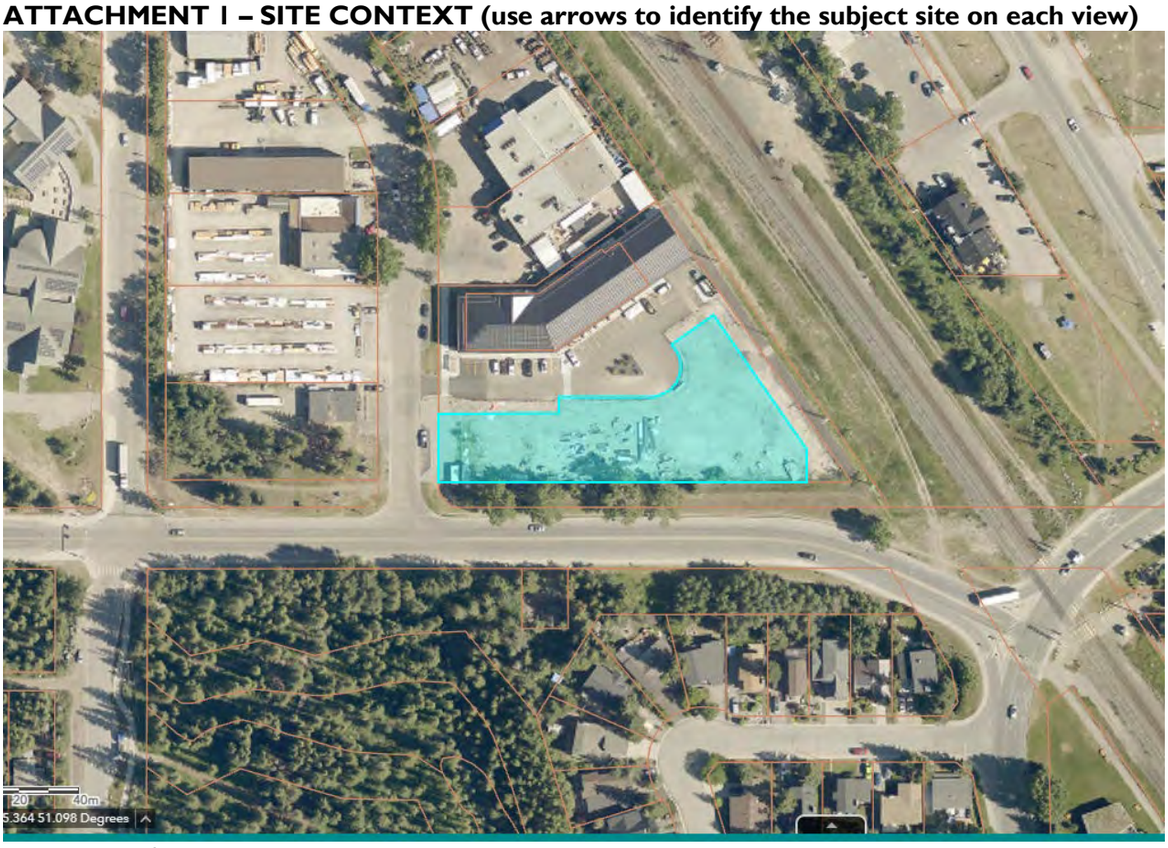
Administration recommends that the Canmore Planning Commission APPROVE PL20220317. Should the Commission decide to approve this application, draft conditions of approval have been prepared and set out in the Schedule A (see Attachment 5).

## ATTACHMENTS:

1. Site Context [Including aerial photo of area with site identified]
2. Zoning [Including zoning map of area with zoning of site & adjacent sites identified]
3. Bylaw Conformance Review
4. Submitted Plans [Including sections, elevations & renderings]
5. Schedule A – Conditions of Approval
6. Staff Report for DP2018-298

**Nathan Grivell**
Development Planner

**ATTACHMENT 1 – SITE CONTEXT (use arrows to identify the subject site on each view)**




*Aerial View of Site*

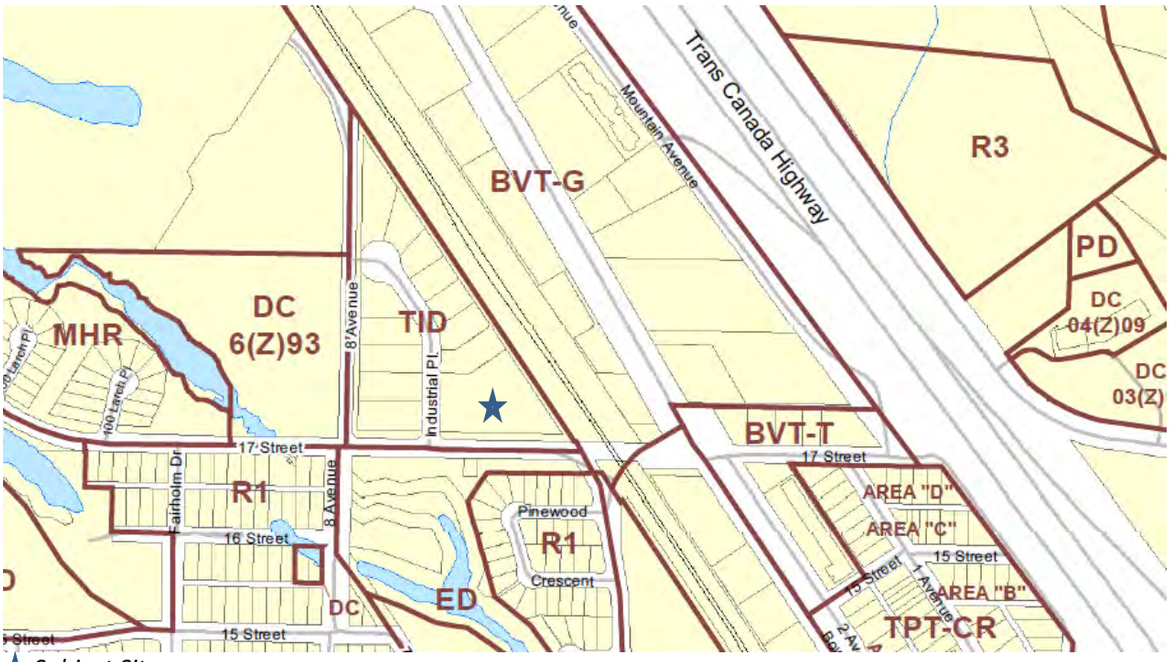
*View of Site Looking North from 17th Street*

*View of Site Looking North-East At the Corner of Industrial Place and 17th Street.*

*View of Site Looking South-East.*

*View of Site Looking East.*

**ATTACHMENT 2 – ZONING**




★ *Subject Site*

## ATTACHMENT 3 - BYLAW CONFORMANCE REVIEW

| REQUIREMENT | BYLAW 2018-22 | PROPOSED | VARIANCE |
|---|---|---|---|
| Max Floor Area Ratio (FAR) | 1.0 | 0.98 | **No** |
| Front Yard Setback | MIN 6 m | 6 m | **No** |
| Second Frontage (South) | discretionary | from 0m to 1.83m | **No** |
| Side Yard Setback (North) | 0.00 m | n/a (building 1) | **No** |
| Rear Yard Setback | 0.00 m | 6.74 m | **No** |
| Max Building Height | 11 m | 12.5 m | **YES** |
| Max Building Eaveline Height | 7.0 | From 9.68m to 11.56m | **YES** |
| Landscaping<br>Area<br>Trees<br>Shrubs | <br>10%<br>41<br>41 | <br>22.7%<br>41 (Schedule A Condition)<br>94 | <br>**No**<br>**No**<br>**No** |
| Parking<br>Vehicle Parking<br>Bicycle Parking | <br>Min 55 Vehicle Parking Stalls<br>Min 80 Long Term Bicycle Stalls<br>Min 31 Short Term Bicycle Stalls | <br>58 Vehicle Parking Stalls<br>96 Long Term Bicycle Stalls<br>42 Short Term Bicycle Stalls | <br>**No**<br>**No**<br>**No** |

**ATTACHMENT 4 – SUBMITTED PLANS**

# I-PLACE PHASE II

## SBL
## DesignFunktion Developments Ltd.
## 1 Industrial Place, Canmore, Alberta

## RE-ISSUED FOR TofC 4th COMMENTS - 2023-09-20

### consultants.

**Architecture & design**

**T.i. STUDIOS ARCHITECTURE Inc.**
#201, 1902 11th Street SE
Calgary, AB T2G 3G2
Contact: Heather Barnsley
Telephone: 403.806.0556

**Civil Engineer**

**ELI Consulting Inc.**
230 Edgebrook Circle NW
Calgary, AB T3A 5A2
Contact: edmund@eliconsult.ca
Telephone: 403.607.0049

**General Contractor**

**SBL Contractors LTD.**
5110 77 Ave SE
Calgary, AB T2C 5R5
Contact: Brad Franssen
Telephone: 403.828.1868

**Electrical Engineer**

**Tower Engineering Group**
200-2139-4th Avenue NW
Calgary, AB T2N 0N6
Contact: www.towereng.ca
Telephone: 403.235.2602

**ARCHITECTURAL**

| | |
|---|---|
| A0.1 | COVER |
| A0.2 | PROJECT INFORMATION & GENERAL NOTES |
| A1.1 | SITE PLAN |
| A1.2 | SITE DETAILS |
| A1.2b | BICYCLE STORAGE & ELEVATORS DETAILED PLANS |
| A1.2c | ADDITIONAL SITE DETAILS |
| A1.2d | GARBAGE ENCLOSURE DETAILS |
| A1.2e | GARBAGE ENLCOSURE DETAILS |
| A1.3 | CONSTRUCTION PHASING PLAN |
| A1.4 | LANDSCAPE PLAN |
| A2.1 | MAIN FLOOR PLAN |
| A2.2 | SECOND FLOOR PLAN |
| A2.3 | THIRD FLOOR PLAN |
| A2.4 | ROOF PLAN |
| A4.1 | EXTERIOR ELEVATIONS |

**ARCHITECTURAL**

| | |
|---|---|
| A4.2 | EXTERIOR ELEVATIONS |
| A4.3 | EXTERIOR ELEVATIONS |
| A4.4 | EXTERIOR PERSPECTIVES |
| A4.5 | PERSPECTIVES VIEWS |
| A5.1 | BUILDING SECTIONS |
| A5.2 | BUILDING SECTIONS |
| A6.3 | UNIT PLANS |
| A6.4 | UNIT PLANS |
| A6.5 | UNIT PLANS |
| A7.1 | MASSING AND VIEWS STUDY |
| A10.1 | 3D VIEWS |
| A10.2 | 3D Views |
| A10.3 | BIRDSEYE VIEW |
| A10.4 | RENDERED VIEWS |
| A10.5 | RENDERED VIEWS |

**ELECTRICAL**

| | |
|---|---|
| E001 | SITE PLAN |
| E001-A | SITE LIGHTING CALCULATIONS |

**CIVIL**

| | |
|---|---|
| SP-01 | SITE SERVICING PLAN - FINAL DEVELOPMENT |
| SP-02 | GRADING PLAN - FINAL DEVELOPMENT |
| SP-03 | STORMWATER MANAGEMENT PLAN - FINAL DEVELOPMENT |
| SP-04 | DETAILS |
| SP-05 | SITE SURFACE WORK PLAN - FINAL DEVELOPMENT |

DO NOT SCALE ANY DRAWINGS. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED WITHOUT PERMISSION. REPORT ANY ERRORS, OMISSIONS, OR DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

CONSULTANT SEAL

PERMIT NO.

| ISSUED | | DATE |
|---|---|---|
| 11 | RE-ISSUED FOR DEVELOPMENT PERMIT | 2023-05-12 |
| 12 | RE-ISSUED FOR TofC 2nd COMMENTS | 2023-07-31 |
| 13 | RE-ISSUED FOR TofC 3rd COMMENTS | 2023-08-17 |
| 14 | RE-ISSUED FOR TofC 4th COMMENTS | 2023-09-20 |

CLIENT / OWNER

**SBL**
**DesignFunktion Developments Ltd.**

DEVELOPMENT PERMIT #:

BUILDING PERMIT #:

PRIME CONSULTANT

Ti STUDIOS ARCHITECTURE inc
201 - 1902 11 St SE, Calgary, AB, T2G 3G2
(403)-806-0556 info@titstudios.ca

PROJECT NAME AND ADDRESS

**I-PLACE PHASE II**

1 Industrial Place, Canmore, Alberta

LEGAL ADDRESS: Plan 7811258; Block 1; Lot 1

DRAWING TITLE

**COVER**

| | | | |
|---|---|---|---|
| SCALE: | 1 : 100 | DATE: | 9/20/2023 12:27:10 PM |
| DRAWN BY: | DS | CHECKED BY: | HB |
| PRINT ON: | Arch D | PROJECT No. | 22.152 |

DWG No.

**A0.1**

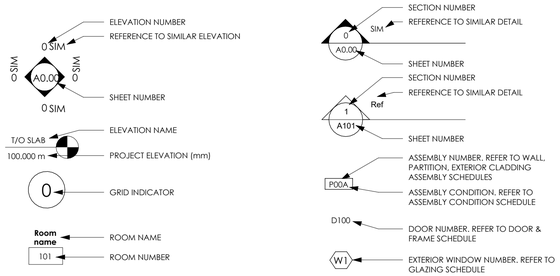
ARCH D 24"X36" (610 x 914mm) 9/20/2023 12:27:10 PM

## GENERAL PROJECT NOTES

****IMPORTANT: GENERAL CONTRACTOR TO READ PRIOR TO CONSTRUCTION****

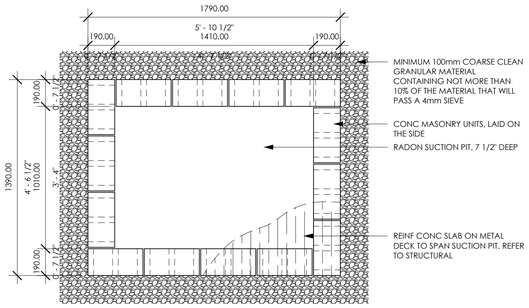
1. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS SHALL BE CALCULATED RATHER THAN DETERMINED BY SCALE OR RULE.
2. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE COMMENCEMENT OF WORK AND BE RESPONSIBLE FOR THE ACCURACY. IN THE EVENT THAT THE CONTRACTOR FINDS INSUFFICIENT OR CONFLICTING DIMENSIONAL INFORMATION IS PROVIDED ON THE DRAWINGS, HE OR SHE SHALL CONTACT THE DESIGNER IN WRITING FOR CLARIFICATION PRIOR TO EXECUTING THE WORK INVOLVED.
3. WORK DEFINED BY THE CONTRACT DOCUMENTS WILL REQUIRE COORDINATION OF MULTIPLE TRADES. CONTRACTOR IS TO PREPARE "COORDINATION DRAWINGS" FOR SPECIFIC AREAS OF THE WORK PRIOR TO THE EXECUTION OF ANY WORK IN THOSE AREAS.
4. THE DRAWINGS, SPECIFICATIONS, AND CONSTRUCTION NOTES CONTAINED HEREIN FORM A PACKAGE OF CONTRACT DOCUMENTS WHICH IS SUPPLEMENTARY AND COMPLIMENTARY. IN THE EVENT OF A CONFLICT AMONG THE DRAWINGS, SPECIFICATIONS AND/OR NOTES, THE CONTRACTOR IS TO ASSUME THE MORE "EXPENSIVE" OPTION. THE DESIGNER RETAINS THE RIGHT TO SELECT BETWEEN CONFLICTING OPTIONS.
5. ALL CEILING DEVICES INCLUDING LIGHT FIXTURES, SPEAKERS, STROBES, SPRINKLERS, EXIT SIGNS, SMOKE DETECTORS, ETC. ARE TO BE CENTERED IN TILE UNLESS OTHERWISE SHOWN OR NOTED ON DRAWINGS. THE DEVICES SHOWN ARE FOR LOCATION INFORMATION ONLY. SEE MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION DRAWINGS FOR QUANTITIES.
6. COORDINATE LOCATION OF OUTLET BOX FACES WITH SCHEDULED APPLIED FINISH THICKNESSES.
7. COORDINATE LOCATION OF ACCESS PANEL FACES WITH SCHEDULED APPLIED FINISH THICKNESSES.
8. INSTALL ADEQUATE SOLID WOOD BLOCKING AND STUD REINFORCEMENT FOR ALL WALL MOUNTED CABINETRY, ACCESSORIES, AND EQUIPMENT. ALL WOOD SHALL BE FIRE RETARDANT TREATED.
9. THESE CONSTRUCTION DOCUMENTS ARE DEVELOPED BASED ON THE ASSUMPTIONS THAT THE EXISTING STRUCTURE AND FINISHES AFFECTED BY THE PROJECT ARE FREE FROM ANY HAZARDOUS MATERIALS AND THAT ANY ABATEMENTS WORK REQUIRED WILL BE DONE BY THE OWNER, PROJECT SPONSORS OR OTHERS PRIOR TO OR IN CONJUNCTION WITH THIS WORK.
10. DIMENSIONS OF THE EXISTING STRUCTURES SHOWN ON THE CONSTRUCTION DOCUMENTS ARE FOR GENERAL REFERENCING ONLY. THEY HAVE BEEN TAKEN FROM THE ORIGINAL AVAILABLE CONSTRUCTION DOCUMENTS OR SUBSEQUENT ALTERATION DRAWINGS PROVIDED BY THE OWNER AND ARE NOT GUARANTEED. FIELD MEASUREMENTS SHALL BE TAKEN, AS NECESSARY, TO ASSURE THE PROPER FIT OF THE FINISHED WORK.
11. SHOP DRAWINGS AND SUBMITTALS SHALL BE BASED ON FIELD MEASUREMENTS. SHOP DRAWINGS AND RFIS SHALL INCLUDE DETAILS OF DISCREPANCIES OR DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS AND THE CONTRACTORS PROPOSED METHODS TO PROCEED WITH THE WORK.
12. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING FACILITY CAUSED BY HIS OR HER OPERATIONS OR MEANS AND METHODS. THE CONTRACTOR SHALL REPAIR, TO THE SATISFACTION OF THE DESIGNER OR ENGINEER, ALL DAMAGE TO THE EXISTING FACILITY THAT IS NOT PART OF THE INTENDED WORK AT HIS OR HER EXPENSE.
13. CONTRACTOR IS TO OBTAIN AND COORDINATE ESA PERMITS AND INSPECTIONS AS REQUIRED AND PROVIDE CERTIFICATE AT COMPLETION OF WORK.
14. STAGGER GYPSUM WALL BOARD JOINTS C/W FULL PERIMETER CAULKING AS NOTED IN PARTITION LEGENDS.
15. ALL SWITCHES, OUTLETS AND COVERPLATES ARE TO BE WHITE IN COLOUR UNLESS NOTED OTHERWISE.
16. AREAS TO REMAIN AS EXISTING ARE TO BE PROPERLY COVERED OR PROTECTED FROM DAMAGE DURING DEMOLITION AND NEW CONSTRUCTION.
17. LATEST APPROVED DRAWINGS **ONLY**, TO BE USED FOR CONSTRUCTION, BY ALL TRADES.
18. CONTRACTOR TO HAVE CITY APPROVED & STAMPED FULL SIZE DRAWING SET KEPT ON SITE FOR DURATION OF PROJECT FOR USE BY CITY INSPECTORS.
19. ALL MATERIALS SHALL BE INSTALLED AND/OR APPLIED ACCORDING TO MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS.
20. THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDINGS MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL, ELECTRICAL SYSTEMS. AS SCOPE DOCUMENTS, THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS FOR THE CONTRACT DOCUMENTS ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED. THE SUB-CONTRACTOR IS REQUIRED TO READ ALL PROJECT DOCUMENTATION (IE. ADDENDA, SITE INSTRUCTIONS AND CHANGE ORDERS) FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
21. UPON COMPLETION REMOVE ALL TEMPORARY PIPING AND EQUIPMENT, SHORING, SCAFFOLDS, PARTITIONS, ETC. AND LEAVE ALL AREA CLEAN AND FREE FROM MATERIAL DEBRIS RESULTING FROM WORK PERFORMED UNDER THIS SECTION.
22. ATTENTION IS DIRECTED TO THE FACT THAT DUE TO THE NATURE OF THE PROJECT AND EXISTING CONDITIONS, THE EXACT EXTENT OF RECONSTRUCTION WORK CANNOT ALWAYS BE ACCURATELY DETERMINED PRIOR TO THE COMMENCEMENT OF WORK. ACTUAL FIELD CONDITIONS MAY REQUIRE MODIFICATIONS TO CONSTRUCTION DETAILS AND WORK QUANTITIES.
23. CONTRACTOR SHALL OBTAIN AND PAY FOR ANY NECESSARY PERMITS AND SUPPLY INFORMATION TO THE AUTHORITIES, UNLESS NOTIFIED OTHERWISE, INCLUDING ALL REQUIRED INSPECTION AND PERMIT CLOSE OUT REGARDLESS OF APPLICANT.
24. CONTRACTOR SHALL PROVIDE UNRESTRICTED ACCESS TO ALL FIRE EXITS, ACCESS TO EXITS, AND EGRESS FACILITIES, COMPLY WITH ALL FIRE SAFETY REQUIREMENTS.
25. CONTRACTOR SHALL PROVIDE THE LANDLORD AND TENANT WITH COPIES OF ALL PERMITS AND CERTIFICATES ISSUED BY AUTHORITIES AND/OR SUPPLIERS HAVING JURISDICTION OVER ALL OR ANY PART OF THE CONTRACT AS APPLICABLE.
26. CONTRACTOR SHALL PROVIDE A JOB SCHEDULE ON COMMENCEMENT OF PROJECT.
27. WORK SHALL BE PERFORMED TO ENSURE THAT THE SUBSTANTIAL COMPLETION DATE IS MET. ANY POTENTIAL PROBLEMS THAT COULD JEOPARDIZE COMPLETION DATE SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY.
28. THE LANDLORD AND/OR TENANT SHALL HAVE FREE ACCESS TO THE LEASED PREMISES AT ALL TIMES FOR THE PURPOSE OF COMPLETING, CORRECTING OR INSPECTING ANY WORK.
29. THE CONTRACTOR SHALL PROVIDE THE LANDLORD AND TENANT WITH A WRITTEN GUARANTEE COVERING ALL WORK AND ALL TRADES TO REPAIR OR REPLACE ALL DEFECTS IN WORKMANSHIP OR MATERIAL APPEARING WITHIN A PERIOD OF ONE YEAR FROM DATE OF CERTIFIED SUBSTANTIAL COMPLETION BY THE TENANT.
30. COMPLY WITH ALL APPLICABLE PROVISIONS OF FEDERAL, PROVINCIAL AND MUNICIPAL SAFETY LAWS, BUILDING CODES AND BY-LAWS TO PREVENT ACCIDENTS OF INJURY TO PERSONS ON THE PREMISES WHERE WORK IS BEING PERFORMED.
31. ALL WORK SHALL COMPLY WITH PROPER CONSTRUCTION PROCEDURES AND MEET ACCEPTED QUALITY OF BASE BUILDING STANDARDS IN ACCORDANCE WITH LANDLORD'S DESIGN CRITERIA FOR ALL AFFECTED AREAS.
32. CONTRACTOR/SUBCONTRACTORS SHALL ABIDE BY AND CONFORM WITH LANDLORD'S EXISTING BUILDING SECURITY REQUIREMENTS DURING THE ENTIRE CONSTRUCTION PERIOD.
33. ALL WORK, INCLUDING MECHANICAL AND ELECTRICAL DISCONNECTION IS TO BE EXECUTED SO THAT THE PREMISES CAN BE KEPT IN OPERATION. THE CONTRACTOR MUST OBTAIN THE LANDLORD'S PERMISSION PRIOR TO ANY TESTING FOR INSTALLATION OF TIE INS TO THE MECHANICAL, ELECTRICAL, FIRE PROTECTION OR LIFE SAFETY SYSTEMS. THE CONTRACTOR WILL BE HELD FULLY RESPONSIBLE FOR ANY DAMAGES WHICH MAY RESULT FROM SUCH TIE INS.
34. CONTRACTOR TO CHECK WITH LANDLORD ON ANY BASE BUILDING COSTS THAT MIGHT OCCUR DURING CONSTRUCTION AND TO MAKE PROVISION FOR SUCH ITEMS.
35. WHERE PARTITIONS BUTT INTO WINDOW MULLIONS SECURE AND SOUNDPROOF AS PER BASE BUILDING STANDARD.
36. DESIGNER TO APPROVE CHALK PARTITION LAYOUT ON CONCRETE SUBFLOOR PRIOR TO INSTALLATION OF BASE CHANNEL FOR METAL STUDS, WHERE NEW PARTITIONS ARE TO BE ON EXISTING CARPET, DESIGNER TO APPROVE TAPED LAYOUT.
37. WHERE NEW PARTITIONS ARE TO BE CONSTRUCTED TO MEET AN EXTERIOR WALL, ENSURE A TIGHT, SEALED PERIMETER FIT.
38. ALL GLAZING TO BE FREE FROM WARPAGE, BUBBLES AND FLAWS.
39. ALL LIGHT SWITCHES ARE TO BE INSTALLED AS PER EXISTING SWITCHES, MOUNTED VERTICALLY AT 6"/152mm FROM DOOR OR WINDOW FRAME.
40. ALL WALL MOUNTED ELECTRICAL, DATA, TEL OUTLETS ARE TO BE INSTALLED 12"/305mm FROM DOOR OR WINDOW FRAME.
41. ALL DRAWINGS, SKETCHES, PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNERS AND MUST BE RETURNED TO THEM UPON COMPLETION OF WORK.
42. PRIOR TO CUTTING OR CORING CONCRETE SLAB CONTRACTOR MUST CHECK FLOOR (X-RAY AS REQUIRED) FOR ANY ELECTRICAL, MECHANICAL OR EQUIPMENT LOCATIONS. ANY PENETRATION THROUGH FLOOR MUST BE WATER TIGHT; FIRE STOP IF REQUIRED.
43. NO THERMOSTATS OR LIGHT SWITCHES ARE TO BE LOCATED ON FEATURE WALLS. CONTRACTOR TO CONFIRM FEATURE WALL AREAS WITH DESIGNER PRIOR TO INSTALLATION.
44. DOORS AND/OR WINDOWS THAT ARE NOT DIMENSIONED ARE 100mm FROM THE NEAREST FACE OF THE PERPENDICULAR WALL TO THE EDGE OF THE ROUGH OPENING.

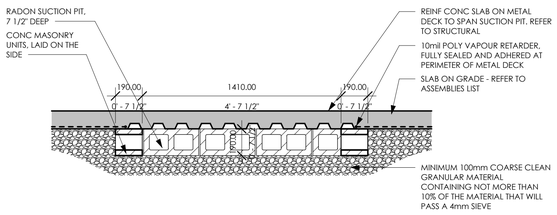
## REFERENCE SYMBOL LEGEND




## DRAWING ABBREVIATIONS

| | |
|---|---|
| ADJ. | ADJUSTABLE |
| A.F.F. | ABOVE FINISHED FLOOR |
| ALUM. | ALUMINUM |
| ARCH | ARCHITECTURAL |
| AVB | AIR/VAPOUR BARRIER |
| BLDG | BUILDING |
| BM | BEAM |
| BM PKT | BEAM POCKET |
| B/S | BOTH SIDES |
| C/W | COMPLETE WITH |
| C.A. | COMBUSTIBLE AIR |
| CANT. | CANTILEVERED |
| CG | CORNER GUARD |
| COL | COLUMN |
| CONC | CONCRETE |
| CORR | CORRIDOR |
| DBL | DOUBLE |
| DW | DISHWASHER |
| DWG | DRAWING |
| DV | DRYER VENT |
| ELEC | ELECTRICAL |
| ENG | ENGINEERED |
| EQ | EQUAL |
| EQUIP. | EQUIPMENT |
| EXIST. | EXISTING |
| EXT | EXTERIOR |
| F.A. | FIRE ALARM |
| F.E.C. | FIRE EXTINGUISHER CABINET |
| F.F. | FINISHED FLOOR |
| FD | FLOOR DRAIN |
| F.O. | FACE OF CONSTRUCTION |
| F.O.C. | FACE OF CURB |
| F.O.S. | FACE OF STUDS |
| F.R.P.B. | FIRE RATED PARTICLE BOARD |
| F.R.T. | FIRE RETARDANT TREATED |
| F.A.U. | FORCED AIR UNIT |
| FURR | FURRING |
| GSM | GALVANIZED SHEET METAL |
| GWB | GYPSUM WALL BOARD |
| HORIZ. | HORIZONTAL |
| H.B.A. | HOSE BIB |
| HSS | HOLLOW STEEL SECTION |
| INSUL | INSULATION |
| INT | INTERIOR |
| L.A.M. | LIQUID APPLIED MEMBRANE |
| MAX. | MAXIMUM |
| MECH | MECHANICAL |
| MFR | MANUFACTURER |
| MIN. | MINIMUM |
| NBC | NATIONAL BUILDING CODE |
| N/A | NOT APPLICABLE |
| NIC | NOT IN CONTRACT |
| N.T.S. | NOT TO SCALE |
| O/C | ON CENTRE |
| O/H | OVERHEAD |
| O.H. | OVERHANG |
| PLAM | PLASTIC LAMINATE |
| PLYWD | PLYWOOD |
| RG | RATED GLASS |
| R.O. | ROUGH OPENING |
| RM | ROOM |
| RD | ROOF DRAIN |
| SIM | SIMILAR |
| S.A.M. | SELF-ADHERING MEMBRANE |
| S.S. | STAINLESS STEEL |
| UNO | UNLESS NOTED OTHERWISE |
| U/S | UNDERSIDE |
| TYP. | TYPICAL |
| T/O | TOP OF |
| WH | WATER HEATER |
| W/ | WITH |



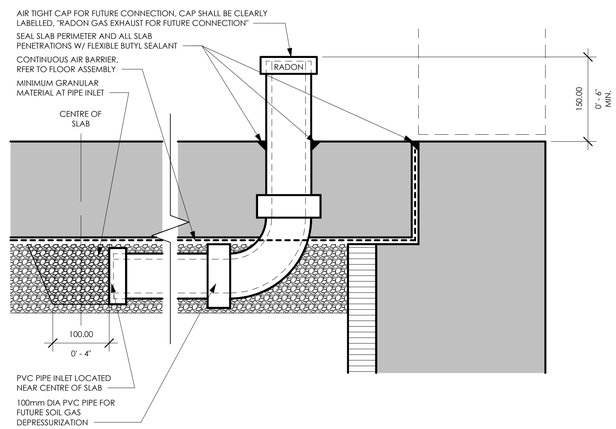

9.13.4.2. 1) PROTECTION FROM SOIL GAS INGRESS

SLAB ON GRADE SHALL INCLUDE AN AIR BARRIER SYSTEM TO PROTECT THE INTERIOR SPACE FROM INGRESS OF SOIL GASES.

- AIR BARRIER SHALL CONFORM TO "CAN/CGSB-51.34-M, VAPOUR BARRIER, POLYETHYLENE SHEET FOR USE IN BUILDING CONSTRUCTION."
- AIR BARRIER SHALL BE INSTALLED BELOW THE SLAB
- ALL JOINTS IN AIR BARRIER SHALL BE LAPPED 300mm MIN.
- SLAB ON GRADE SHALL BE SEALED AT PERIMETER TO FOUNDATION WALLS WITH A FLEXIBLE SEALANT
- ALL SLAB ON GRADE PENETRATIONS SHALL BE SEALED TO PREVENT THE UPWARD FLOW OF AIR/SOIL GASES.

9.13.4.3. PROVIDIN GFOR THE ROUGH-IN FOR A SUBFLOOR DEPRESSURIZATION SYSTEM

- SLAB ON GRADE SHALL BE PROVIDED WITH A ROUGH-IN FOR SUBFLOOR DEPRESSURIZATION.
- REFER TO ADJACENT TYPICAL DETAIL FOR ONE METHOD OF PROVIDING THIS SYSTEM.
- REFER TO, AND COORDINATE WITH MECHANICAL DRAWINGS.

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CONSULTANT SEAL

PERMIT NO.

| ISSUED | | DATE |
|---|---|---|
| 11 | RE-ISSUED FOR DEVELOPMENT PERMIT | 2023-05-12 |
| 12 | RE-ISSUED FOR ToFC 2nd COMMENTS | 2023-07-31 |
| 13 | RE-ISSUED FOR ToFC 3rd COMMENTS | 2023-08-17 |
| 14 | RE-ISSUED FOR ToFC 4th COMMENTS | 2023-09-20 |

CLIENT / OWNER

**SBL DesignFunktion Developments Ltd.**

DEVELOPMENT PERMIT #:

BUILDING PERMIT #:

PRIME CONSULTANT


TI STUDIOS ARCHITECTURE inc
201 - 1902 11 St SE, Calgary, AB, T2G 3G2
(403)-806-0556 info@tistudios.ca


PROJECT NAME AND ADDRESS

**I-PLACE PHASE II**

1 Industrial Place, Canmore, Alberta

LEGAL ADDRESS: Plan 7811258; Block 1; Lot 1

DRAWING TITLE

**PROJECT INFORMATION & GENERAL NOTES**

| | | | |
|---|---|---|---|
| SCALE: | As indicated | DATE: | 9/20/2023 12:27:12 PM |
| DRAWN BY: | DS | CHECKED BY: | HB |
| PRINT ON: | Arch D | PROJECT No. | 22.152 |

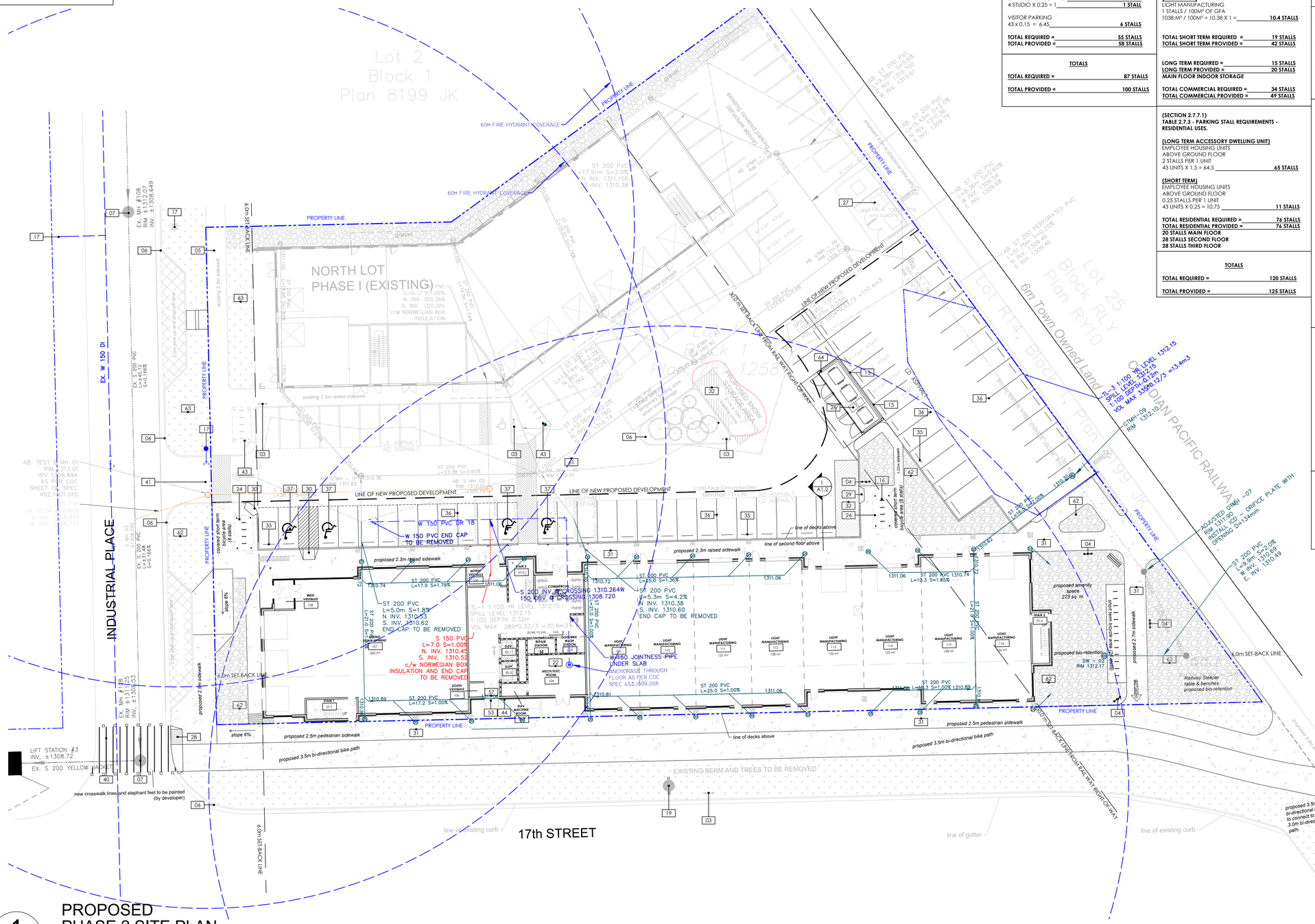
DWG No.

**A0.2**

ARCH D 24"X36" (610 x 914mm) 9/20/2023 12:27:12 PM

**SITE PLAN NOTES**

| | |
|---|---|
| 03 | EXISTING POLE LIGHT. |
| 04 | PROPOSED LIGHT POLE. |
| 05 | EXISTING CITY SIDE WALK TO REMAIN. |
| 06 | EXISTING LOCATION OF CITY CURB CUT. |
| 07 | EXISTING MANHOLE TO REMAIN. |
| 15 | PROPOSED E.V CHARGER. |
| 16 | PROPOSED BIKE CHARGER OUTLETS. |
| 17 | EXISTING FIRE HYDRANT. |
| 19 | PROPOSED FIRE HYDRANT. |
| 22 | PROPOSED INTERNAL WATER METER ROOM ADJACENT TO EXTERIOR |
| 24 | PROPOSED BIKE PARKING. REFER TO SITE DETAIL SHEET. |
| 26 | PROPOSED LOCATION FOR ORGANIC WASTE ANIMAL PROOF BINS. FULLY AUTOMATED BEAR RESISTANT CART \| TOTER LLC |
| 27 | EXISTING WASTE/ RECYCLE STORAGE. |
| 28 | PROPOSED TRUNCATED DOME WITH TACTILE PLATE. |
| 29 | PROPOSED CONCRETE CURB CUT. REFER TO SITE DETAIL SHEET. |
| 30 | PROPOSED BARRIER-FREE CURB CUT-OUTS. REFER TO SITE DETAIL SHEET. |
| 31 | PROPOSED CONCRETE SIDEWALK. REFER TO SITE DETAILS. |
| 32 | EXISTING LOADING AREA. DIMENSION: WIDTH 3.1m X DEPTH 9.2m WITH OVERHEAD CLEARANCE OF 4.3m |
| 35 | PROPOSED CONCRETE WHEEL STOP. REFER TO SITE DETAIL SHEET. |
| 36 | PROPOSED PAVEMENT MARKINGS. COLOUR TO BE TRAFFIC YELLOW TYP. |
| 37 | PROPOSED BARRIER-FREE PARKING STALL. PROVIDE PAVEMENT MARKING AND SIGNAGE TO MEET GOVERNING JURISDICTION STANDARDS. |
| 40 | PROPOSED NEW CROSSWALK MARKINGS. COLOUR TO BE TRAFFIC YELLOW TYP. |
| 41 | EXISTING DRIVEWAY ACCESS CONSTRUCTED TO CURRENT CITY STANDARDS. |
| 43 | EXISTING BIKE PARKING. REFER TO SITE PLAN DETAILS. |
| 44 | PROPOSED FIRE DEPARTMENT CONNECTION [SIAMESE] FLUSH-MOUNT. MUST BE WITHIN 3m TO 15m FROM PRINCIPLE ENTRANCE. AND NO MORE THAN 45m FROM HYDRANT. |
| 52 | PROPOSED RETAINING WALLS. |
| 53 | EXTERIOR STROBE LIGHT FOR FIRE ALARM PANEL LOCATION |
| 57 | PROPOSED PRINCIPAL ENTRANCE WITH FIRE ALARM PANEL ON ENTRANCE VESTIBULE WALL. |
| 61 | TELUS UTILITY R/W 221 156 782 ON LOT. TELUS TO DETERMINE AND PROVIDE PLACEMENT DETAILS INCLUDING LENGTH AND WIDTH. |
| 62 | PROPOSED LANDSCAPED AREA. |
| 63 | EXISTING LANDSCAPED AREA. |
| 64 | PROPOSED WASTE/RECYCLE/ORGANIC WASTE BINS. SEE GARBAGE ENCLOSURE DETAILS. |




1 PROPOSED PHASE 2 SITE PLAN

A1.1 SCALE: 1:250

**BUILDING #1 (EXISTING PHASE I)**
**(VEHICLE PARKING STALLS ANALYSIS)**

**(AS PER TOWN OF CANMORE LAND USE BYLAW 22-2010)**

LIGHT MANUFACTURING UNITS
1 STALLS PER 46m² OF GFA
837 m² / 46m² = 18.20 **18.2 STALLS**

OFFICES ABOVE THE MAIN FLOOR
1 STALLS PER 46M² OF GFA
750 M² / 46M² = 16.30 **16.3 STALLS**

EMPLOYEE HOUSING UNITS
ABOVE GROUND FLOOR
1 STALL PER 2 UNITS
18 UNITS / 2 = 9 **9 STALLS**

**TOTAL REQUIRED (BUILDING #1) - 43.5 = 44 STALLS**
**TOTAL PROVIDED 42 STALLS**

**BUILDING #2 (PROPOSED PHASE II)**
**(VEHICLE PARKING STALLS)**

**(SECTION 2.7.6.2)**

**TABLE 2.7-2 PARKING STALL REQUIREMENTS FOR NON RESIDENTIAL DEVELOPMENTS.**

EATING STABLISHMENT
2 STALLS PER 100m² OF GFA
450 m² / 100m² = 4.50 X 2 **9 STALLS**

LIGHT MANUFACTURING
MAX 10 STALLS
(REGARDLESS OF GFA) **MIN 0 - MAX 50**

**(SECTION 2.7.7.1)**
**TABLE 2.7.3 - PARKING STALL REQUIREMENTS - RESIDENTIAL USES.**

EMPLOYEE HOUSING UNITS ABOVE GROUND FLOOR
1 STALL PER 1 (1-3 BD UNIT)
& 0.25 STALL PER STUDIO
39 1-3 BD UNITS / 1 = 39 **39 STALLS**
4 STUDIO X 0.25 = 1 **1 STALL**

VISITOR PARKING
43 x 0.15 = 6.45 **6 STALLS**

**TOTAL REQUIRED = 55 STALLS**
**TOTAL PROVIDED = 58 STALLS**

**TOTALS**

**TOTAL REQUIRED = 87 STALLS**

**TOTAL PROVIDED = 100 STALLS**

**BUILDING #2 (PROPOSED PHASE II)**
**(BICYCLE PARKING STALLS)**

**(SECTION 2.7.6.2)**

**TABLE 2.7-2 PARKING STALL REQUIREMENTS FOR NON RESIDENTIAL DEVELOPMENTS.**

**(LONG TERM)**
EATING STABLISHMENT
1 STALLS / 100m² OF GFA
450 m² / 100m² = 4.50 X 1 = **4.5 STALLS**

**(SHORT TERM)**
EATING STABLISHMENT
2 STALLS / 100M² OF GFA
450 M² / 100M² = 4.50 X 2 = **9 STALLS**

**(LONG TERM)**
LIGHT MANUFACTURING
1 STALLS / 100m² OF GFA
1038 m² / 100m² = 10.38 X 1 = **10.4 STALLS**

**(SHORT TERM)**
LIGHT MANUFACTURING
1 STALLS / 100M² OF GFA
1038 M² / 100M² = 10.38 X 1 = **10.4 STALLS**

**TOTAL SHORT TERM REQUIRED = 19 STALLS**
**TOTAL SHORT TERM PROVIDED = 42 STALLS**

**LONG TERM REQUIRED = 15 STALLS**
**LONG TERM PROVIDED = 20 STALLS**
**MAIN FLOOR INDOOR STORAGE**

**TOTAL COMMERCIAL REQUIRED = 34 STALLS**
**TOTAL COMMERCIAL PROVIDED = 49 STALLS**

**(SECTION 2.7.7.1)**
**TABLE 2.7.3 - PARKING STALL REQUIREMENTS - RESIDENTIAL USES.**

**(LONG TERM ACCESSORY DWELLING UNIT)**
EMPLOYEE HOUSING UNITS
ABOVE GROUND FLOOR
2 STALLS PER 1 UNIT
43 UNITS X 1.5 = 64.5 **65 STALLS**

**(SHORT TERM)**
EMPLOYEE HOUSING UNITS
ABOVE GROUND FLOOR
0.25 STALLS PER 1 UNIT
43 UNITS X 0.25 = 10.75 **11 STALLS**

**TOTAL RESIDENTIAL REQUIRED = 76 STALLS**
**TOTAL RESIDENTIAL PROVIDED = 76 STALLS**
**20 STALLS MAIN FLOOR**
**28 STALLS SECOND FLOOR**
**28 STALLS THIRD FLOOR**

**TOTALS**

**TOTAL REQUIRED = 120 STALLS**

**TOTAL PROVIDED = 125 STALLS**

**BUILDING #2 (PROPOSED PHASE II)**
**PROPOSED USES:**

**(COMMERCIAL USE)**
EATING AND DRINKING ESTABLISHMENT
1 UNIT
TOTAL GROSS FLOOR AREA **694m²**

**(INDUSTRIAL USE)**
LIGHT MANUFACTURING
5 UNITS
(1 UNIT = 619m², 4 UNITS X = 148m²)
TOTAL GROSS FLOOR AREA **1212m²**

**(RESIDENTIAL USE)**
EMPLOYEE HOUSING
ABOVE THE GROUND FLOOR
43 UNITS
(1 UNIT = 84m²) + COMMON AREA
TOTAL GROSS FLOOR AREA **4976m²**

**GEODETIC ELEVATION DATA:**

| | |
|---|---|
| **MAIN FLOOR ELEVATION** | **1312.50** |
| **SECOND FLOOR ELEVATION** | **1316.89** |
| **THIRD FLOOR ELEVATION** | **1320.05** |
| **ROOF ELEVATION** | **1325.00** |

**LEGAL ADDRESS**
LOT: 1
BLOCK: 1
PLAN: 781 1258

**ZONING:**
T.I.D - TRANSITION INDUSTRIAL DISTRICT

**MUNICIPAL ADDRESS**
1 INDUSTRIAL PLACE
CANMORE, ALBERTA

**SITE AREA**
ha: 0.8146 ha
m²: 8146.0 m²
acres: 2.013 acre

**GROSS FLOOR AREA**
(BUILDING 1 = 3023 m²) + (BUILDING 2 = 5033m²) = 8056 m²

**FLOOR AREA RATIO**
8056 m² / 8146 m² = 0.98 (MAX 1)

*ALL FINISHED GRADES TO BE DETERMINED BY MECHANICAL SITE SERVICING ENGINEER. PROPOSED SITE GRADES AS SHOWN ON ARCHITECTURAL SITE PLAN ARE TO SET MAIN FLOOR ELEVATIONS ONLY. DSSP GRADING PLAN SHALL GOVERN IN ALL CIRCUMSTANCES.

*ALL CATCH BASINS AS SHOWN ON ARCHITECTURAL SITE PLAN ARE FOR REFERENCE PURPOSES ONLY. FINAL QUANTITY AND LOCATION OF ALL CATCH BASINS AND SITE DRAINING INCLUDING PONDING SHALL BE DETERMINED BY MECHANICAL SITE SURFACING ENGINEER (DSSP STORM WATER MANAGEMENT PLAN).

SHEET GENERAL NOTES - SITE PLAN

A) GENERAL CONTRACTOR IS TO CONSULT W/ CIVIL ENGINEER TO CONFIRM PROPERTY LINES, DATUM AND BUILDING LOCATIONS.
B) GENERAL CONTRACTOR IS TO COORDINATE W/ CITY OF CALGARY ALL UTILITY LINE CONNECTIONS.
C) REFER TO MECHANICAL DRAWINGS FOR ALL SITE DRAINAGE, AND STORM WATER MANAGEMENT.
D) REFER TO CIVIL ENGINEERING DRAWINGS FOR ALL SITE GRADING, SITE DRAINAGE, AND STORM WATER MANAGEMENT.
E) BUILDING OUTLINE REPRESENTS THE OUTLINE OF MAIN FLOOR SLAB.
F) ALL DIMENSIONS LOCATING THE BUILDING ARE TO BE DIMENSIONED TO BUILDING CORNERS. NOTE: ALL DIMENSIONS ARE PERPENDICULAR U.N.O.
G) CIVIL ENGINEERING DRAWINGS ARE TO DETERMINE ALL EARTHWORKS, ROADWORK, AND RETAINING WALLS.
H) GENERAL CONTRACTOR TO REPORT ANY DISCREPANCIES WITH THESE DRAWINGS TO THE ARCHITECT.
I) ALL BARRIER-FREE ACCESS, AND CURB CUTS ON THIS SITE ARE TO CONFORM TO THE APPLICABLE ALBERTA BUILDING CODE AND/OR CITY BYLAWS.
J) CONTRACTOR TO PROVIDE ADDITIONAL DRAINS AS REQUIRED.
K) BARRIER-FREE PARKING SYMBOLS AND CROSSWALKS (IF ANY) TO BE PAINTED.

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NORTH ARROW

N

PRIME CONSULTANT SEAL

| ISSUED | DATE |
|---|---|
| ISSUED FOR CLIENT REVIEW | 2022-09-13 |
| ISSUED FOR REVIEW | 2022-09-19 |
| ISSUED FOR REVIEW | 2022-09-20 |
| ISSUED FOR REVIEW | 2022-10-05 |
| ISSUED FOR REVIEW | 2022-10-14 |
| ISSUED FOR DEVELOPMENT PERMIT | 2022-10-18 |
| RE-ISSUED FOR DEVELOPMENT PERMIT | 2022-12-22 |
| RE-ISSUED FOR DEVELOPMENT PERMIT | 2022-01-02 |
| RE-ISSUED FOR DEVELOPMENT PERMIT | 2023-05-08 |
| RE-ISSUED FOR ToTC 2nd COMMENTS | 2023-07-31 |
| RE-ISSUED FOR ToTC 3rd COMMENTS | 2023-08-17 |
| RE-ISSUED FOR ToTC 4th COMMENTS | 2023-09-20 |

CLIENT / OWNER

**SBL DesignFunktion Developments Ltd.**

DEVELOPMENT PERMIT #: DP_###

BUILDING PERMIT #: BP_###

PRIME CONSULTANT


TI STUDIOS ARCHITECTURE inc
201 - 1902 11ST SE, Calgary, AB, T2G 3G2
(403)-806-0556 info@tistudios.ca


PROJECT NAME AND ADDRESS

**I-PLACE PHASE 2**

1 Industrial Place
Canmore, Alberta

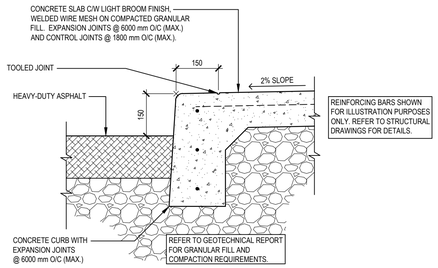
LEGAL ADDRESS: PLAN 7811258; BLOCK 1; LOT 1

DRAWING TITLE

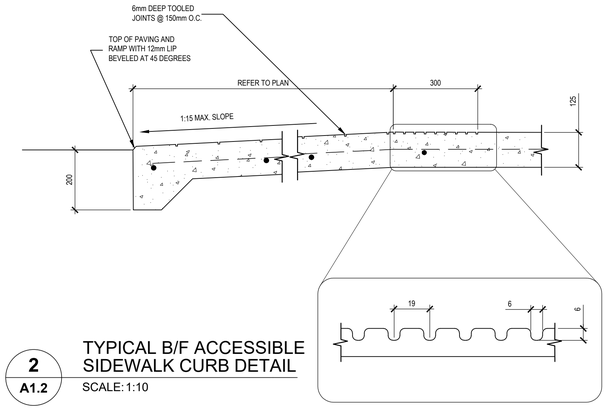
**PHASE 2 SITE PLAN**

| | | | |
|---|---|---|---|
| SCALE: | As indicated | DATE: | 2022-09-07 |
| DRAWN BY: | DS | CHECKED BY: | HB |
| PRINT ON: | ARCH D | PROJECT No. | 22.152 |

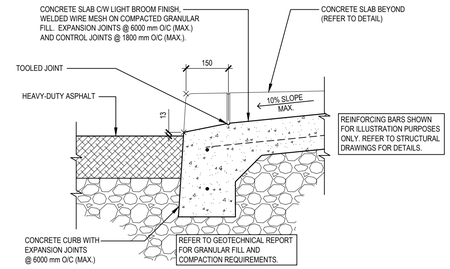
DWG No. **A1.1**



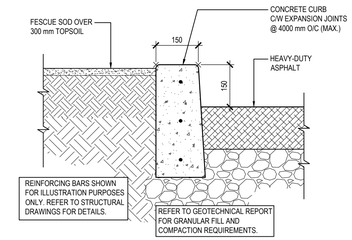

1 A1.2 TYPICAL SIDEWALK / PENINSULA DETAIL
SCALE: 1:10



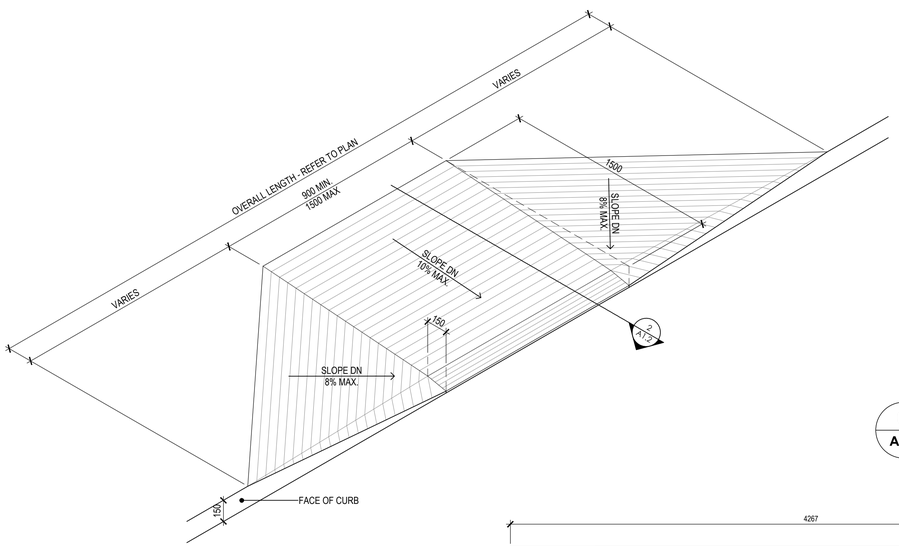

2 A1.2 TYPICAL B/F ACCESSIBLE SIDEWALK CURB DETAIL
SCALE: 1:10



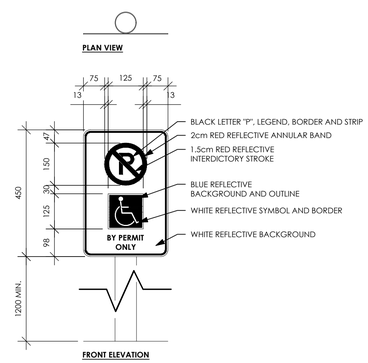

3 A1.2 TYPICAL B/F ACCESSIBLE SIDEWALK CURB DETAIL
SCALE:



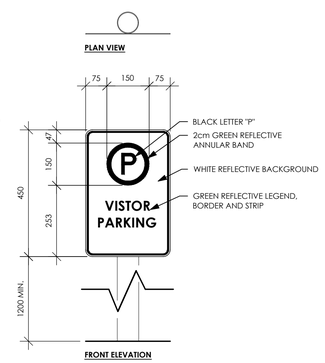

4 A1.2 TYPICAL CONCRETE CURB DETAIL
SCALE: 1:10



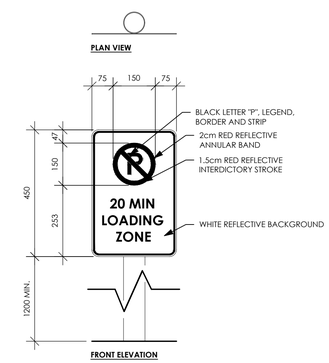

5 A1.2 TYPICAL B/F ACCESSIBLE SIDEWALK CURB - ISOMETRIC
SCALE: 1:20




6 A1.2 NO PARKING TYP
SCALE:

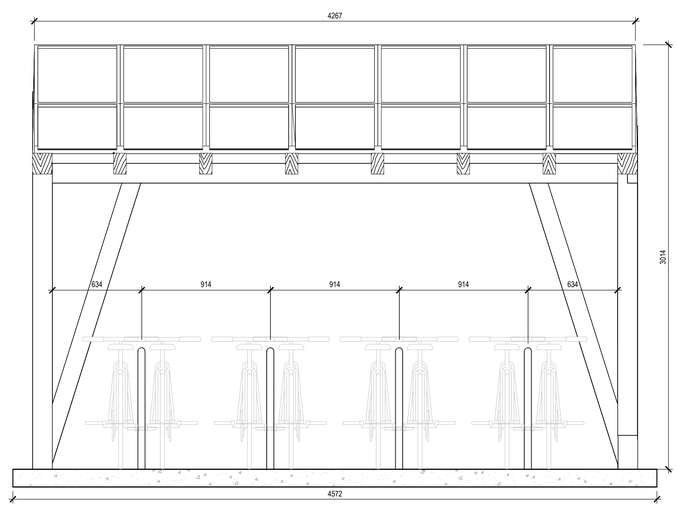



7 A1.2 VISITOR PARKING TYP
SCALE:

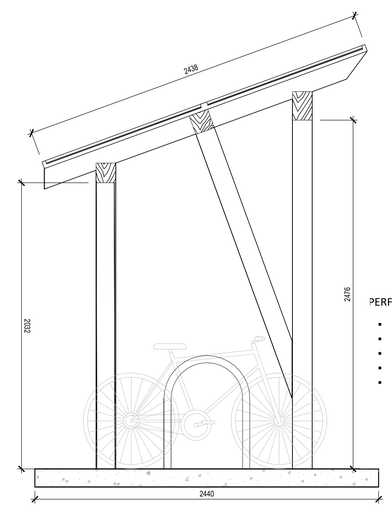



8 A1.2 LOADING ZONE TYP.
SCALE:

FLOW - SMARTTWO - BSR EV CHARGER




10 A1.2 TYPICAL TIMBER CLASS 2 BICYCLE SHED WITH PHOTOVOLTAIC ROOF
SCALE: 1:20

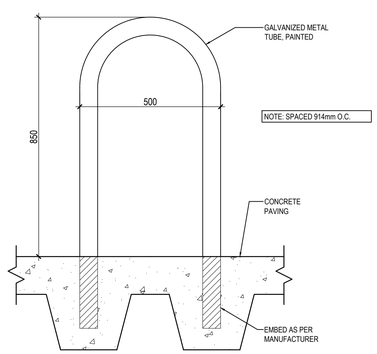



11 A1.2 TYPICAL TIMBER CLASS 2 BICYCLE SHED WITH PHOTOVOLTAIC ROOF
SCALE: 1:20

PERFECT SOLUTIONS FOR...

- HIGH-RISE BALCONIES
- RIVERWALKS
- STADIUMS
- CHARGING STATIONS
- FAIRS
- STREETSCAPES
- PARKS
- AMENITIY DECKS
- CAMPGROUNDS
- UNIVERSITY CAMPUSE

BIKE CHARGER OUTLETS INTERIOR/EXTERIOR STORAGE




9 A1.2 TYPICAL BIKE RACK
SCALE: 1:10

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| ISSUED FOR REVIEW | 2022-09-19 |
| ISSUED FOR REVIEW | 2022-09-20 |
| ISSUED FOR REVIEW | 2022-10-05 |
| ISSUED FOR REVIEW | 2022-10-14 |
| ISSUED FOR DEVELOPMENT PERMIT | 2022-10-18 |
| RE-ISSUED FOR DEVELOPMENT PERMIT | 2022-12-22 |
| RE-ISSUED FOR DEVELOPMENT PERMIT | 2022-01-02 |
| RE-ISSUED FOR DEVELOPMENT PERMIT | 2023-05-08 |
| RE-ISSUED FOR TofC 2nd COMMENTS | 2023-07-31 |
| RE-ISSUED FOR TofC 3rd COMMENTS | 2023-08-17 |
| RE-ISSUED FOR TofC 4th COMMENTS | 2023-09-20 |

CLIENT / OWNER

**SBL DesignFunktion Developments Ltd.**

DEVELOPMENT PERMIT #: DP_###

BUILDING PERMIT #: BP_###

PRIME CONSULTANT

TI STUDIOS ARCHITECTURE inc
201 - 1902 11ST SE, Calgary, AB, T2G 3G2
(403)-806-0556 info@tistudios.ca

PROJECT NAME AND ADDRESS

**I-PLACE PHASE 2**

1 Industrial Place
Canmore, Alberta

LEGAL ADDRESS: PLAN 7811258; BLOCK 1; LOT 1

DRAWING TITLE

**SITE DETAILS**

| | | | |
|---|---|---|---|
| SCALE: | As indicated | DATE: | 2022-09-07 |
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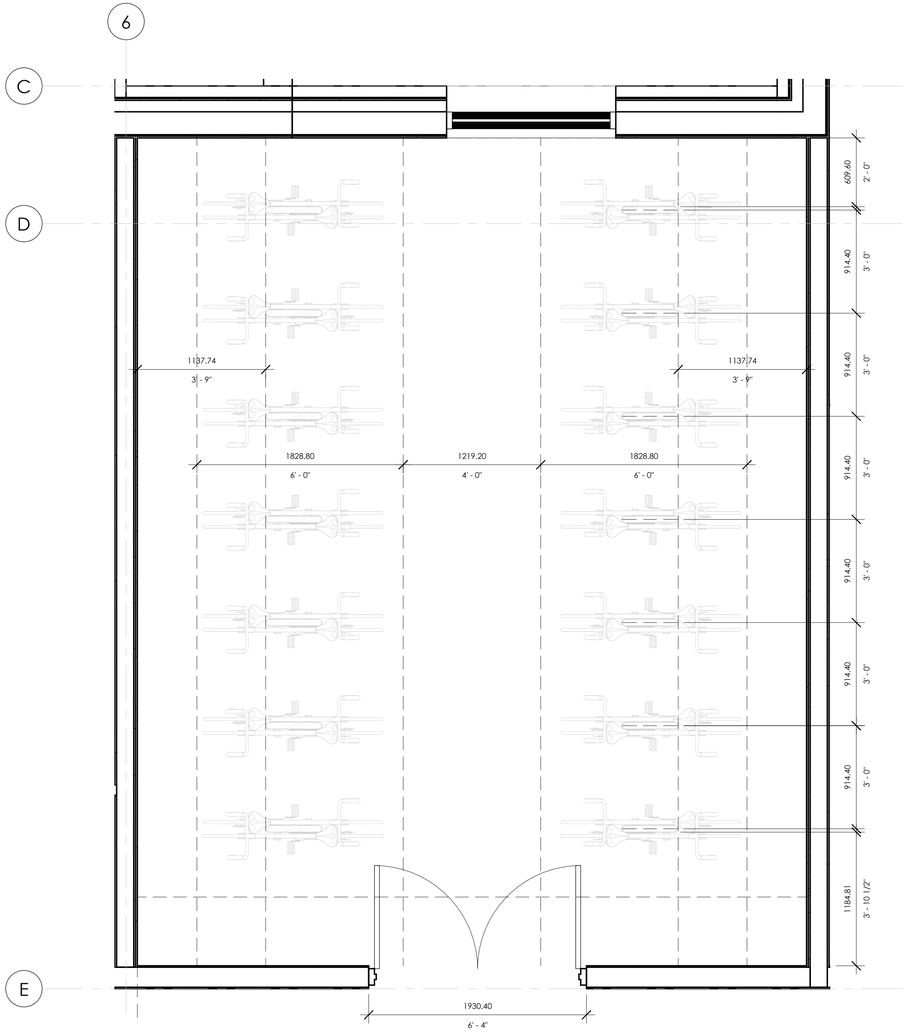
| PRINT ON: | ARCH D | PROJECT No. | 22.152 |

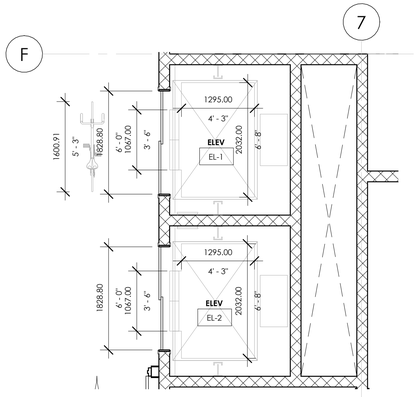
DWG No.

**A1.2**



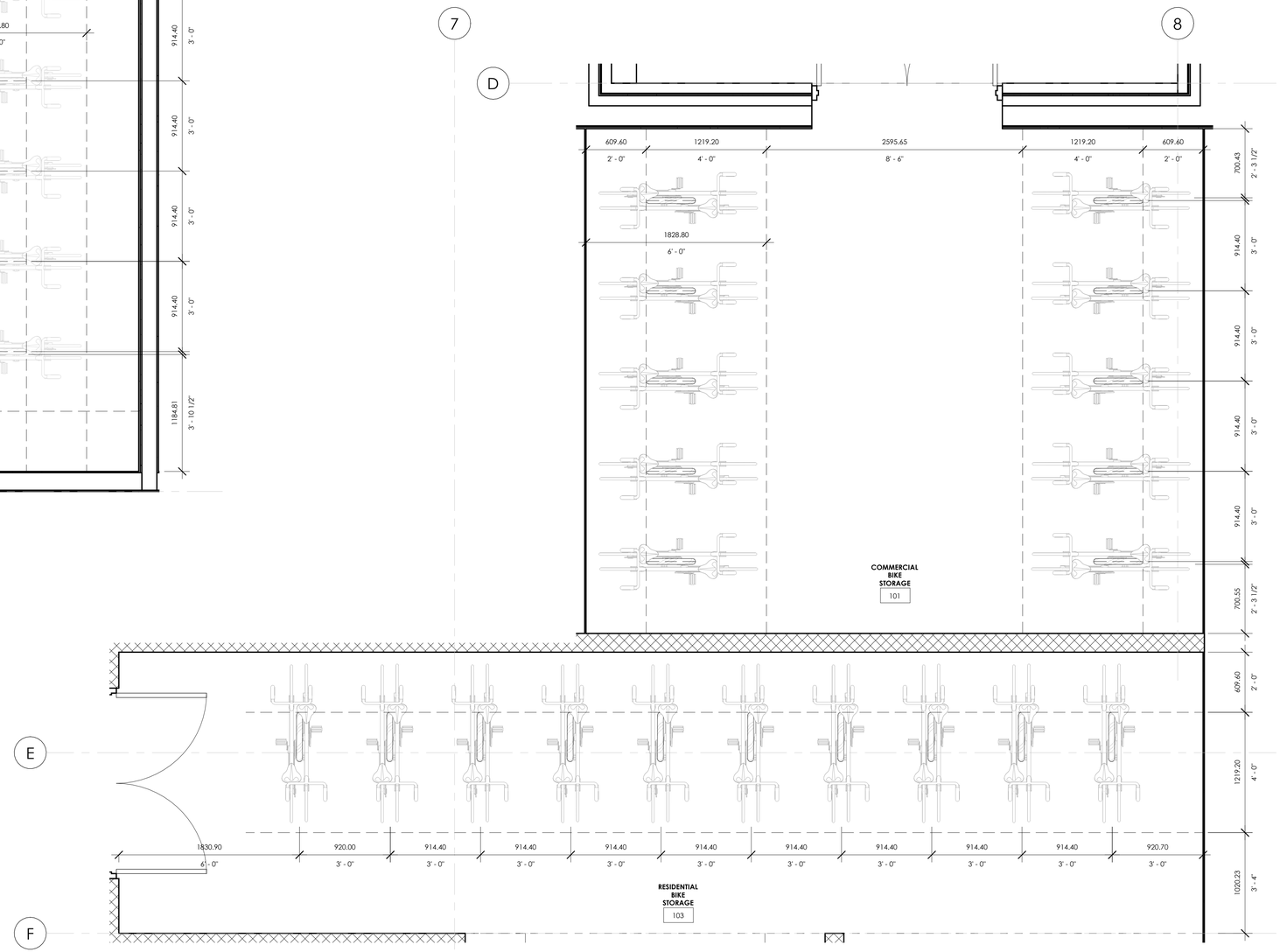

1 A1.2b SECOND & THIRD BICYCLE STORAGE DETAILED PLAN

1 : 25




2 A1.2b ELEVATORS DETAILED PLAN

1 : 50




3 A1.2b MAIN FLOOR BICYCLE STORAGE DETAILED PLAN

1 : 25

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PERMIT NO.

| ISSUED | | DATE |
|---|---|---|
| 11 | RE-ISSUED FOR DEVELOPMENT PERMIT | 2023-05-12 |
| 12 | RE-ISSUED FOR ToFC 2nd COMMENTS | 2023-07-31 |
| 13 | RE-ISSUED FOR ToFC 3rd COMMENTS | 2023-08-17 |
| 14 | RE-ISSUED FOR ToFC 4th COMMENTS | 2023-09-20 |

CLIENT / OWNER

**SBL DesignFunktion Developments Ltd.**

DEVELOPMENT PERMIT #:

BUILDING PERMIT #:

PRIME CONSULTANT

TI STUDIOS ARCHITECTURE inc
201 - 1902 11 St SE, Calgary, AB. T2G 3G2
(403)-806-0556 info@tistudios.ca

PROJECT NAME AND ADDRESS

**I-PLACE PHASE II**

1 Industrial Place, Canmore, Alberta

LEGAL ADDRESS: Plan 7811258; Block 1; Lot 1

DRAWING TITLE

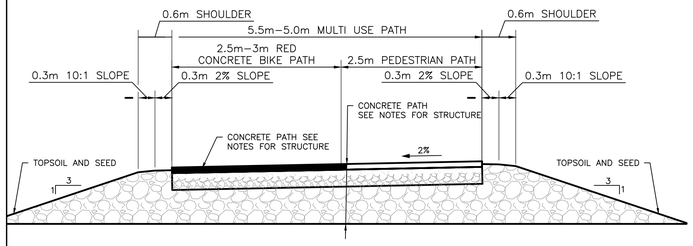
**BICYCLE STORAGE & ELEVATORS DETAILED PLANS**

| | | | |
|---|---|---|---|
| SCALE: | As indicated | DATE: | 9/20/2023 12:27:18 PM |
| DRAWN BY: | DS | CHECKED BY: | HB |
| PRINT ON: | Arch D | PROJECT No. | 22.152 |

DWG No.

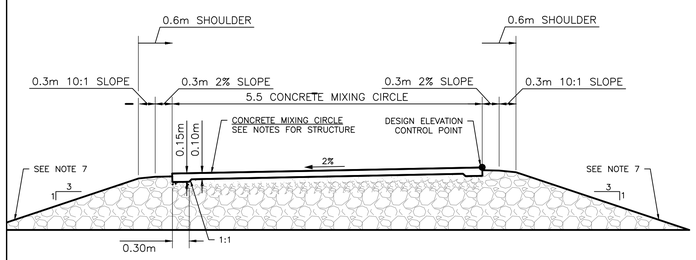
**A1.2b**

ARCH D 24"x36" (610 x 914mm) 9/20/2023 12:27:18 PM



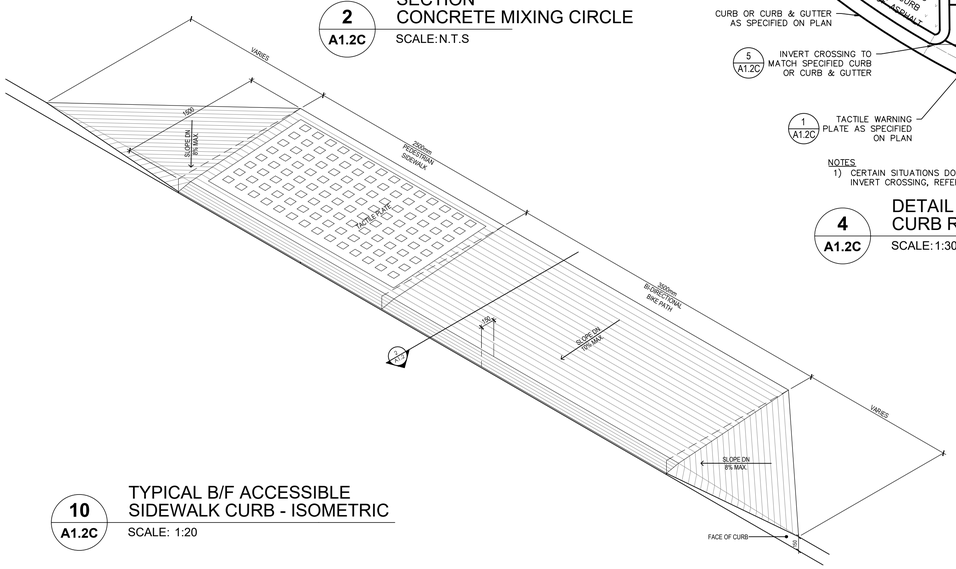

NOTES:
1. BIKE PATH STRUCTURE
   - 100mm RED REINFORCED CONCRETE, SEE GENERAL NOTES FOR DETAILS. COLOR IS INTERSTAR SEDONA JO–6435R (2 BAGS DOSAGE RATE)
   - 100mm 25mm MINUS CRUSHED GRAVEL @ 98% SPMDD
   - 200mm 75mm MINUS SUB–BASE @ 98% SPMDD
   - 200mm MINUS PIT RUN GRAVEL @ 98% SPMDD (THICKNESS AS REQUIRED, MAX 300mm/LIFT)
   - SUBGRADE COMPACTED TO 98% SPD AND APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF PATH STRUCTURE MATERIAL ABOVE
2. 100mm CONCRETE PATH STRUCTURE
   - 100mm REINFORCED CONCRETE, SEE GENERAL NOTES FOR DETAILS
   - 100mm 25mm MINUS CRUSHED GRAVEL @ 98% SPMDD
   - 200mm MINUS PIT RUN GRAVEL @ 98% SPMDD (THICKNESS AS REQUIRED, MAX 300mm/LIFT)
   - SUBGRADE COMPACTED TO 98% SPD AND APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF PATH STRUCTURE MATERIAL ABOVE

**1 / A1.2C** SECTION
MULTI USE PATH
SCALE:N.T.S

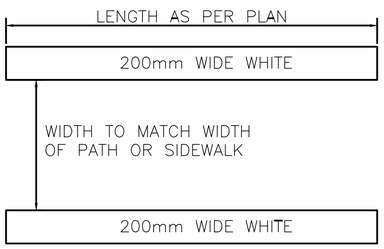



NOTES:
1. 150mm CONCRETE MIXING CIRCLE STRUCTURE
   - 150mm REINFORCED CONCRETE, SEE GENERAL NOTES FOR DETAILS
   - OUTSIDE EDGE OF CONCRETE MIXING CIRCLE IS THICKENED TO 0.15 FOR THE OUTERMOST 0.30m
   - 100mm 25mm MINUS CRUSHED GRAVEL @ 98% SPMDD
   - 200mm MINUS PIT RUN GRAVEL @ 98% SPMDD(THICKNESS AS REQUIRED, MAX 300mm/LIFT)
   - SUBGRADE COMPACTED TO 98% SPD AND APPROVED BY GEOTECHNICAL ENGINEER
   - PRIOR TO PLACEMENT OF PATH STRUCTURE MATERIAL ABOVE

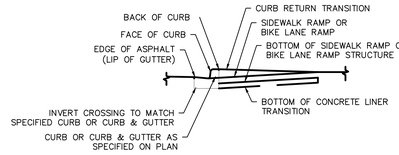
**2 / A1.2C** SECTION
CONCRETE MIXING CIRCLE
SCALE:N.T.S




**10 / A1.2C** TYPICAL B/F ACCESSIBLE
SIDEWALK CURB - ISOMETRIC
SCALE: 1:20

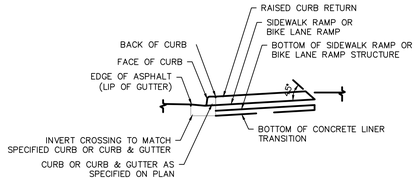



**3 / A1.2C** DETAIL
MULTI-USE PATH COMMERCIAL DRIVEWAY CROSSING
SCALE:N.T.S



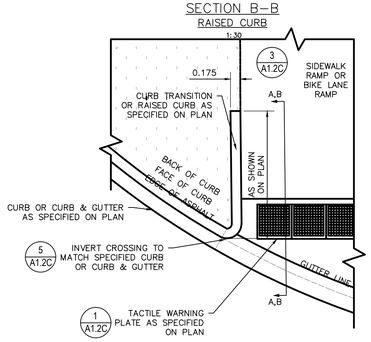

NOTES
1) TACTILE WARNING PLATE NOT SHOWN FOR CLARITY.
2) SIDEWALK RAMP OR BIKE LANE RAMP SHOWN SLOPING TOWARDS CURB HOWEVER THIS DOES NOT REFLECT ALL SITUATIONS, REFER TO PLAN.

SECTION A–A
CURB TRANSITION
1:30



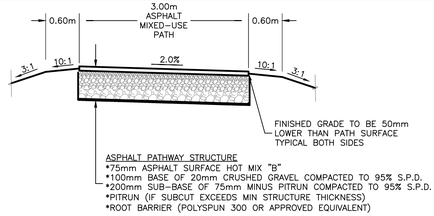

NOTES
1) TACTILE WARNING PLATE NOT SHOWN FOR CLARITY.
2) SIDEWALK RAMP OR BIKE LANE RAMP SHOWN SLOPING TOWARDS CURB HOWEVER THIS DOES NOT REFLECT ALL SITUATIONS, REFER TO PLAN.

SECTION B–B
RAISED CURB
1:30




NOTES
1) CERTAIN SITUATIONS DO NOT REQUIRE AN INVERT CROSSING, REFER TO PLAN.

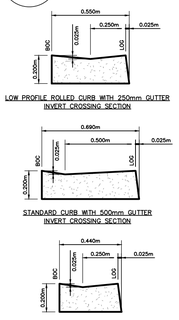
**4 / A1.2C** DETAIL
CURB RAMP
SCALE:1:30




ASPHALT PATHWAY STRUCTURE
- 75mm ASPHALT SURFACE HOT MIX "B"
- 100mm BASE OF 20mm CRUSHED GRAVEL COMPACTED TO 95% S.P.D.
- 200mm SUB–BASE OF 75mm MINUS PITRUN COMPACTED TO 95% S.P.D.
- PITRUN (IF SUBCUT EXCEEDS MIN STRUCTURE THICKNESS)
- ROOT BARRIER (POLYSPUN 300 OR APPROVED EQUIVALENT)

NOTES:
1. REMOVE ORGANIC MATERIAL TO 500mm DEPTH. REPLACE WITH 75mm PITRUN WHERE OVER EXCAVATED BEYOND STRUCTURE DEPTH.
2. BLEND TOPSOIL INTO EXISTING VEGETATION AT A GRADE OF 3:1 (MAX).
3. TOPSOIL AND REHABILITATE ALL DISTURBED AREAS.

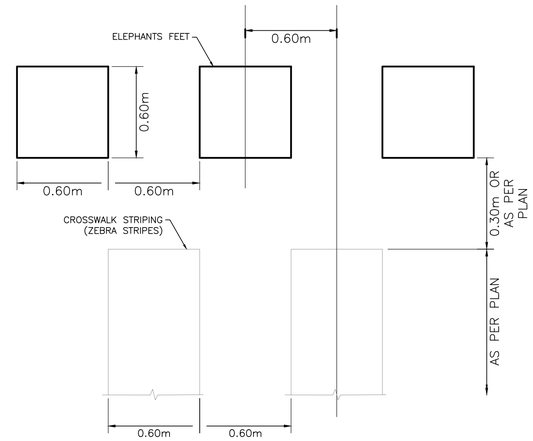
**5 / A1.2C** SECTION 3.0m MULTI USE PATH
SCALE:N.T.S



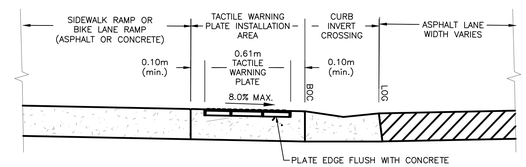

NOTES
1) INVERT CROSSING SIZE TO MATCH SURROUNDING CURB AND/OR CURB & GUTTER, UNLESS OTHERWISE SPECIFIED.
2) INVERT CROSSING TO MAINTAIN SLOPE OF NEIGHBORING CURB AND/OR GUTTER, AND MAINTAIN EFFECTIVE WATER CONVEYANCE, UNLESS OTHERWISE SPECIFIED.

INVERT CROSSING

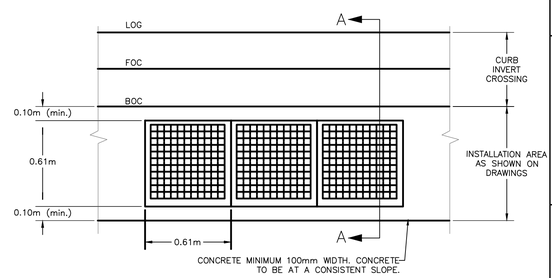
**6 / A1.2C** SECTION INVERT CROSSING
SCALE:N.T.S




**8 / A1.2C** DETAIL
ELEPHANT'S FEET LAYOUT
SCALE:N.T.S




SECTION A–A




PLAN

NOTES
1) TACTILE PLATE TO BE DURALAST DETECTABLE CAST IRON WARNING PLATE BY TROJAN INDUSTRIES OR EQUAL AND APPROVED EQUIVALENT. BLACK ASPHALT DIP FINISH. SUPPLY SAMPLE FOR APPROVAL PRIOR TO INSTALLATION MOCK–UP. PLATES COMPLETE WITH ANCHOR TABS ON BOTTOM OF PLATE.
2) CERTAIN SITUATIONS DO NOT REQUIRE AN INVERT CROSSING, REFER TO PLAN.

**9 / A1.2C** DETAIL
TACTILE WARNING PLATE
SCALE:1:20

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| RE-ISSUED FOR TofC 2nd COMMENTS | 2023-07-31 |
| RE-ISSUED FOR TofC 3rd COMMENTS | 2023-08-17 |
| RE-ISSUED FOR TofC 4th COMMENTS | 2023-09-20 |

CLIENT / OWNER

**SBL DesignFunktion Developments Ltd.**

DEVELOPMENT PERMIT #: DP_###

BUILDING PERMIT #: BP_###

PRIME CONSULTANT

TI STUDIOS ARCHITECTURE inc
201 - 1902 11ST SE, Calgary, AB, T2G 3G2
(403)-806-0556 info@tistudios.ca

PROJECT NAME AND ADDRESS

**I-PLACE PHASE 2**

1 Industrial Place
Canmore, Alberta

LEGAL ADDRESS: PLAN 7811258; BLOCK 1; LOT 1

DRAWING TITLE

**ADDITIONAL SITE DETAILS**

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|---|---|---|---|
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| DRAWN BY: | DS | CHECKED BY: | HB |
| PRINT ON: | ARCH D | PROJECT No. | 22.152 |

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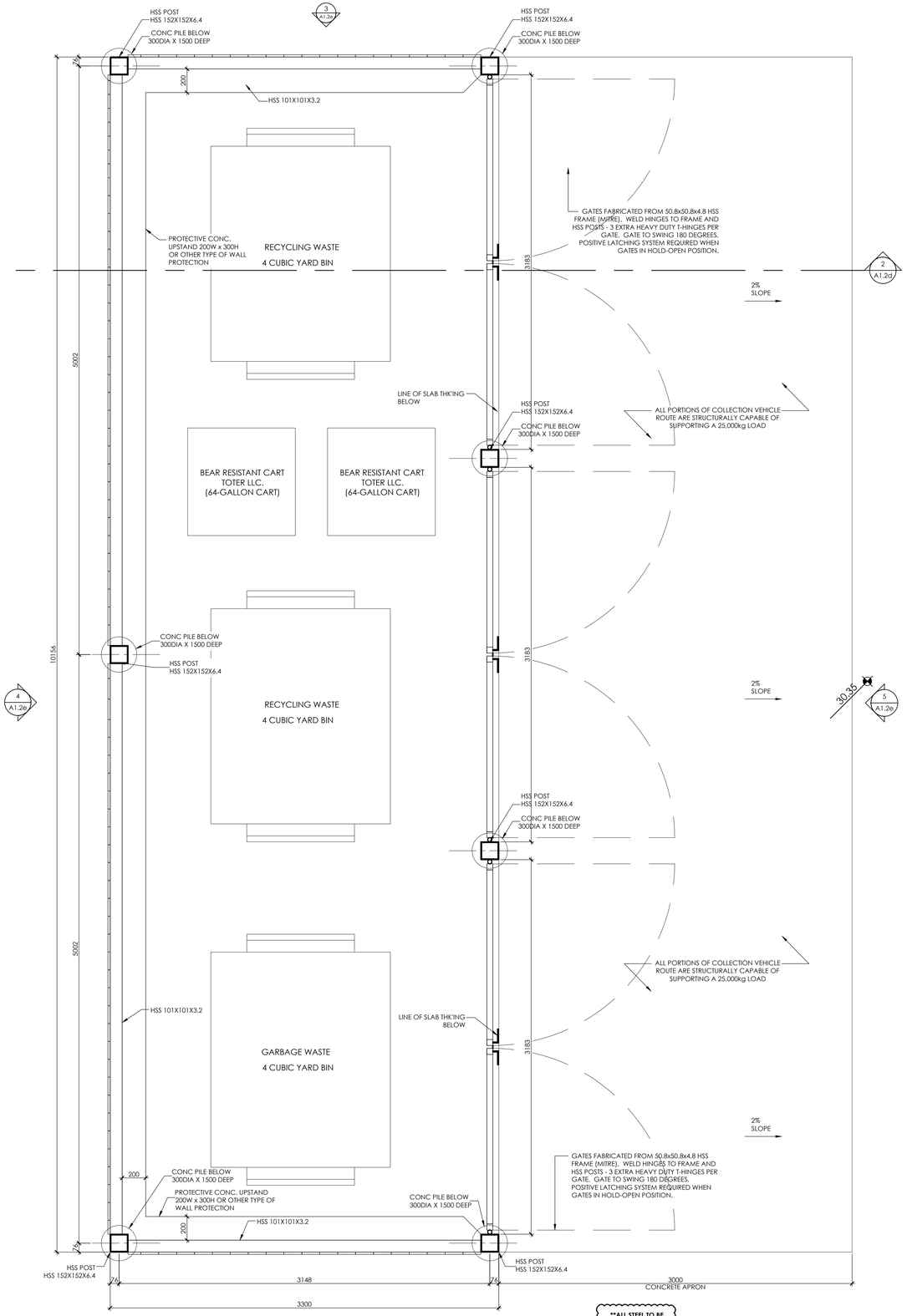
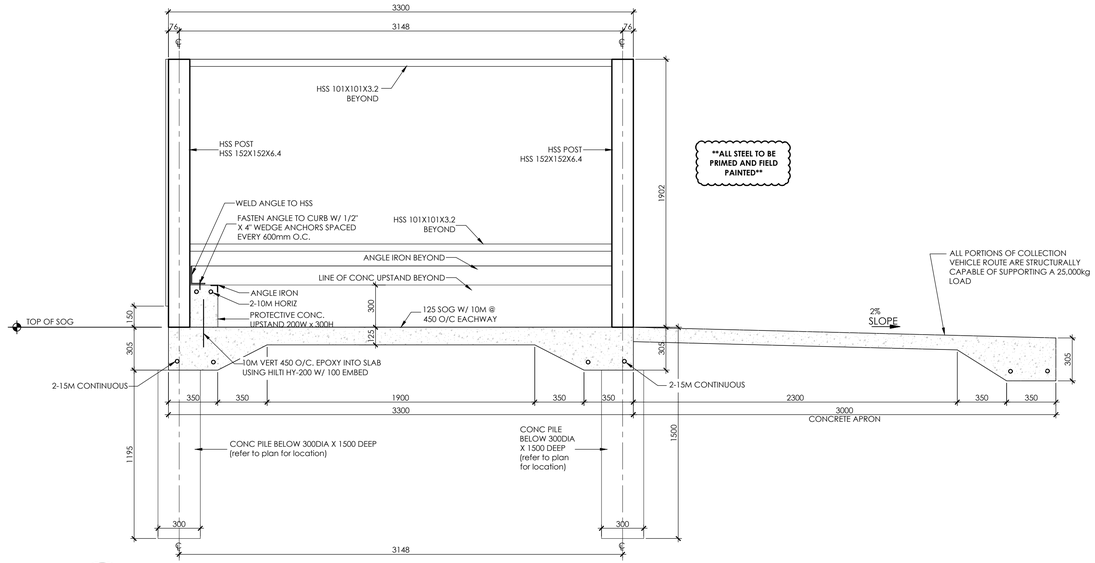
**A1.2C**




1 A1.2d GARBAGE ENCLOSURE PLAN 1 : 20




2 A1.2d GARBAGE ENCLOSURE SECTION 1 : 20

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| RE-ISSUED FOR DEVELOPMENT PERMIT | 2023-05-08 |
| RE-ISSUED FOR TofC 2nd COMMENTS | 2023-07-31 |
| RE-ISSUED FOR TofC 3rd COMMENTS | 2023-08-17 |
| RE-ISSUED FOR TofC 4th COMMENTS | 2023-09-20 |

CLIENT / OWNER

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DEVELOPMENT PERMIT #: DP_###

BUILDING PERMIT #: BP_###

PRIME CONSULTANT

TI STUDIOS ARCHITECTURE inc

201 - 1902 11ST SE, Calgary, AB, T2G 3G2
(403) 806-0556 info@tistudios.ca

PROJECT NAME AND ADDRESS

**I-PLACE PHASE 2**

1 Industrial Place
Canmore, Alberta

LEGAL ADDRESS: PLAN 7811258; BLOCK 1; LOT 1

DRAWING TITLE

**GARBAGE ENCLOSURE DETAILS**

| | | | |
|---|---|---|---|
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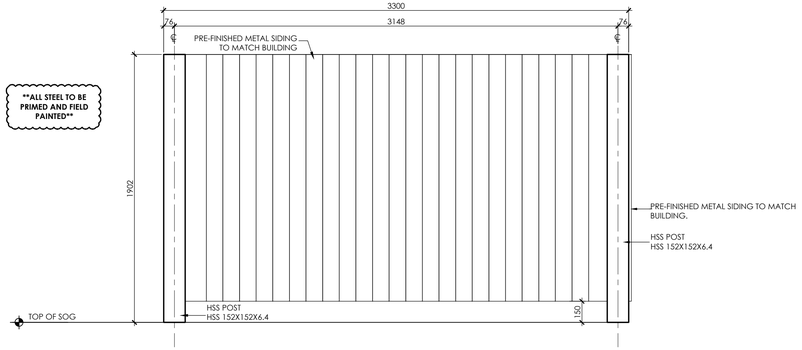
| PRINT ON: | ARCH D | PROJECT No. | 22.152 |

DWG No. **A1.2d**

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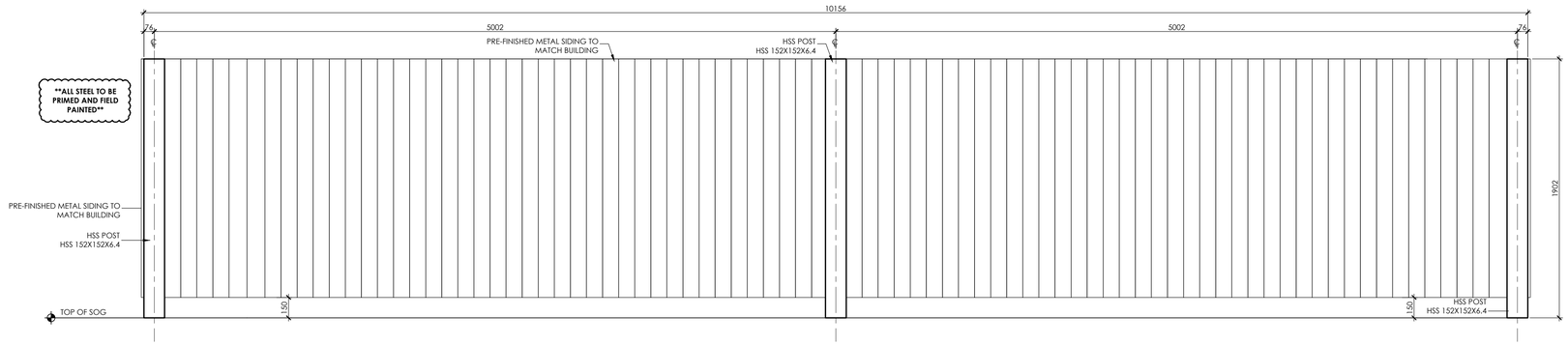
## GARBAGE ENCLOSURE ELEVATION

1 : 20

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## GARBAGE ENCLOSURE ELEVATION

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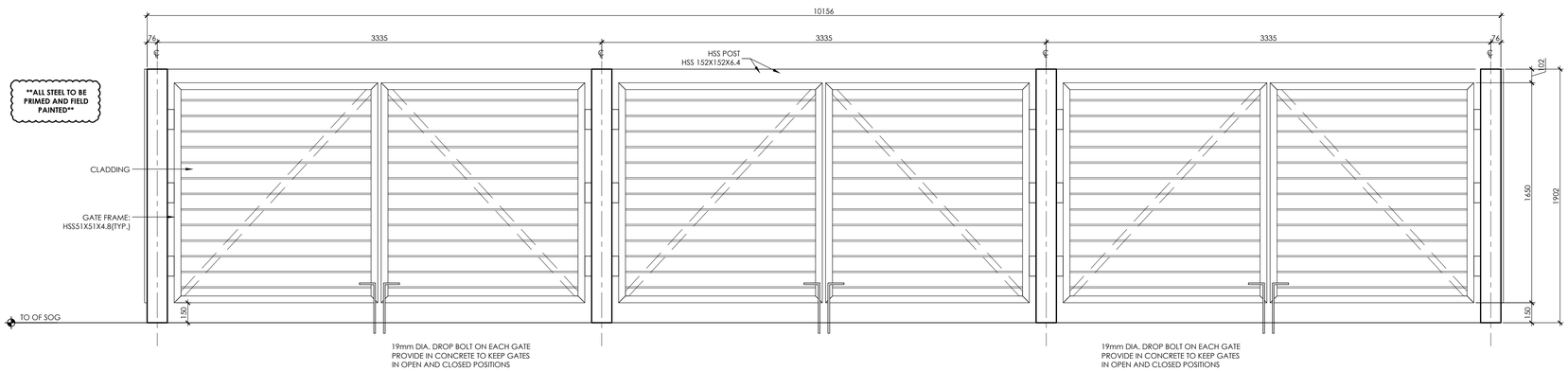


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## GARBAGE ENCLOSURE ELEVATION

1 : 20

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PRIME CONSULTANT SEAL

| ISSUED | DATE |
|---|---|
| ISSUED FOR CLIENT REVIEW | 2022-09-13 |
| ISSUED FOR REVIEW | 2022-09-19 |
| ISSUED FOR REVIEW | 2022-09-20 |
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| ISSUED FOR REVIEW | 2022-10-14 |
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| RE-ISSUED FOR TofC 2nd COMMENTS | 2023-07-31 |
| RE-ISSUED FOR TofC 3rd COMMENTS | 2023-08-17 |
| RE-ISSUED FOR TofC 4th COMMENTS | 2023-09-20 |

CLIENT / OWNER

**SBL DesignFunktion Developments Ltd.**

DEVELOPMENT PERMIT #: DP_###

BUILDING PERMIT #: BP_###

PRIME CONSULTANT

TI STUDIOS ARCHITECTURE inc
201 - 1902 11ST SE, Calgary, AB, T2G 3G2
(403)-806-0556 info@tistudios.ca

PROJECT NAME AND ADDRESS

**I-PLACE PHASE 2**

1 Industrial Place
Canmore, Alberta

LEGAL ADDRESS: PLAN 7811258; BLOCK 1; LOT 1

DRAWING TITLE

**GARBAGE ENCLOSURE DETAILS**

| | | | |
|---|---|---|---|
| SCALE: | As indicated | DATE: | 2022-09-07 |
| DRAWN BY: | DS | CHECKED BY: | HB |
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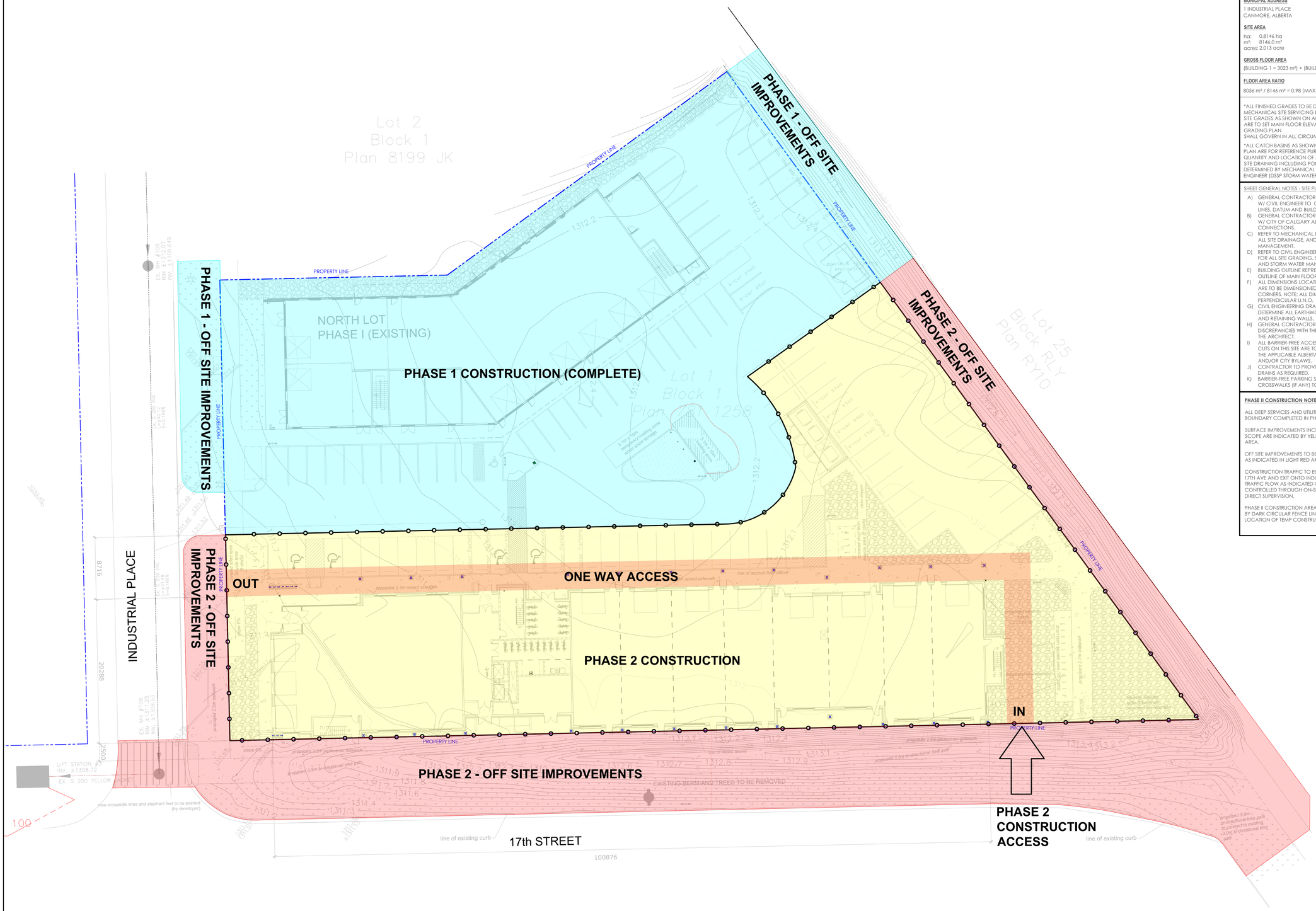


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A1.3

PROPOSED
PHASE 2 CONSTRUCTION PLAN

SCALE: 1:250

**LEGAL ADDRESS**

LOT: 1
BLOCK: 1
PLAN: 781 1258

**ZONING:**

T.I.D - TRANSITION INDUSTRIAL DISTRICT

**MUNICIPAL ADDRESS**

1 INDUSTRIAL PLACE
CANMORE, ALBERTA

**SITE AREA**

ha: 0.8146 ha
m²: 8146.0 m²
acres: 2.013 acre

**GROSS FLOOR AREA**

(BUILDING 1 = 3023 m²) + (BUILDING 2 = 5033m²) = 8056 m²

**FLOOR AREA RATIO**

8056 m² / 8146 m² = 0.98 (MAX 1)

*ALL FINISHED GRADES TO BE DETERMINED BY MECHANICAL SITE SERVICING ENGINEER. PROPOSED SITE GRADES AS SHOWN ON ARCHITECTURAL SITE PLAN ARE TO SET MAIN FLOOR ELEVATIONS ONLY. DSSP GRADING PLAN
SHALL GOVERN IN ALL CIRCUMSTANCES.

*ALL CATCH BASINS AS SHOWN ON ARCHITECTURAL SITE PLAN ARE FOR REFERENCE PURPOSES ONLY. FINAL QUANTITY AND LOCATION OF ALL CATCH BASINS AND SITE DRAINING INCLUDING PONDING SHALL BE DETERMINED BY MECHANICAL SITE SURFACING ENGINEER (DSSP STORM WATER MANAGEMENT PLAN).

SHEET GENERAL NOTES - SITE PLAN

A) GENERAL CONTRACTOR IS TO CONSULT W/ CIVIL ENGINEER TO CONFIRM PROPERTY LINES, DATUM AND BUILDING LOCATIONS.
B) GENERAL CONTRACTOR IS TO COORDINATE W/ CITY OF CALGARY ALL UTILITY LINE CONNECTIONS.
C) REFER TO MECHANICAL DRAWINGS FOR ALL SITE DRAINAGE, AND STORM WATER MANAGEMENT.
D) REFER TO CIVIL ENGINEERING DRAWINGS FOR ALL SITE GRADING, SITE DRAINAGE, AND STORM WATER MANAGEMENT.
E) BUILDING OUTLINE REPRESENTS THE OUTLINE OF MAIN FLOOR SLAB.
F) ALL DIMENSIONS LOCATING THE BUILDING ARE TO BE DIMENSIONED TO BUILDING CORNERS. NOTE: ALL DIMENSIONS ARE PERPENDICULAR U.N.O.
G) CIVIL ENGINEERING DRAWINGS ARE TO DETERMINE ALL EARTHWORKS, ROADWORK, AND RETAINING WALLS.
H) GENERAL CONTRACTOR TO REPORT ANY DISCREPANCIES WITH THESE DRAWINGS TO THE ARCHITECT.
I) ALL BARRIER-FREE ACCESS, AND CURB CUTS ON THIS SITE ARE TO CONFORM TO THE APPLICABLE ALBERTA BUILDING CODE AND/OR CITY BYLAWS.
J) CONTRACTOR TO PROVIDE ADDITIONAL DRAINS AS REQUIRED.
K) BARRIER-FREE PARKING SYMBOLS AND CROSSWALKS (IF ANY) TO BE PAINTED.

**PHASE II CONSTRUCTION NOTES:**

ALL DEEP SERVICES AND UTILITIES UP TO UNIT A BOUNDARY COMPLETED IN PHASE I SCOPE.

SURFACE IMPROVEMENTS INCLUDED IN PHASE II SCOPE ARE INDICATED BY YELLOW HIGHLIGHTED AREA.

OFF SITE IMPROVEMENTS TO BE COMPLETED IN PHASES AS INDICATED IN LIGHT RED AREAS AND LABELS.

CONSTRUCTION TRAFFIC TO ENTER PHASE II SITE FROM 17TH AVE AND EXIT ONTO INDUSTRIAL AVE. ONE WAY TRAFFIC FLOW AS INDICATED ON SITE PLAN. CONTROLLED THROUGH ON-SITE SIGNAGE AND DIRECT SUPERVISION.

PHASE II CONSTRUCTION AREA BOUNDARY INDICATED BY DARK CIRCULAR FENCE LINETYPE REPRESENTING LOCATION OF TEMP CONSTRUCTION FENCING.

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**PHASE 2**

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Canmore, Alberta

LEGAL ADDRESS: PLAN 7811258; BLOCK 1; LOT 1

DRAWING TITLE

**CONSTRUCTION PHASING PLAN**

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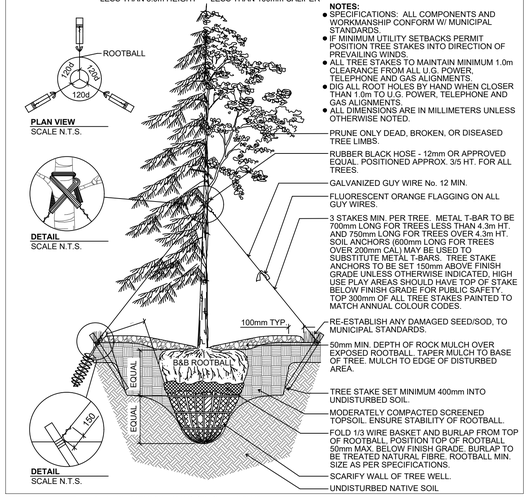



**NOTES:**

- SPECIFICATIONS: ALL COMPONENTS AND WORKMANSHIP CONFORM W/ MUNICIPAL STANDARDS.
- IF MINIMUM UTILITY SETBACKS PERMIT POSITION TREE STAKES INTO DIRECTION OF PREVAILING WINDS.
- ALL TREE STAKES TO MAINTAIN MINIMUM 1.0m CLEARANCE FROM ALL U.G. POWER, TELEPHONE AND GAS ALIGNMENTS.
- DIG ALL ROOT HOLES BY HAND WHEN CLOSER THAN 1.0m TO U.G. POWER, TELEPHONE AND GAS ALIGNMENTS.
- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

PRUNE ONLY DEAD, BROKEN, OR DISEASED TREE LIMBS.

RUBBER BLACK HOSE - 12mm OR APPROVED EQUAL. POSITIONED APPROX. 3/5 HT. FOR ALL TREES.

GALVANIZED GUY WIRE No. 12 MIN.

FLUORESCENT ORANGE FLAGGING ON ALL GUY WIRES.

3 STAKES MIN. PER TREE. METAL T-BAR TO BE 700mm LONG FOR TREES LESS THAN 4.3m HT. AND 750mm LONG FOR TREES OVER 4.3m HT. SOIL ANCHORS (600mm LONG FOR TREES OVER 200mm CAL.) MAY BE USED TO SUBSTITUTE METAL T-BARS. TREE STAKE ANCHORS TO BE SET 150mm ABOVE FINISH GRADE UNLESS OTHERWISE INDICATED, HIGH USE PLAY AREAS SHOULD HAVE TOP OF STAKE BELOW FINISH GRADE FOR PUBLIC SAFETY. TOP 300mm OF ALL TREE STAKES PAINTED TO MATCH ANNUAL COLOUR CODES.

RE-ESTABLISH ANY DAMAGED SEED/SOD, TO MUNICIPAL STANDARDS.

50mm MIN. DEPTH OF ROCK MULCH OVER EXPOSED ROOTBALL. TAPER MULCH TO BASE OF TREE. MULCH TO EDGE OF DISTURBED AREA.

TREE STAKE SET MINIMUM 400mm INTO UNDISTURBED SOIL.

MODERATELY COMPACTED SCREENED TOPSOIL. ENSURE STABILITY OF ROOTBALL.

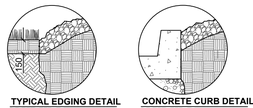
FOLD 1/3 WIRE BASKET AND BURLAP FROM TOP OF ROOTBALL. POSITION TOP OF ROOTBALL 50mm MAX. BELOW FINISH GRADE. BURLAP TO BE TREATED NATURAL FIBRE. ROOTBALL MIN. SIZE AS PER SPECIFICATIONS.

SCARIFY WALL OF TREE WELL.

UNDISTURBED NATIVE SOIL

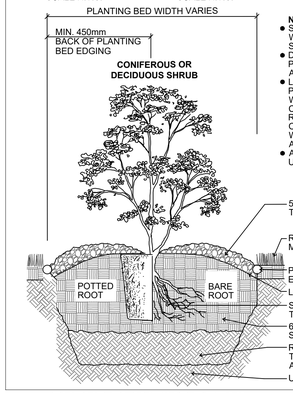
## TREE PLANTING DETAIL

NOT TO SCALE




**TYPICAL EDGING DETAIL**
SCALE N.T.S.

**CONCRETE CURB DETAIL**
SCALE N.T.S.




**NOTES:**

- SPECIFICATIONS: ALL COMPONENTS AND WORKMANSHIP CONFORM W/ MUNICIPAL STANDARDS.
- DO NOT ROTOTILL WITHIN 1.0m OF U.G. POWER, TELEPHONE AND GAS ALIGNMENTS.
- LANDSCAPE WEED LINER (OPTIONAL) PRIOR TO EXCAVATION FOR SHRUB. CUT WEED LINER AT 3.0m INTERVALS FROM CENTER OF PROPSED SHRUB LOCATION. ROLL WEED LINER BACK BEYOND LIMITS OF ROOTBALL AND PLANT SHRUB. ROLL WEED LINER BACK, WATER IN AND MULCH AS REQUIRED.
- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

50mm MIN. ROCK MULCH. TAPER MULCH TO BASE OF SHRUB.

RE-ESTABLISH ANY DAMAGED SEED/SOD, MUNICIPALITY STANDARDS.

POLYETHYLENE LANDSCAPE LAWN EDGING MIN. 150mm DEPTH.

LANDSCAPE WEED LINER

SPREAD ROOTS EVENLY THROUGHOUT SCREENED TOPSOIL. PRUNE ALL DAMAGED ROOTS.

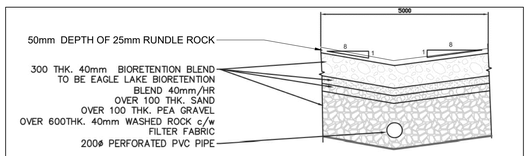
600mm MIN. DEPTH LIGHTLY COMPACTED SCREENED TOPSOIL.

ROTOTILL 150mm NATIVE SOIL. ADD CLASS 'B' TOPSOIL, SAND AND PEAT AS PER LANDSCAPE ARCHITECT'S DIRECTION.

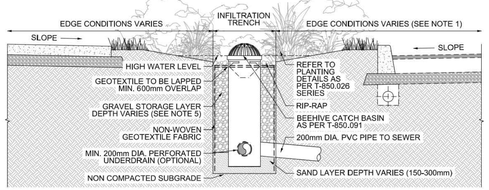
UNDISTURBED NATIVE SUBSOIL

## SHRUB PLANTING DETAIL

NOT TO SCALE




## BIO-RETENTION POND DETAIL




## BEEHIVE CATCH BASIN DETAIL

NOT TO SCALE

RAILWAY SLEEPER BENCH

RAILWAY SLEEPER TABLE

## CONSTRUCTION NOTES:

1. ALL LANDSCAPE CONSTRUCTION TO MEET MUNICIPAL STANDARDS.
2. THE CONSTRUCTION SHALL ENSURE COORDINATION WITH ALBERTA FIRST CALL & OTHER UTILITIES AS REQUIRED TO STAKE ALL BELOW GRADE UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO UTILITIES.
3. ALL PLANT MATERIAL TO BE TRUE TO TYPE, SIZE, QUALITY & CONDITION AS SPECIFIED.
4. PLANT MATERIAL LOCATIONS TO BE ADJUSTED ONSITE WITH REGARD TO SETBACKS FOR ABOVE & BELOW GROUND UTILITIES, ACCESS POINTS, EXISTING PLANT MATERIAL & SITE CONDITIONS.
5. ALL PLANT MATERIAL TO CONFORM TO THE CANADIAN STANDARDS FOR NURSERY STOCK CURRENT ISSUE.
6. ALL BED SHAPES, SIZES & LOCATIONS ARE SUBJECT TO ADJUSTMENT ONSITE BY THE LANDSCAPE ARCHITECT. TOTAL NUMBERS OF PLANT MATERIAL WILL BE MAINTAINED THROUGHOUT THE PROJECT.
7. CONIFER AND SHRUB PLANTING TO BE IN MULCH BEDS.
8. PLANT MATERIAL LOCATIONS ARE SUBJECT TO CHANGE BASED ON SHALLOW UTILITY LOCATIONS & FINAL BUILDING DESIGN. ALL PLANT QUANTITIES WILL REMAIN AS PROPOSED.
9. ALL SOFT LANDSCAPE AREAS TO BE IRRIGATED WITH AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

## SITE STATISTICS

PROPERTY AREA - 8,216 SQ.M.
REQUIRED LANDSCAPE AREA 10% - 822 SQ.M.
BYLAW REQUIREMENTS
1 TREE/ 20 SQ.M. - 41 TREES
25% OF TREES CONIFEROUS - 10 TREES
1 SHRUB / 20 SQ.M. - 41 SHRUBS

LANDSCAPE AREA **PROVIDED** - 22.7% -1,865 SQ.M.
TREES PROVIDED - 35 (PH1=9, PH2=27)
DECIDUOUS TREES - 20
CONIFEROUS - 15
SHRUBS PROVIDED - 94

OFF-SITE
DECIDUOUS TREES - 14

## LEGEND

ORNAMENTAL DECIDUOUS TREES - 26
GREEN ASH - 6 @ 85mm CAL. LOWER BRANCH HEIGHT 1.8m
RIVER BIRCH - 1 @ 85mm CAL.
TREMBLING ASPEN - 5@70mm, 8@50mm CAL.
ROCKY MOUNTAIN MAPLE - 4 @ 50mm CAL.
SCHUBERT CHOKECHERRY - 2 EXISTING

CONIFEROUS TREES - 8 TOTAL
LODGEPOLE PINE - 2@3m HT., 4@2m HT.
COLORADO SPRUCE - 2@4m HT.
LODGEPOLE PINE - 6 EXISTING

DECIDUOUS SHRUBS -80 @ 600mm HT.
BLUE FOX WILLOW,
POTENTILLA,
PRICKLY ROSE,
ALPINE CURRANT,
GOLDFLAME SPIREA
EXISTING SHRUBS - 26

CONIFEROUS SHRUBS - 38 @ 600mm SP.
HORIZONTAL JUNIPER
DWARF MUGO

TRASH/RECYCLE CONTAINER

SITE CONCRETE WALKWAY W/ 200mm WIDE BUFFER STRIP

SITE CONCRETE - 45d BROOM FINISH

RED CONCRETE BIKE PATH

50mm DEPTH OF 25mm RUNDLE ROCK ON
300mm DEPTH TOPSOIL
50mm DEPTH OF 25mm RUNDLE ROCK ON
BIO-RETENTION MEDIA

ASPHALT BIKEWAY

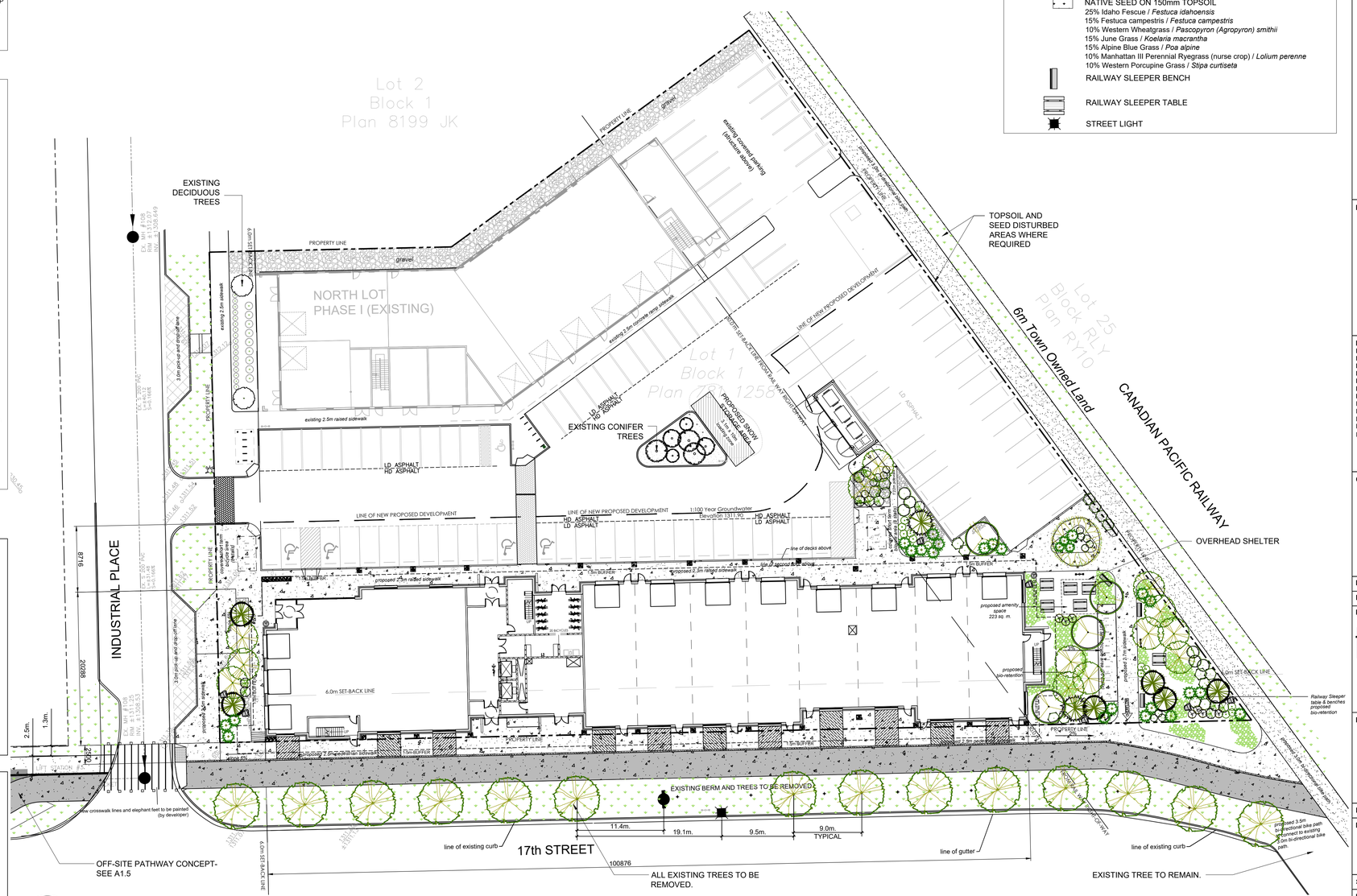
LANDSCAPE BOULDER

NATIVE SEED ON 150mm TOPSOIL
25% Idaho Fescue / *Festuca idahoensis*
15% Festuca campestris / *Festuca campestris*
10% Western Wheatgrass / *Pascopyron (Agropyron) smithii*
15% June Grass / *Koeleria macrantha*
15% Alpine Blue Grass / *Poa alpine*
10% Manhattan III Perennial Ryegrass (nurse crop) / *Lolium perenne*
10% Western Porcupine Grass / *Stipa curtiseta*

RAILWAY SLEEPER BENCH

RAILWAY SLEEPER TABLE

STREET LIGHT




**1**
**A1.4**

## PHASE 2 LANDSCAPE PLAN

SCALE: 1:300

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The Alberta Association of Landscape Architects
Barry Gonnelly

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| ISSUED FOR DPR COMMENTS | 2023-05-05 |
| ISSUED FOR DPR2 COMMENTS | 2023-08-22 |
| ISSUED FOR DPR3 COMMENTS | 2023-08-01 |
| RE-ISSUED FOR TofC 4th COMMENTS | 2023-09-20 |

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PROJECT NAME AND ADDRESS

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1 Industrial Place
Canmore, Alberta

LEGAL ADDRESS: PLAN 7811258; BLOCK 1; LOT 1

DRAWING TITLE

**LANDSCAPE PLAN**

| | | | |
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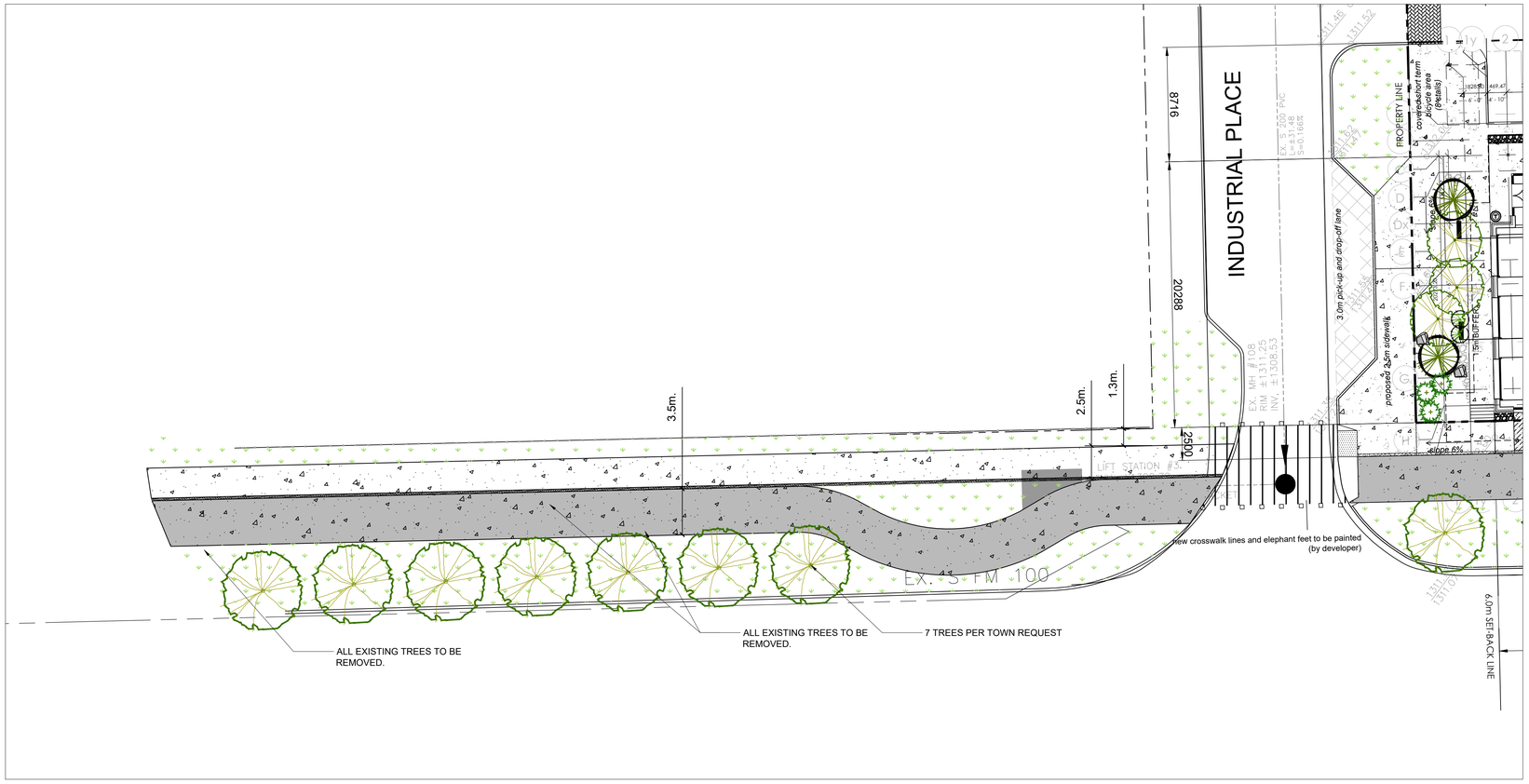


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A1.5

## LANDSCAPE OFF-SITE PLAN

SCALE: 1:200

### LEGEND

- SITE CONCRETE WALKWAY
- RED CONCRETE BIKE PATH
- NATIVE SEED ON 150mm TOPSOIL
  - 25% Idaho Fescue / *Festuca idahoensis*
  - 15% Festuca campestris / *Festuca campestris*
  - 10% Western Wheatgrass / *Pascopyron (Agropyron) smithii*
  - 15% June Grass / *Koelaria macrantha*
  - 15% Alpine Blue Grass / *Poa alpine*
  - 10% Manhattan III Perennial Ryegrass (nurse crop) / *Lolium perenne*
  - 10% Western Porcupine Grass / *Stipa curtiseta*

### CONSTRUCTION NOTES:

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LEGAL ADDRESS: PLAN 7811258; BLOCK 1; LOT 1

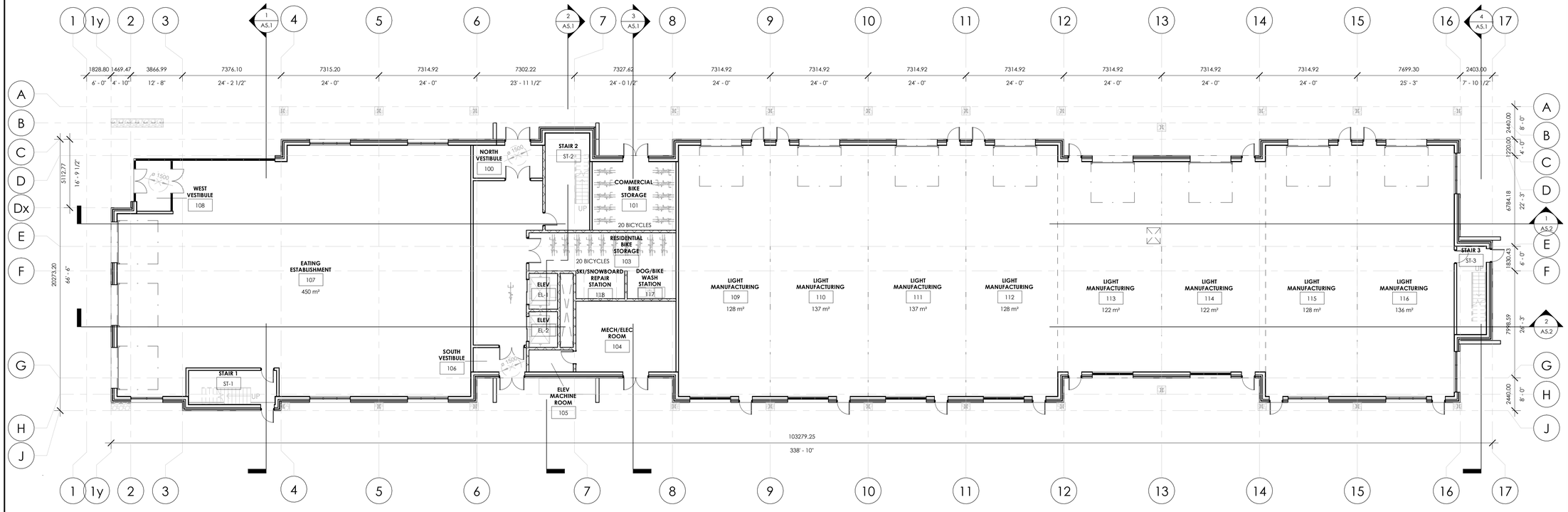
DRAWING TITLE

**LANDSCAPE OFF-SITE PLAN**

| | | | |
|---|---|---|---|
| SCALE: | As indicated | DATE: | 2023-09-20 |
| DRAWN BY: | BGG | CHECKED BY: | HB |
| PRINT ON: | ARCH D | PROJECT No. | 22.152 |

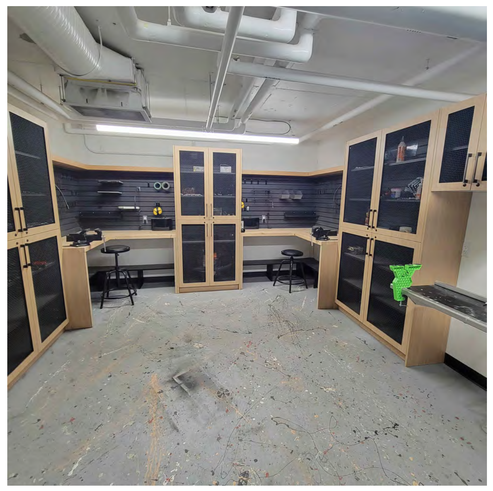
DWG No.

**A1.5**

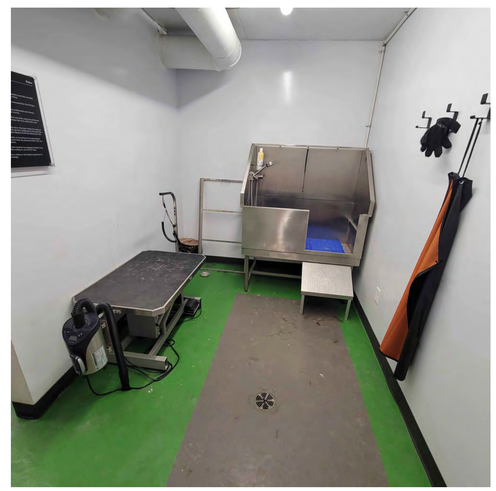



1 A2.1 MAIN FLOOR PLAN
1 : 150

AMENITY SPACES PHOTO REFERENCES



SKI/ SNOWBOARD REPAIR STATION



DOG WASH STATION

**PROPOSED KEYNOTES**

**FLOOR PLAN - GENERAL NOTES**

GENERAL

1. DRAWINGS ARE NOT TO BE SCALED.
2. DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF SHEATHING, FACE OF CONCRETE, UNLESS NOTED OTHERWISE. DIMENSIONS AT INTERIOR PARTITONS ARE TO FACE OF STUD, OR FACE OF CONCRETE BLOCK.
   ASSEMBLIES SHALL BE CONSTRUCTED IN SEQUENCE AS WRITTEN, INITIATING FROM THE SIDE WHICH THE TAG IS LOCATED.
3. REFER TO INTERIOR DESIGN SHEETS FOR MORE DETAILS ON INTERIOR FINISHES, MILLWORK ITEMS, AND WASHROOM ACCESSORIES.
4. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH MECHANICAL, STRUCTURAL & ELECTRICAL ENGINEERING DRAWINGS AND SPECIFICATIONS. REPORT ANY DISCREPANCIES BETWEEN CONSULTANT DRAWINGS TO ARCHITECT FOR CLARIFICATION.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING SITE MEASUREMENTS & DIMENSIONS AND MUST REPORT ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK.
6. CONFIRM ALL CEILING HEIGHTS & CLEARANCES ON SITE PRIOR TO CONSTRUCTION.
7. ALL WORK IS TO BE CARRIED OUT ACCORDING TO ALL RELEVANT CODES & STANDARDS & AS PER ANY SPECIFICATIONS ISSUED BY THE ARCHITECT. CONTRACTOR MUST OBTAIN ALL CONSTRUCTION PERMITS REQUIRED BY ALL RELEVANT AUTHORITIES PRIOR TO COMMENCEMENT OF THE WORK.
8. CONTRACTOR TO REPAIR ANY DAMAGE TO EXISTING FIRE SEPARATIONS WITHIN AREA OF CONTRACT.
9. CONTRACTOR TO ENSURE ALL EXISTING PLUMBING FIXTURES REMAINING ARE IN GOOD WORKING ORDER.
10. ALL PARTITIONS ARE TO BE CHALKED ON SITE & APPROVED BY ARCHITECT PRIOR TO INSTALLATION OF FLOOR & CEILING TRACK.
    UNLESS OTHERWISE NOTED ON THE PLAN ALL DIMENSIONS ARE TAKEN FROM PARTITION STUD INSIDE TO INSIDE. ALL DIMENSIONS TAKEN FROM THE CORE, COLUMNS OR CONVECTORS ARE TAKEN FROM THE FACE OF THAT ARCHITECTURAL ELEMENT TO THE CENTER OF THE PARTITION.
11. ALL DRYWALL PARTITION EDGES & FACES TO BE SMOOTH AND PLUMB-LINE TRUE.
12. CONTRACTOR TO ENSURE VARYING WALL THICKNESS CO-ORDINATE WITH DOOR FRAME SIZES. ANY DISCREPANCIES TO BE RESOLVED WITH ARCHITECT.
13. CONTRACTOR TO ENSURE SUFFICIENT BLOCKING IS PROVIDED IN ALL AREAS REQUIRING SUPPORT OF WALL OR CEILING MOUNTED EQUIPMENT OR MATERIALS (E.G. MOULDINGS, MILLWORK, COAT HOOKS, SECURITY EQUIPMENT, PROJECT SCREENS, WALL MOUNTED OUTLETS, SPECIAL EQUIPMENT, ETC.)
14. CONTRACTOR TO ENSURE THE FLOOR IS LEVEL PRIOR TO THE CONSTRUCTION OF PARTITIONS. PROVIDED SKIM COAT IF NECESSARY. VARIANCE NOT TO EXCEED 3/4" IN AREAS WHERE FILING CABINETS OR SHELVING UNITS ARE TO BE LOCATED. REFER TO FURNITURE PLAN FOR DETAILED LAYOUTS.
    ALL NEW PARTITIONING TO BE TAPED, SANDED, SMOOTH, PRIMED TO FLOOR & MADE READY TO RECEIVE FINISHES AS SPECIFIED.
15. CONTRACTOR TO PROVIDE APPROPRIATE SOUND BAFFLING WITHIN THE CONVECTOR WHERE PARTITIONS MEET THE PERIMETER WINDOW MULLIONS.
16. CONTRACTOR TO REFER TO THE PARTITION PLAN FOR ALL WALLS THAT CONTINUE ABOVE SUSPENDED CEILING.
    CONTRACTOR TO REVIEW MECHANICAL DRAWINGS TO ENSURE PROVISION FOR AIR TRANSFER OPENINGS ABOVE CEILING PARTITION CONSTRUCTION.
    CONTRACTOR SHALL NOT USE MECHANICAL FASTENERS TO BASE BUILDING CEILING GRID, T-BAR, OR WINDOW MULLIONS. (CADDY CLIPS ONLY)
17. CONTRACTOR TO ENSURE THAT ACOUSTICAL CAULKING IS PROVIDED AT ALL PARTITION CONNECTIONS TO COLUMNS, CORE, FINISHED CEILING, FLOOR & CEILING SLAB.
18. ALL MATERIALS USED SHALL BE NEW, UNLESS OTHERWISE NOTED.
19. IN LOCATIONS WHERE BASE BUILDING WALLS OR COLUMNS ARE TO RECEIVE ELECTRICAL CONDUIT AND BOXES. DRYWALL CONTRACTOR IS RESPONSIBLE FOR FURRING, CUTTING, PATCHING, & FINISHING AS PER SPECIFICATIONS AT COMPLETION OF ELECTRICAL WORK.
20. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO T.I.STUDIOS FOR APPROVAL OF MILLWORK UNITS PRIOR TO FABRICATION.
    ALL NEW WALLS TO BE CONSTRUCTED ON GRID OR 1/2 GRID UNLESS OTHERWISE NOTED ON PLAN.
    ALL PERIMETER DIMENSIONS ARE FROM INSIDE FACE OF THE WINDOW FRAMES.
21. WHERE NEW PARTITIONING ARE LOCATED ADJACENT TO EXISTING, CONTRACTOR TO ENSURE THAT PARTITION MATCHES NEW PARTITION CONSTRUCTION. CONTRACTOR TO CONTACT T.I.STUDIOS FOR ANY AREA IN QUESTION.
22. ALL ANGLED WALLS TO BE AT 45 DEGREES TO THE CEILING GRID UNLESS NOTED OTHERWISE ON DRAWING.

DO NOT SCALE ANY DRAWINGS. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED WITHOUT PERMISSION. REPORT ANY ERRORS, OMISSIONS, OR DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.

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CONSULTANT SEAL

PERMIT NO.

| ISSUED | | DATE |
|---|---|---|
| 11 | RE-ISSUED FOR DEVELOPMENT PERMIT | 2023-05-12 |
| 12 | RE-ISSUED FOR TofC 2nd COMMENTS | 2023-07-31 |
| 13 | RE-ISSUED FOR TofC 3rd COMMENTS | 2023-08-17 |
| 14 | RE-ISSUED FOR TofC 4th COMMENTS | 2023-09-20 |

CLIENT / OWNER

**SBL DesignFunktion Developments Ltd.**

DEVELOPMENT PERMIT #:

BUILDING PERMIT #:

PRIME CONSULTANT

TI STUDIOS ARCHITECTURE inc
201 - 1902 11 St SE, Calgary, AB, T2G 3G2
(403)-806-0556 info@tistudios.ca

PROJECT NAME AND ADDRESS

**I-PLACE PHASE II**

1 Industrial Place, Canmore, Alberta

LEGAL ADDRESS: Plan 7811258; Block 1; Lot 1

DRAWING TITLE

**MAIN FLOOR PLAN**

| | | | |
|---|---|---|---|
| SCALE: | As indicated | DATE: | 9/20/2023 12:27:34 PM |
| DRAWN BY: | DS | CHECKED BY: | HB |
| PRINT ON: | Arch D | PROJECT No. | 22.152 |

DWG No. **A2.1**

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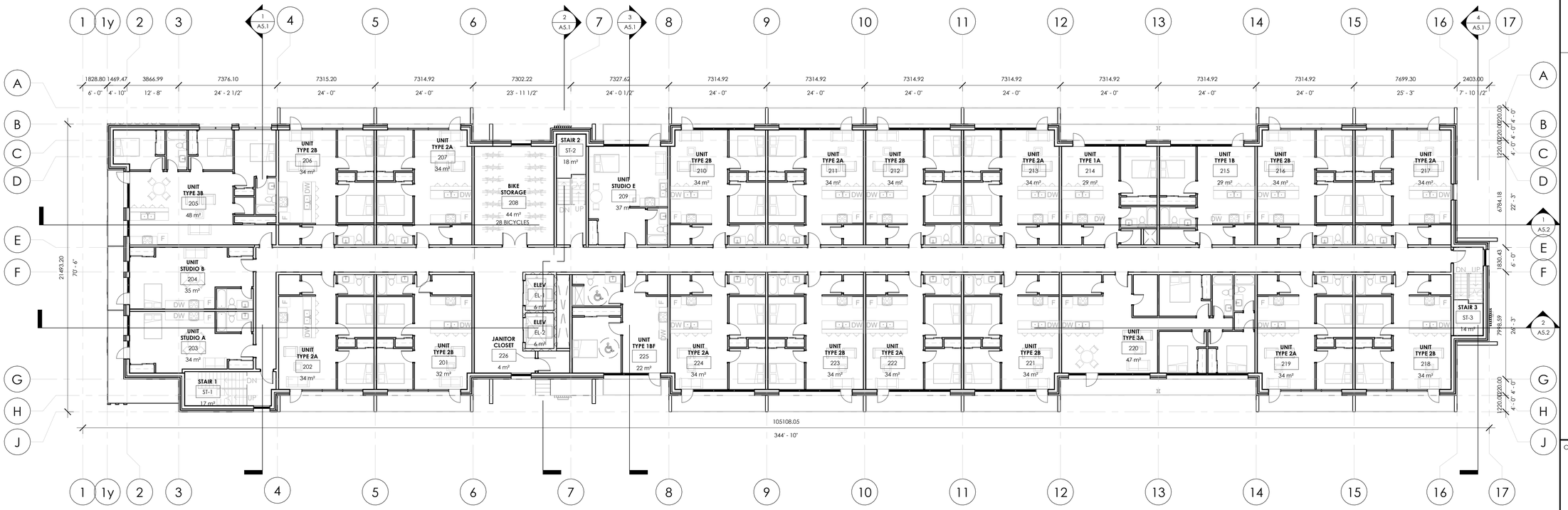


1 / A2.2 PROPOSED SECOND FLOOR

1 : 150

## PROPOSED KEYNOTES

## FLOOR PLAN - GENERAL NOTES

GENERAL

1. DRAWINGS ARE NOT TO BE SCALED.
2. DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF SHEATHING, FACE OF CONCRETE, UNLESS NOTED OTHERWISE. DIMENSIONS AT INTERIOR PARTITIONS ARE TO FACE OF STUD, OR FACE OF CONCRETE BLOCK.
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4. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH MECHANICAL, STRUCTURAL & ELECTRICAL ENGINEERING DRAWINGS AND SPECIFICATIONS. REPORT ANY DISCREPANCIES BETWEEN CONSULTANT DRAWINGS TO ARCHITECT FOR CLARIFICATION.
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6. CONFIRM ALL CEILING HEIGHTS & CLEARANCES ON SITE PRIOR TO CONSTRUCTION.
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| 14 | RE-ISSUED FOR ToIC 4th COMMENTS | 2023-09-20 |

CLIENT / OWNER

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DEVELOPMENT PERMIT #:

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(403)-806-0556 info@tistudios.ca

PROJECT NAME AND ADDRESS

**I-PLACE PHASE II**

1 Industrial Place, Canmore, Alberta

LEGAL ADDRESS: Plan 7811258; Block 1; Lot 1

DRAWING TITLE

**SECOND FLOOR PLAN**

| | | | |
|---|---|---|---|
| SCALE: | As indicated | DATE: | 9/20/2023 12:27:37 PM |
| DRAWN BY: | DS | CHECKED BY: | HB |
| PRINT ON: | Arch D | PROJECT No. | 22.152 |

DWG No. **A2.2**

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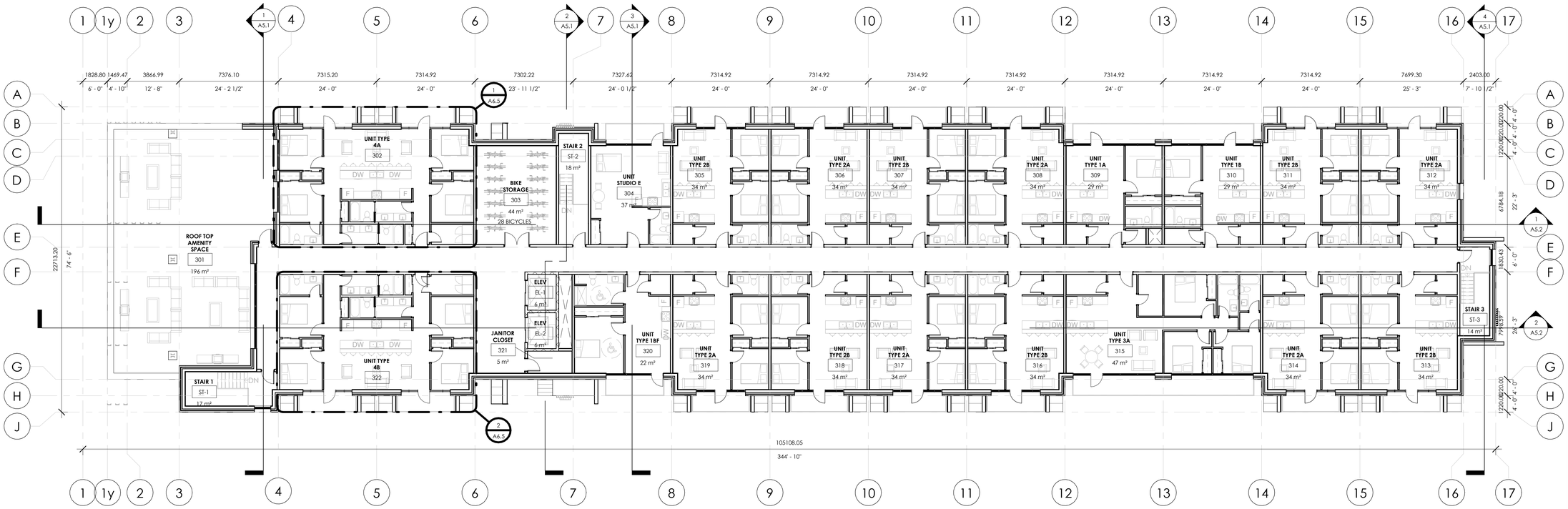


1 / A2.3 PROPOSED THIRD FLOOR PLAN

1 : 150

**PROPOSED KEYNOTES**

**FLOOR PLAN - GENERAL NOTES**

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| 14 | RE-ISSUED FOR ToIC 4th COMMENTS | 2023-09-20 |

CLIENT / OWNER

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PRIME CONSULTANT

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201 - 1902 11 St SE, Calgary, AB, T2G 3G2
(403)-806-0556 info@tistudios.ca

PROJECT NAME AND ADDRESS

**I-PLACE PHASE II**

1 Industrial Place, Canmore, Alberta

LEGAL ADDRESS: Plan 7811258; Block 1; Lot 1

DRAWING TITLE

**THIRD FLOOR PLAN**

| | | | |
|---|---|---|---|
| SCALE: | As indicated | DATE: | 9/20/2023 12:27:41 PM |
| DRAWN BY: | DS | CHECKED BY: | HB |
| PRINT ON: | Arch D | PROJECT No. | 22.152 |

DWG No.

**A2.3**

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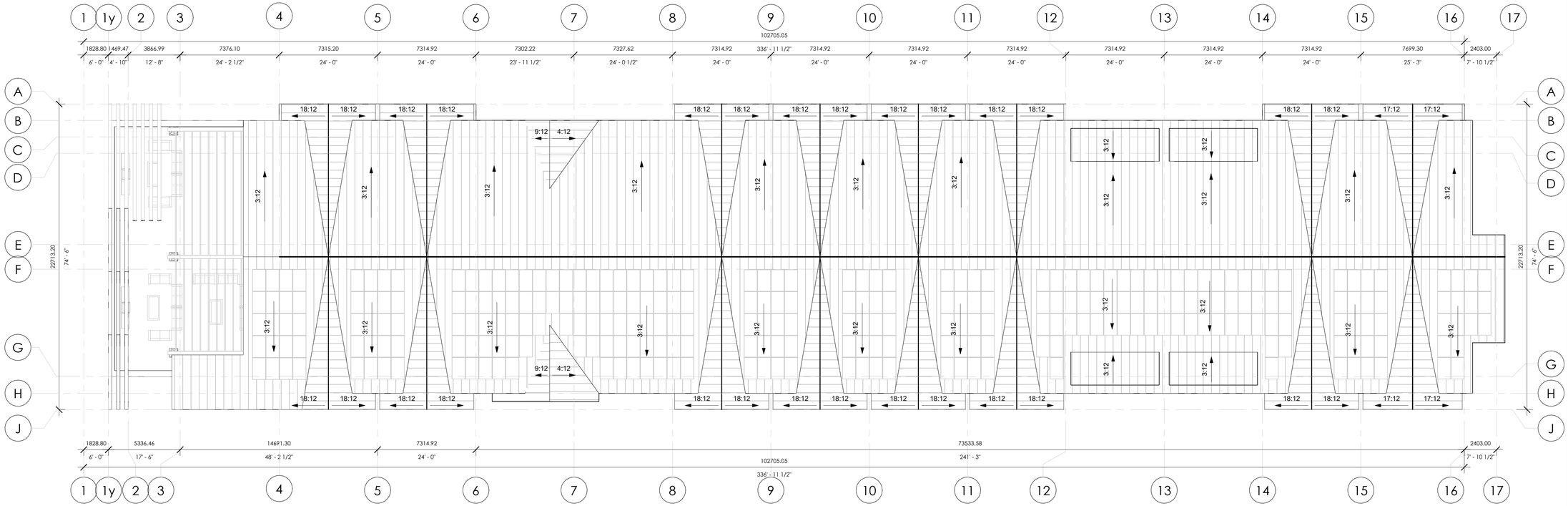


1 / A2.4 PROPOSED ROOF PLAN

1 : 150

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CONSULTANT SEAL

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| 14 | RE-ISSUED FOR ToFC 4th COMMENTS | 2023-09-20 |

CLIENT / OWNER

**SBL DesignFunktion Developments Ltd.**

DEVELOPMENT PERMIT #:

BUILDING PERMIT #:

PRIME CONSULTANT


TI STUDIOS ARCHITECTURE inc

*201 - 1902 11 St SE, Calgary, AB, T2G 3G2*
*(403)-806-0556 info@tistudios.ca*


PROJECT NAME AND ADDRESS

**I-PLACE PHASE II**

1 Industrial Place, Canmore, Alberta

LEGAL ADDRESS: Plan 7811258; Block 1; Lot 1

DRAWING TITLE

**ROOF PLAN**

| | | | |
|---|---|---|---|
| SCALE: | 1 : 150 | DATE: | 9/20/2023 12:27:42 PM |
| DRAWN BY: | DS | CHECKED BY: | HB |
| PRINT ON: | Arch D | PROJECT No. | 22.152 |

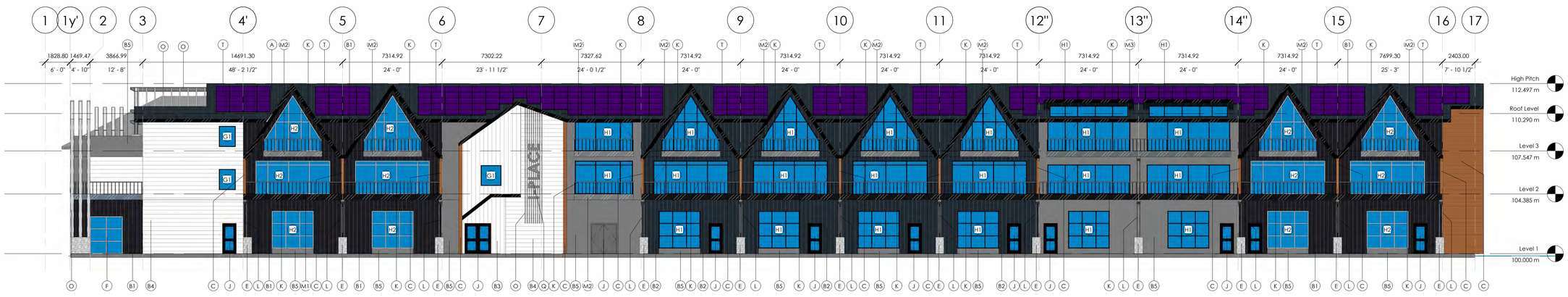
DWG No.

**A2.4**

ARCH D 24"x36" (610 x 914mm) 9/20/2023 12:27:42 PM

1 / A4.1 NORTH EXTERIOR ELEVATION VIEW

1 : 150




2 / A4.1 SOUTH EXTERIOR ELEVATION VIEW

1 : 150

## EXTERIOR FINISH LEGEND

| | | | | | |
|---|---|---|---|---|---|
| A | **PRESTIGE 12" VICWEST ROOF CLADDING** COLOUR: CHARCOAL | G1 | **ANODIZED WINDOW** GLAZING COLOUR: CLEAR COLOUR: BLACK | O | **STEEL MEMBERS DETAILING** |
| B1 | **CL 7040 VICWEST PROFILE WALL PANEL** COLOUR: BLACK | G2 | **ANODIZED WINDOW** GLAZING COLOUR: CLEAR COLOUR: ALUMINUM | P | **BROWN PREASSURE TREATED TIMBERS** |
| B2 | **CL 7040 VICWEST PROFILE WALL PANEL** COLOUR: CHARCOAL | H1 | **ALUMINUM CLAD WINDOW** COLOUR: BLACK | Q | **SIGNAGE BY OTHERS** REFER TO ELECTRICAL DRAWINGS FOR POWER ROUGH-IN. |
| B3 | **CL 7040 VICWEST PROFILE WALL PANEL** COLOUR: BRIGHT WHITE | H2 | **ALUMINUM CLAD WINDOW** COLOUR: ALUMINUM | R | **DECORATIVE RAILING PANEL** SEE REFERENCE PHOTO FOR DECORTIVE PANEL ON EXISTING PHASE 1 BUILDING |
| B4 | **CL 7040 VICWEST HORIZONTAL PROFILE WALL PANEL** COLOUR: BRIGHT WHITE | J | **INSULATED STEEL DOOR** FRAME COLOUR: BLACK DOOR COLOUR: BLACK GLAZING COLOUR (IF SHOWN): CLEAR | S1 | **OVERHEAD DOOR** COLOUR: BLACK |
| B5 | **CL 7040 VICWEST PROFILE WALL PANEL** COLOUR: DEEP GREY | K | **ALUMINUM RAILING SYSTEM** COLOUR: BLACK | S2 | **OVERHEAD DOOR** COLOUR: ALUMINUM |
| C | **CL5022-SR VICWEST PROFILE METAL CLADDING** COLOUR: DARK CEDAR | L | **CORTEN STEEL** | T | **SOLAR PANELS** |
| D | **L800-R LINER PANEL VICWEST METAL CLADDING (SOFFITS)** COLOUR: DARK CEDAR | M1 | **PAINTED STEEL** COLOUR: BLACK | | |
| E | **VENEER STONE** | M2 | **PAINTED STEEL** COLOUR: SILVER | | |
| F | **ANODIZED STOREFRONT GLAZING SYSTEM** COLOUR: BLACK | M3 | **PAINTED STEEL** COLOUR: CHARCOAL | | |

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| 13 | RE-ISSUED FOR TofC 3rd COMMENTS | 2023-08-17 |
| 14 | RE-ISSUED FOR TofC 4th COMMENTS | 2023-09-20 |

CLIENT / OWNER

**SBL DesignFunktion Developments Ltd.**

DEVELOPMENT PERMIT #:

BUILDING PERMIT #:

PRIME CONSULTANT

TI STUDIOS ARCHITECTURE inc
201 - 1902 11 St SE, Calgary, AB. T2G 3G2
(403)-806-0556 info@tistudios.ca

PROJECT NAME AND ADDRESS

**I-PLACE PHASE II**

1 Industrial Place, Canmore, Alberta

LEGAL ADDRESS: Plan 7811258; Block 1; Lot 1

DRAWING TITLE

**EXTERIOR ELEVATIONS**

| | | | |
|---|---|---|---|
| SCALE: | As indicated | DATE: | 9/20/2023 12:27:59 PM |
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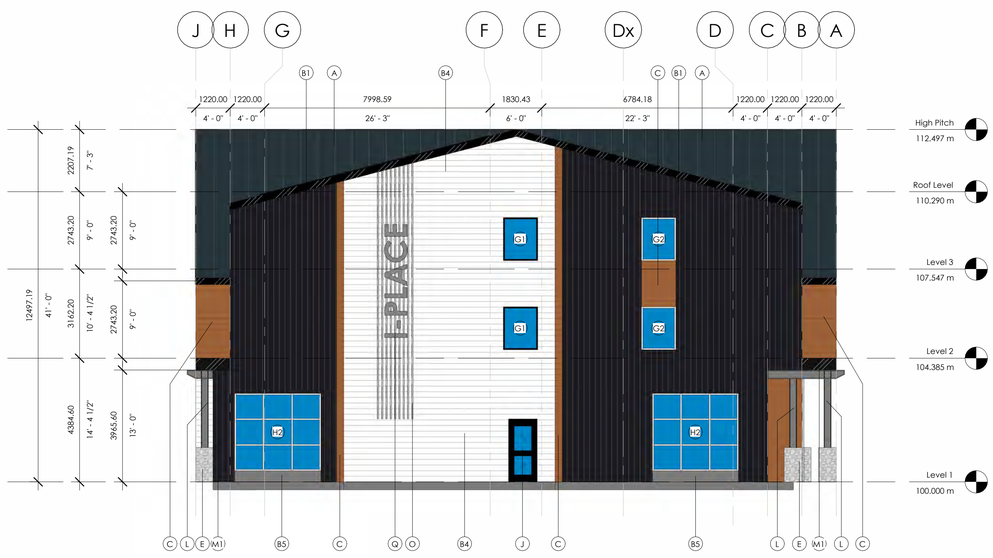
DWG No.

**A4.1**

ARCH D 24"x36" (610 x 914mm) 9/20/2023 12:27:59 PM

1 A4.2 WEST EXTERIOR ELEVATION VIEW

1 : 100




2 A4.2 EAST EXTERIOR ELEVATION VIEW

1 : 100

## EXTERIOR FINISH LEGEND

| | | | | | |
|---|---|---|---|---|---|
| A | **PRESTIGE 12" VICWEST ROOF CLADDING** COLOUR: CHARCOAL | G1 | **ANODIZED WINDOW** GLAZING COLOUR: CLEAR COLOUR: BLACK | O | **STEEL MEMBERS DETAILING** |
| B1 | **CL 7040 VICWEST PROFILE WALL PANEL** COLOUR: BLACK | G2 | **ANODIZED WINDOW** GLAZING COLOUR: CLEAR COLOUR: ALUMINUM | P | **BROWN PREASSURE TREATED TIMBERS** |
| B2 | **CL 7040 VICWEST PROFILE WALL PANEL** COLOUR: CHARCOAL | H1 | **ALUMINUM CLAD WINDOW** COLOUR: BLACK | Q | **SIGNAGE BY OTHERS** REFER TO ELECTRICAL DRAWINGS FOR POWER ROUGH-IN. |
| B3 | **CL 7040 VICWEST PROFILE WALL PANEL** COLOUR: BRIGHT WHITE | H2 | **ALUMINUM CLAD WINDOW** COLOUR: ALUMINUM | R | **DECORATIVE RAILING PANEL** SEE REFERENCE PHOTO FOR DECORTIVE PANEL ON EXISTING PHASE 1 BUILDING |
| B4 | **CL 7040 VICWEST HORIZONTAL PROFILE WALL PANEL** COLOUR: BRIGHT WHITE | J | **INSULATED STEEL DOOR** FRAME COLOUR: BLACK DOOR COLOUR: BLACK GLAZING COLOUR (IF SHOWN): CLEAR | S1 | **OVERHEAD DOOR** COLOUR: BLACK |
| B5 | **CL 7040 VICWEST PROFILE WALL PANEL** COLOUR: DEEP GREY | K | **ALUMINUM RAILING SYSTEM** COLOUR: BLACK | S2 | **OVERHEAD DOOR** COLOUR: ALUMINUM |
| C | **CL5022-SR VICWEST PROFILE METAL CLADDING** COLOUR: DARK CEDAR | L | **CORTEN STEEL** | T | **SOLAR PANELS** |
| D | **1800-R LINER PANEL VICWEST METAL CLADDING (SOFFITS)** COLOUR: DARK CEDAR | M1 | **PAINTED STEEL** COLOUR: BLACK | | |
| E | **VENEER STONE** | M2 | **PAINTED STEEL** COLOUR: SILVER | | |
| F | **ANODIZED STOREFRONT GLAZING SYSTEM** COLOUR: BLACK | M3 | **PAINTED STEEL** COLOUR: CHARCOAL | | |

EXISITNG PHASE 1 BUILDING - DECORATIVE RAILING PANELS REFERENCE PHOTO

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CLIENT / OWNER

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DEVELOPMENT PERMIT #:

BUILDING PERMIT #:

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201 - 1902 11 St SE, Calgary, AB, T2G 3G2
(403)-806-0556 info@tistudios.ca

PROJECT NAME AND ADDRESS

**I-PLACE PHASE II**

1 Industrial Place, Canmore, Alberta

LEGAL ADDRESS: Plan 7811258; Block 1; Lot 1

DRAWING TITLE

**EXTERIOR ELEVATIONS**

| | | | |
|---|---|---|---|
| SCALE: | 1 : 100 | DATE: | 9/20/2023 12:28:10 PM |
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**A4.2**

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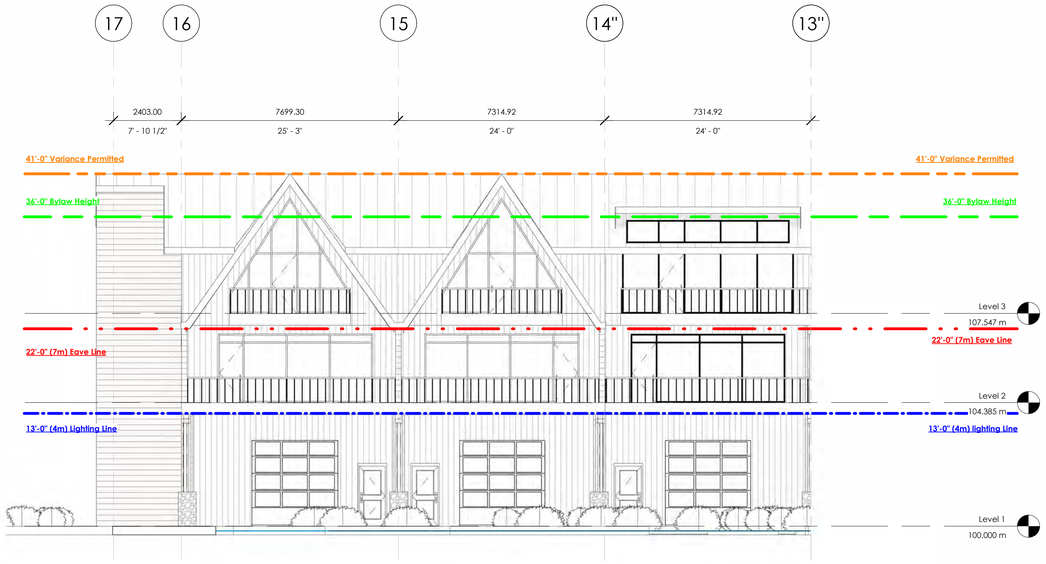


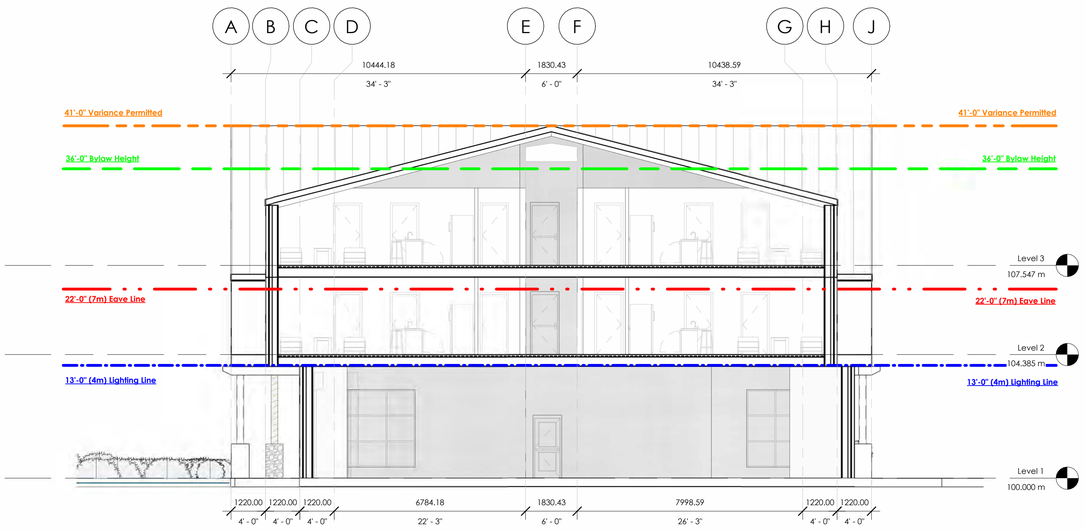


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**EXTERIOR ELEVATIONS**

| | | | |
|---|---|---|---|
| SCALE: | 1 : 100 | DATE: | 9/20/2023 12:28:24 PM |
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**A4.3**

ARCH D 24"X36" (610 x 914mm) 9/20/2023 12:28:24 PM

3 A4.4 NORTH EXTERIOR PERSPECTIVE

2 A4.4 WEST EXTERIOR PERSPECTIVE

1 A4.4 EAST EXTERIOR PERSPECTIVE

4 A4.4 SOUTH EXTERIOR PERSPECTIVE

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**I-PLACE PHASE II**

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**EXTERIOR PERSPECTIVES**

| | | | |
|---|---|---|---|
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**A4.4**

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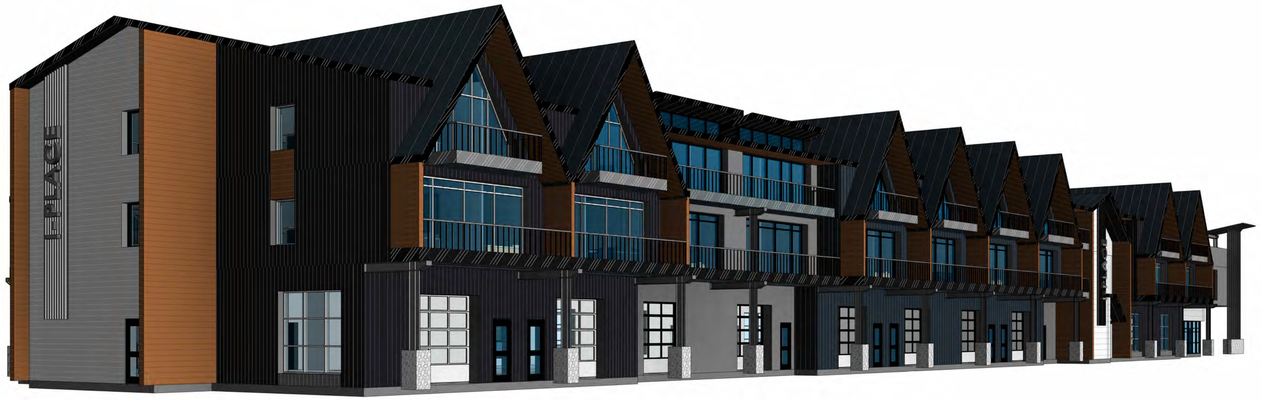
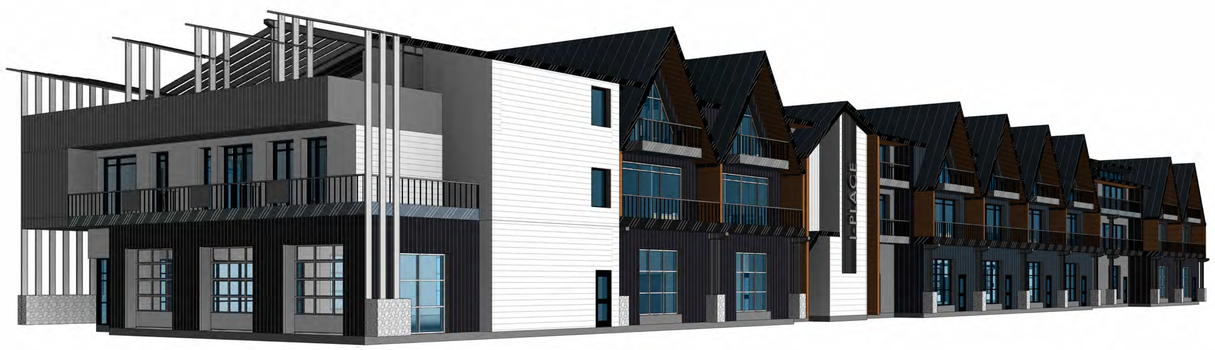
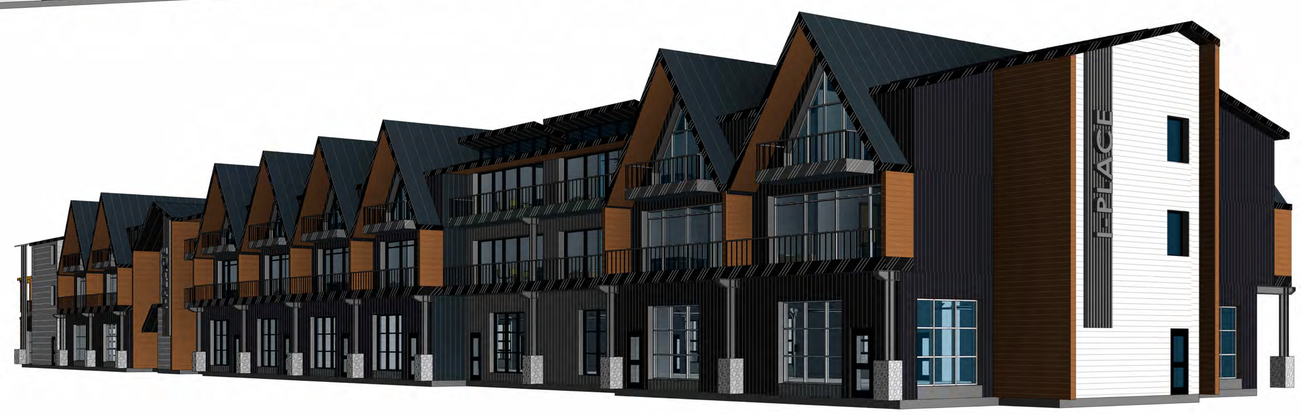



1 A4.5 NORTH-EAST PERSPECTIVE

2 A4.5 NORTH-WEST PERSPECTIVE




3 A4.5 SOUTH-WEST PERSPECTIVE




4 A4.5 SOUTH-EAST PERSPECTIVE

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PROJECT NAME AND ADDRESS

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1 Industrial Place, Canmore, Alberta

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**PERSPECTIVES VIEWS**

| | | | |
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**A4.5**

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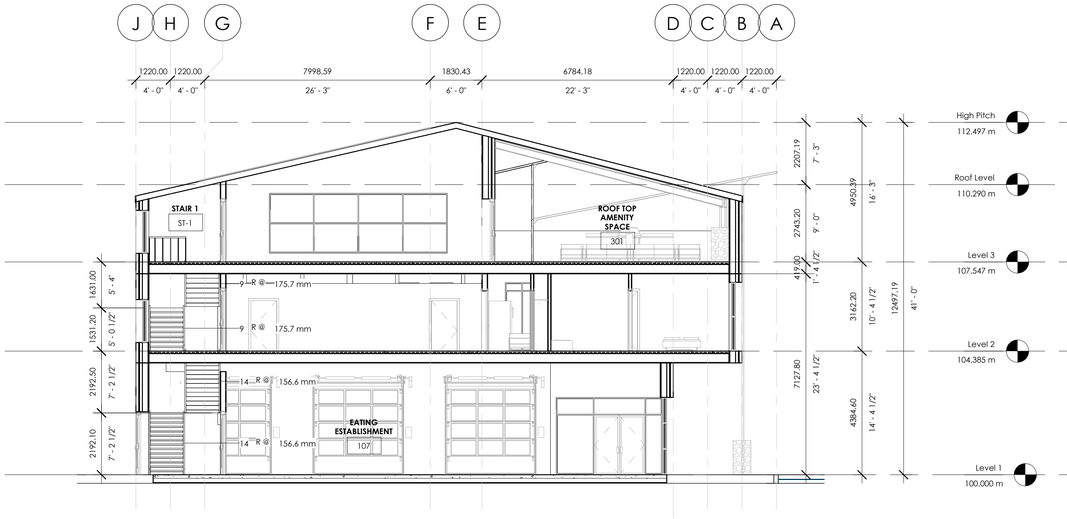
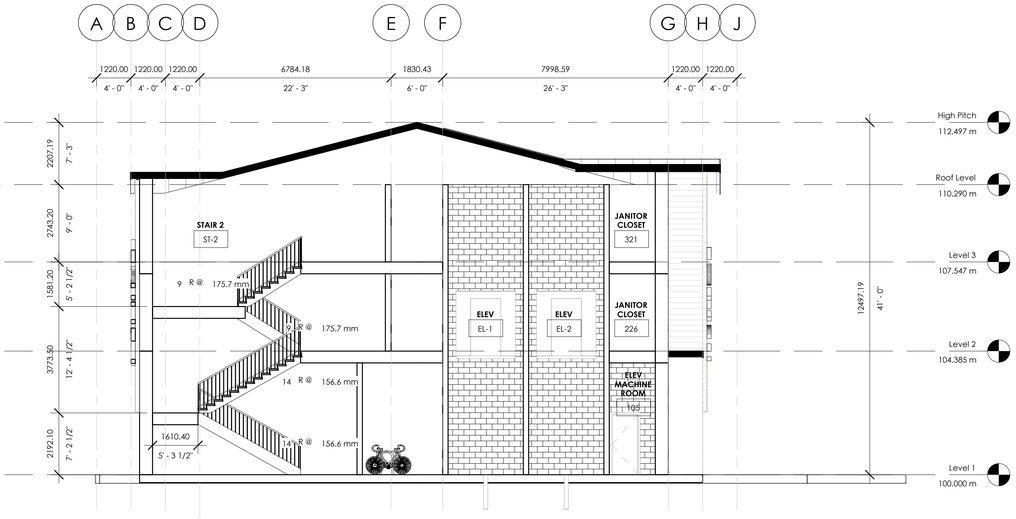



1 A5.1 Section 1

1 : 100

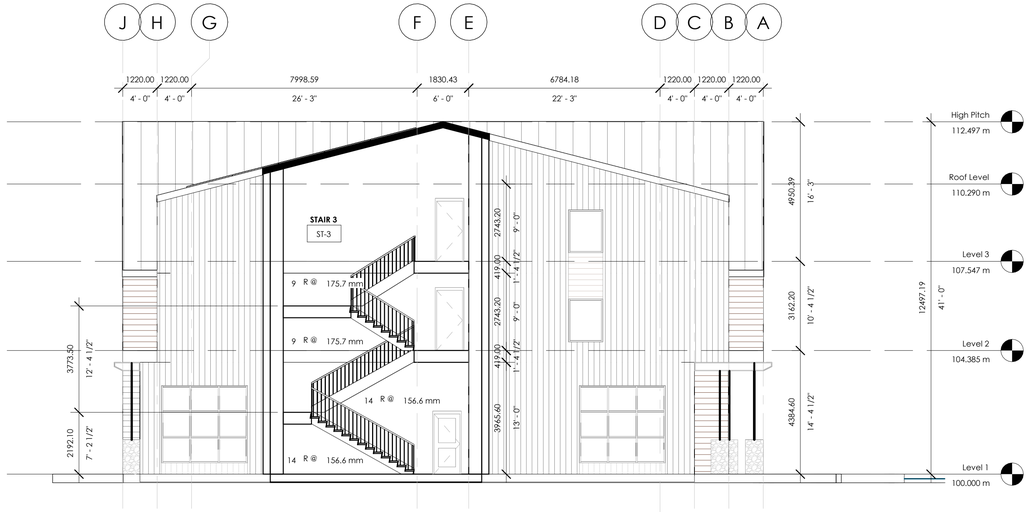



2 A5.1 Section 2

1 : 100

3 A5.1 Section 3

1 : 100




4 A5.1 Section 4

1 : 100

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**BUILDING SECTIONS**

| | | | |
|---|---|---|---|
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**A5.1**

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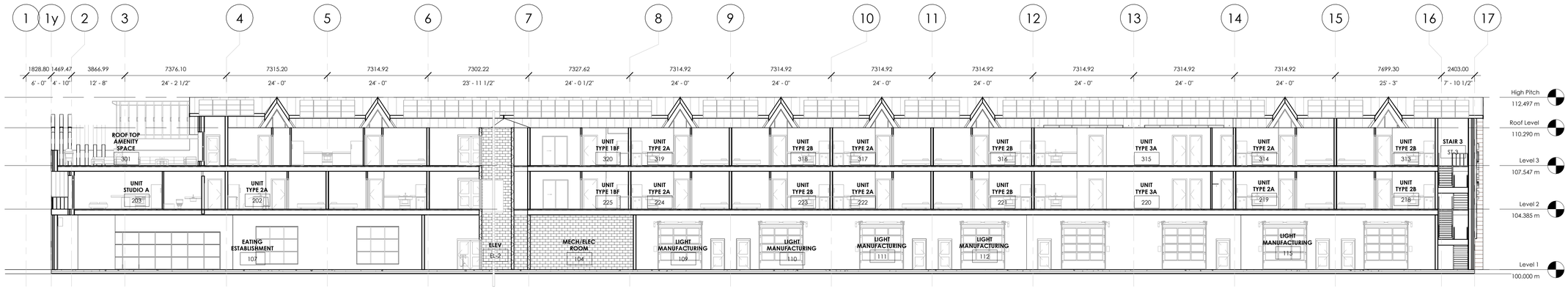
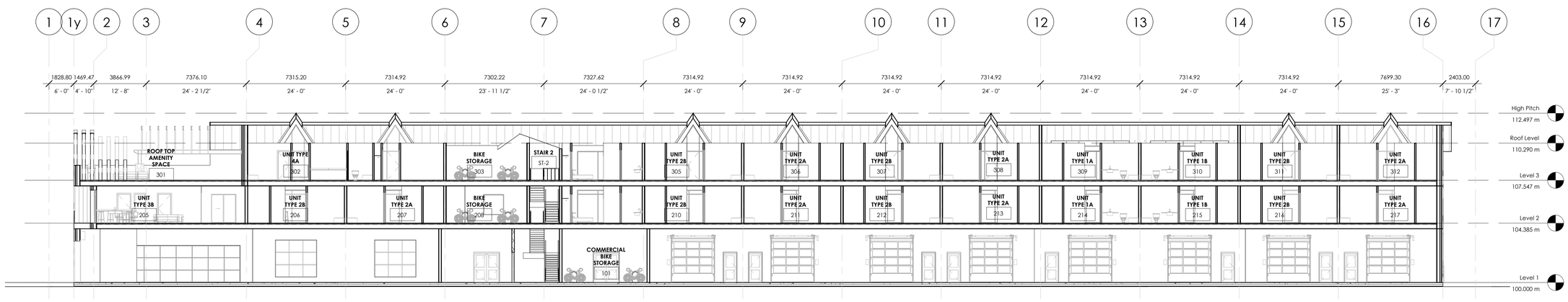



2 A5.2 Section 7

1 : 150




1 A5.2 Section 8

1 : 150

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**BUILDING SECTIONS**

| | | | |
|---|---|---|---|
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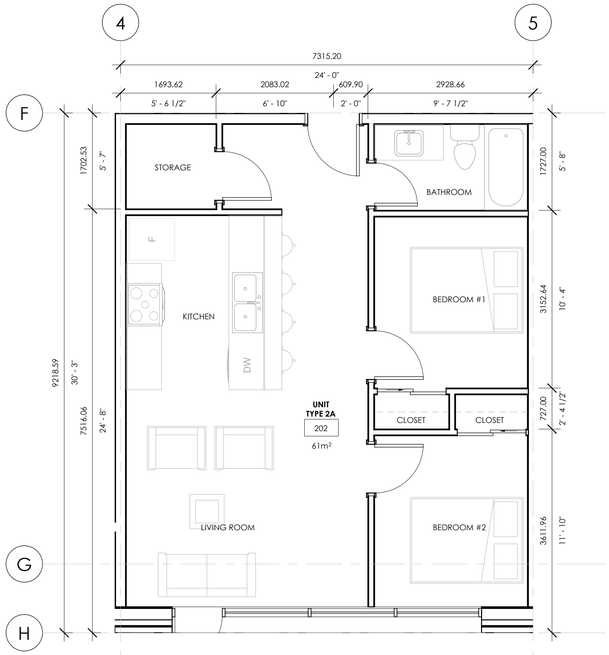
**A5.2**

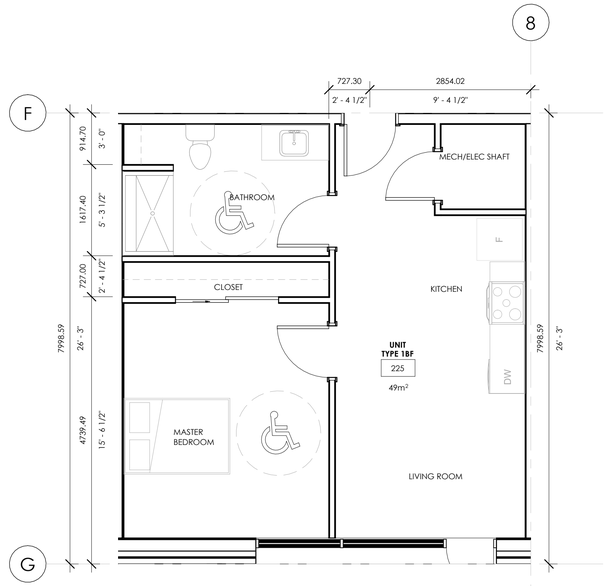
ARCH D 24"X36" (610 x 914mm) 9/20/2023 12:30:50 PM




1 A6.3 UNIT '2A' FLOOR PLAN

1 : 50

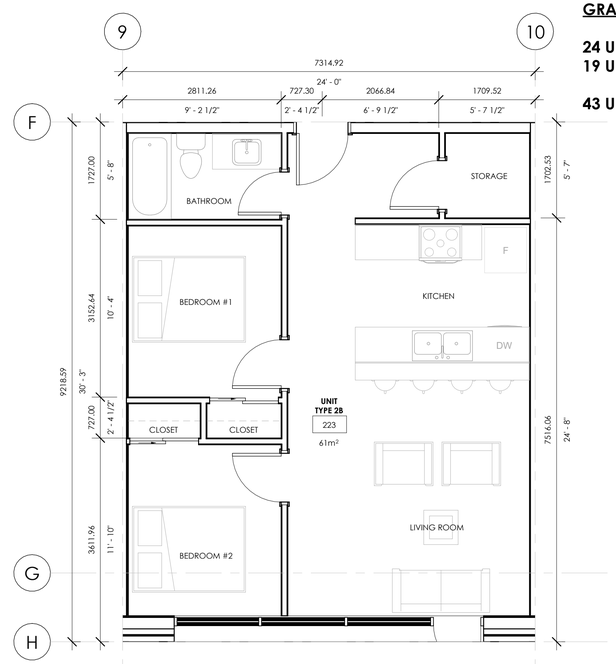
QUANTITY: 8 SECOND FLOOR + 6 THIRD FLOOR
TOTAL : 14 UNITS




2 A6.3 UNIT '1BF' FLOOR PLAN

1 : 50

QUANTITY: 1 SECOND FLOOR + 1 THIRD FLOOR
TOTAL : 2 UNITS




3 A6.3 UNIT '2B' FLOOR PLAN

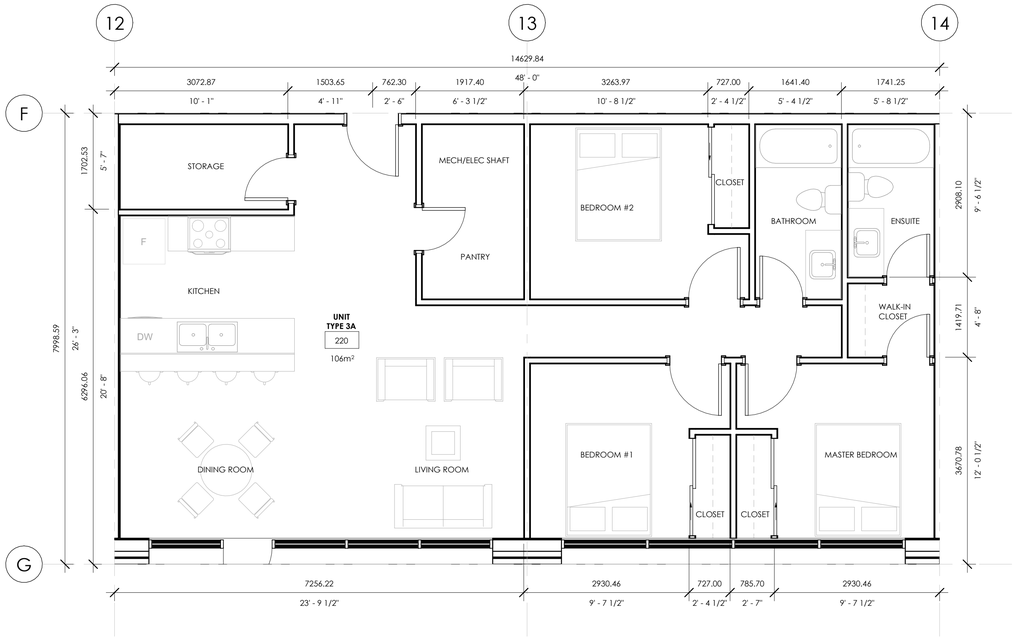
1 : 50

QUANTITY: 8 SECOND FLOOR + 6 THIRD FLOOR
TOAL : 14 UNITS

**GRAND TOTAL:**

**24 UNITS ON SECOND FLOOR**
**19 UNITS ON THIRD FLOOR**

**43 UNITS TOTAL**




4 A6.3 UNIT '3A' FLOOR PLAN

1 : 50

QUANTITY: 1 SECOND FLOOR + 1 THIRD FLOOR
TOTAL : 2 UNITS

5 A6.3 UNIT '3B' FLOOR PLAN

1 : 50

QUANTITY: 1 SECOND FLOOR

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LEGAL ADDRESS: Plan 7811258; Block 1; Lot 1

DRAWING TITLE

**UNIT PLANS**

| | | | |
|---|---|---|---|
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**A6.3**

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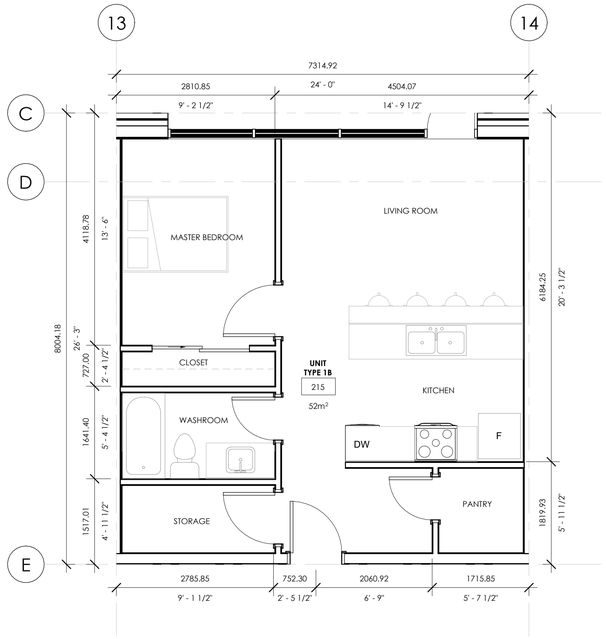
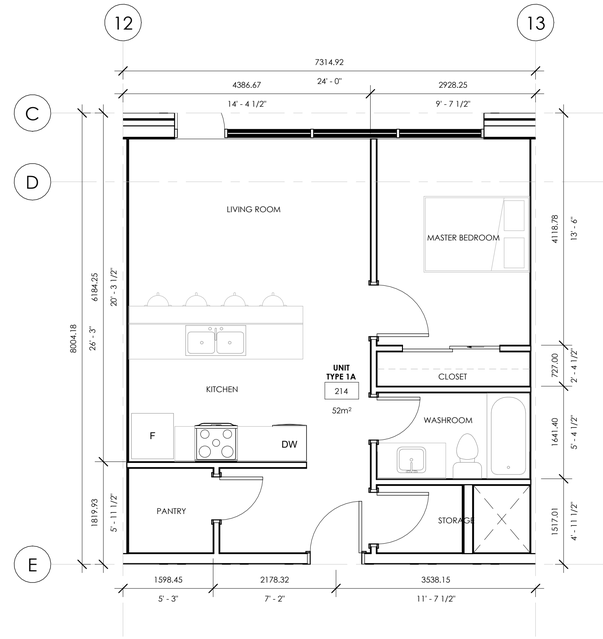



1 A6.4 UNIT '1B' FLOOR PLAN

1 : 50

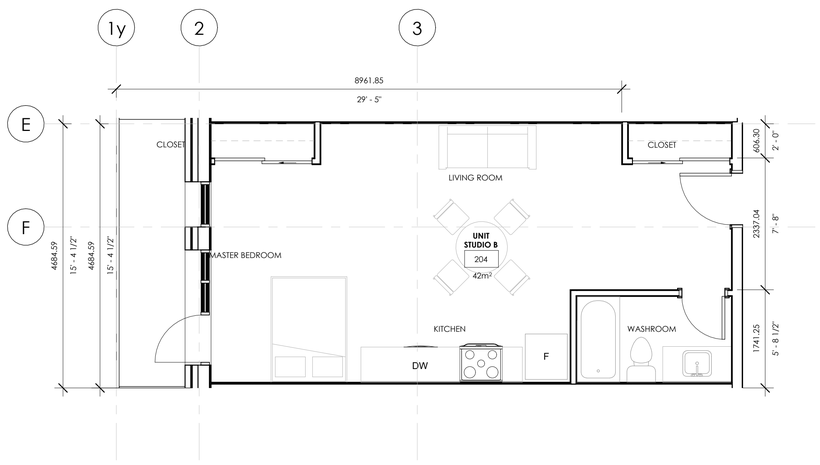
QUANTITY: 2 SECOND FLOOR + 2 THIRD FLOOR
TOTAL : 4 UNITS




2 A6.4 UNIT '1A' FLOOR PLAN

1 : 50

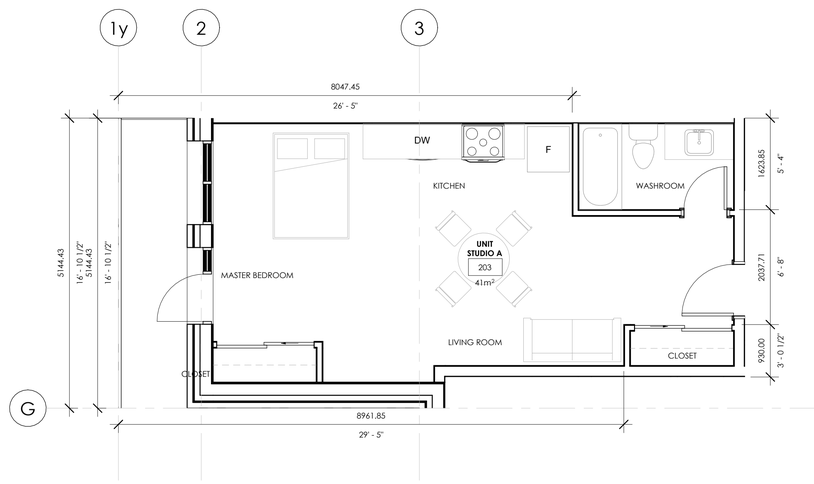
QUANTITY: 1 SECOND FLOOR + 1 THIRD FLOOR
TOTAL : 2 UNITS




3 A6.4 STUDIO UNIT 'B' FLOOR PLAN

1 : 50

QUANTITY : 1 SECOND FLOOR




4 A6.4 STUDIO UNIT 'A' FLOOR PLAN

1 : 50

QUANTITY: 1 SECOND FLOOR

**GRAND TOTAL:**

**24 UNITS ON SECOND FLOOR**
**19 UNITS ON THIRD FLOOR**

**43 UNITS TOTAL**

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CONSULTANT SEAL

PERMIT NO.

| ISSUED | | DATE |
|---|---|---|
| 11 | RE-ISSUED FOR DEVELOPMENT PERMIT | 2023-05-12 |
| 12 | RE-ISSUED FOR ToIC 2nd COMMENTS | 2023-07-31 |
| 13 | RE-ISSUED FOR ToIC 3rd COMMENTS | 2023-08-17 |
| 14 | RE-ISSUED FOR ToIC 4th COMMENTS | 2023-09-20 |

CLIENT / OWNER

**SBL DesignFunktion Developments Ltd.**

DEVELOPMENT PERMIT #:

BUILDING PERMIT #:

PRIME CONSULTANT

TI STUDIOS ARCHITECTURE inc
201 - 1902 11 St SE, Calgary, AB, T2G 3G2
(403)-806-0556 info@tistudios.ca

PROJECT NAME AND ADDRESS

**I-PLACE PHASE II**

1 Industrial Place, Canmore, Alberta

LEGAL ADDRESS: Plan 7811258; Block 1; Lot 1

DRAWING TITLE

**UNIT PLANS**

| | | | |
|---|---|---|---|
| SCALE: | 1 : 50 | DATE: | 9/20/2023 12:30:53 PM |
| DRAWN BY: | Author | CHECKED BY: | Checker |
| PRINT ON: | Arch D | PROJECT No. | 22.152 |

DWG No.

**A6.4**

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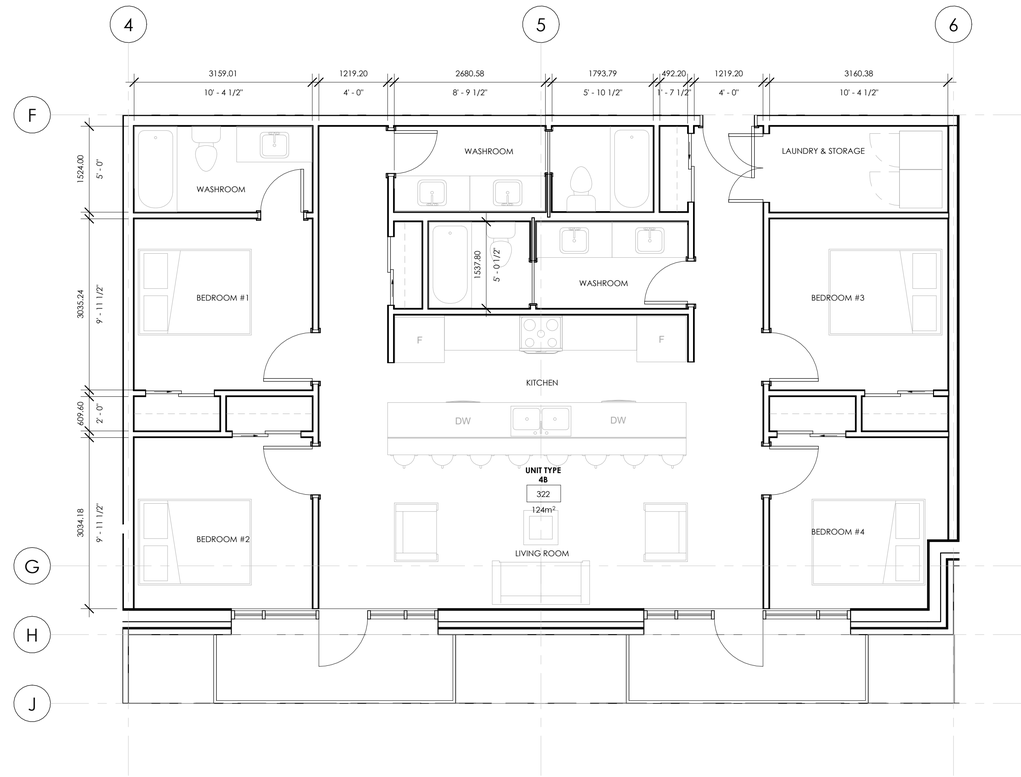
**GRAND TOTAL:**

**24 UNITS ON SECOND FLOOR**
**19 UNITS ON THIRD FLOOR**

**43 UNITS TOTAL**

1 / A6.5 UNIT '4A' FLOOR PLAN
1 : 50

QUANTITY: 1 THIRD FLOOR
TOTAL : 1 UNIT




2 / A6.5 UNIT ' 4B' FLOOR PLAN
1 : 50

QUANTITY: 1 THIRD FLOOR
TOTAL : 1 UNIT

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CONSULTANT SEAL

PERMIT NO.

| ISSUED | | DATE |
|---|---|---|
| 13 | RE-ISSUED FOR ToFC 3rd COMMENTS | 2023-08-17 |
| 14 | RE-ISSUED FOR ToFC 4th COMMENTS | 2023-09-20 |

CLIENT / OWNER

**SBL DesignFunktion Developments Ltd.**

DEVELOPMENT PERMIT #:

BUILDING PERMIT #:

PRIME CONSULTANT

T1 STUDIOS ARCHITECTURE inc
201 - 1902 11 St SE, Calgary, AB, T2G 3G2
(403)-806-0556 info@t1studios.ca

PROJECT NAME AND ADDRESS

**I-PLACE PHASE II**

1 Industrial Place, Canmore, Alberta

LEGAL ADDRESS: Plan 7811258; Block 1; Lot 1

DRAWING TITLE

**UNIT PLANS**

| | | | |
|---|---|---|---|
| SCALE: | 1 : 50 | DATE: | 9/20/2023 12:30:55 PM |
| DRAWN BY: | DS | CHECKED BY: | HB |
| PRINT ON: | Arch D | PROJECT No. | 22.152 |

DWG No.

**A6.5**

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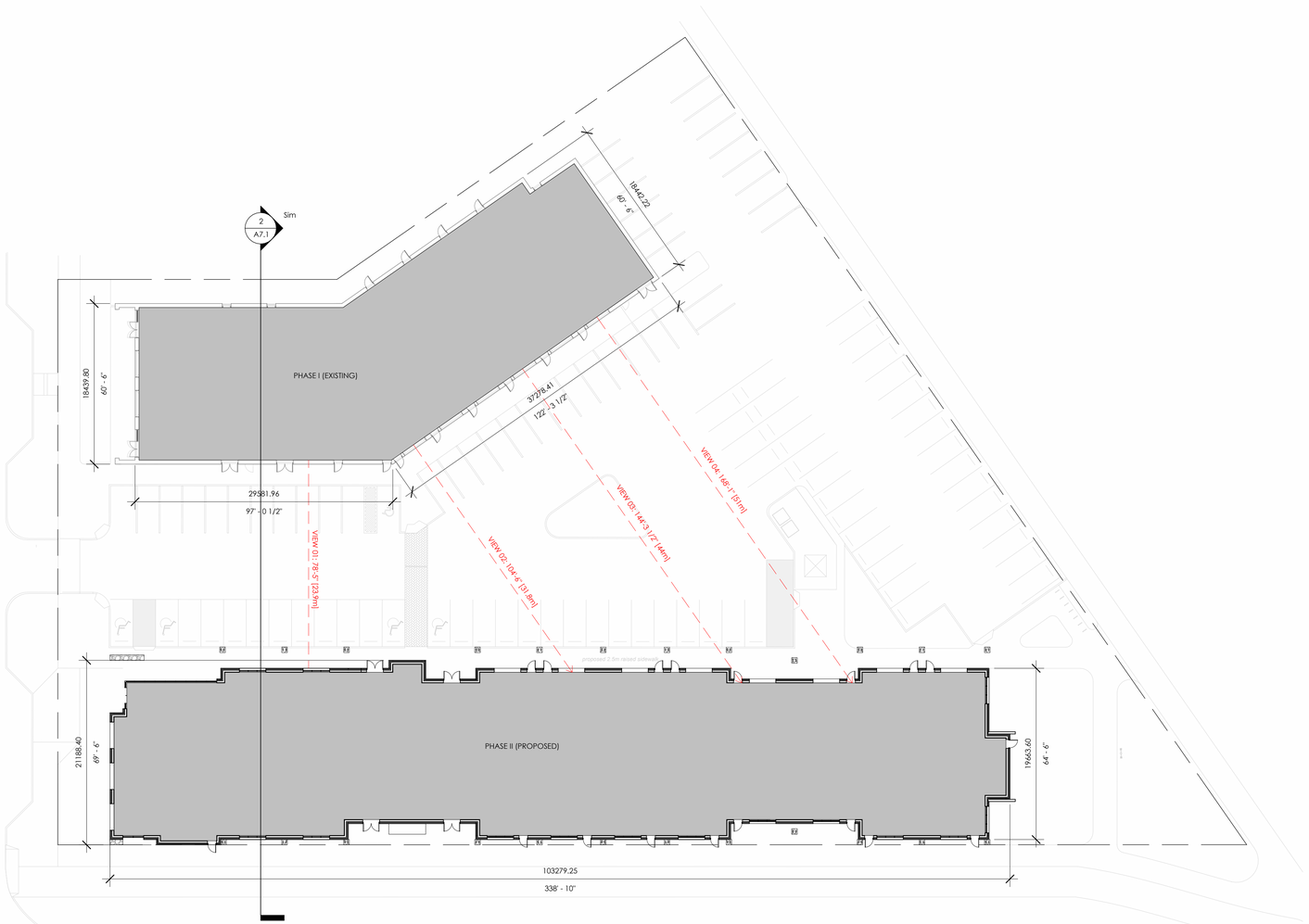
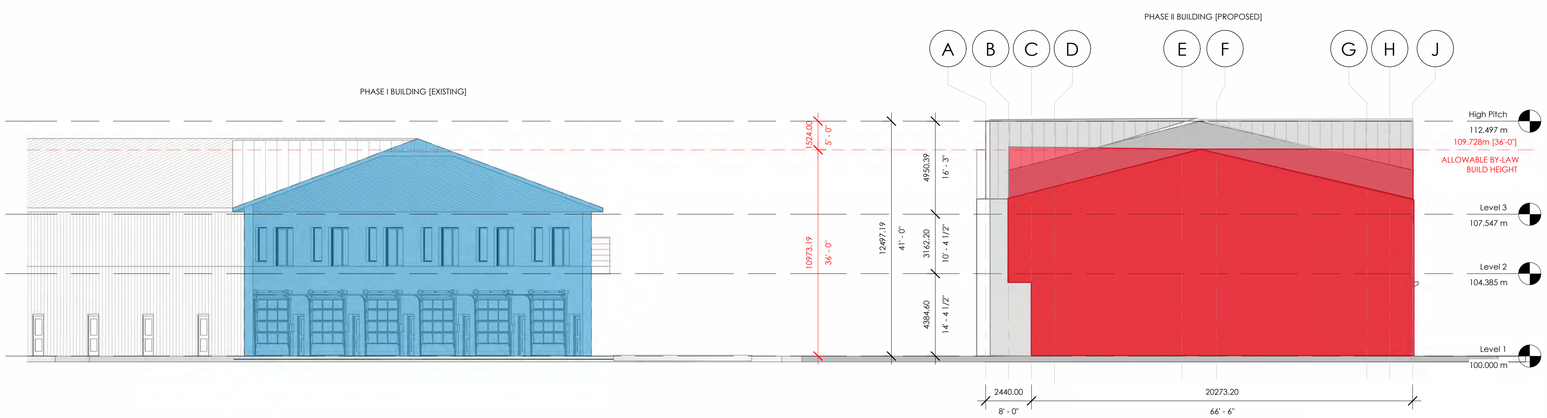



1 A7.1 VIEW DISTANCE BETWEEN BUILDING PHASES

1 : 300

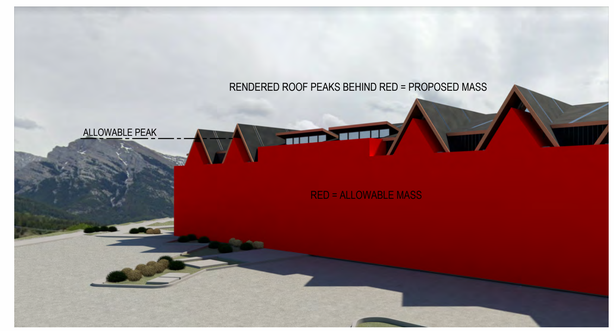



2 A7.1 SECTIONAL MASSING OVERLAY

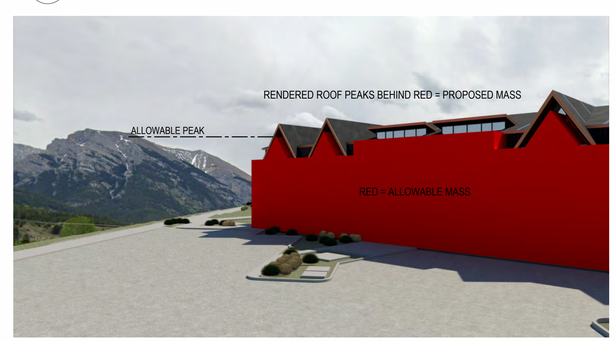
1 : 150

3 A7.1 VIEW 01 RENDERED MASS OVERLAY

4 A7.1 VIEW 02 RENDERED MASS OVERLAY




5 A7.1 VIEW 03 RENDERED MASS OVERLAY




6 A7.1 VIEW 04 RENDERED MASS OVERLAY

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CONSULTANT SEAL

PERMIT NO.

| ISSUED | | DATE |
|---|---|---|
| 13 | RE-ISSUED FOR TofC 3rd COMMENTS | 2023-08-17 |
| 14 | RE-ISSUED FOR TofC 4th COMMENTS | 2023-09-20 |

CLIENT / OWNER

**SBL DesignFunktion Developments Ltd.**

DEVELOPMENT PERMIT #:

BUILDING PERMIT #:

PRIME CONSULTANT

TI STUDIOS ARCHITECTURE inc
201 - 1902 11 St SE, Calgary, AB, T2G 3G2
(403)-806-0556 info@tistudios.ca

PROJECT NAME AND ADDRESS

**I-PLACE PHASE II**

1 Industrial Place, Canmore, Alberta

LEGAL ADDRESS: Plan 7811258; Block 1; Lot 1

DRAWING TITLE

**MASSING AND VIEWS STUDY**

| | | | |
|---|---|---|---|
| SCALE: | As indicated | DATE: | 9/20/2023 10:42:26 PM |
| DRAWN BY: | DS | CHECKED BY: | HB |
| PRINT ON: | Arch D | PROJECT No. | 22.152 |

DWG No.

**A7.1**

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| 14 | RE-ISSUED FOR ToIC 4th COMMENTS | 2023-09-20 |

CLIENT / OWNER

**SBL DesignFunktion Developments Ltd.**

DEVELOPMENT PERMIT #:

BUILDING PERMIT #:

PRIME CONSULTANT

TI STUDIOS ARCHITECTURE inc

201 - 1902 11 St SE, Calgary, AB, T2G 3G2
(403)-806-0556 info@tistudios.ca

PROJECT NAME AND ADDRESS

**I-PLACE PHASE II**

1 Industrial Place, Canmore, Alberta

LEGAL ADDRESS: Plan 7811258; Block 1; Lot 1

DRAWING TITLE

**RENDERED VIEWS**

| | | | |
|---|---|---|---|
| SCALE: | | DATE: | 9/20/2023 12:34:26 PM |
| DRAWN BY: | DS | CHECKED BY: | HB |
| PRINT ON: | Arch D | PROJECT No. | 22.152 |

DWG No.

**A10.4**

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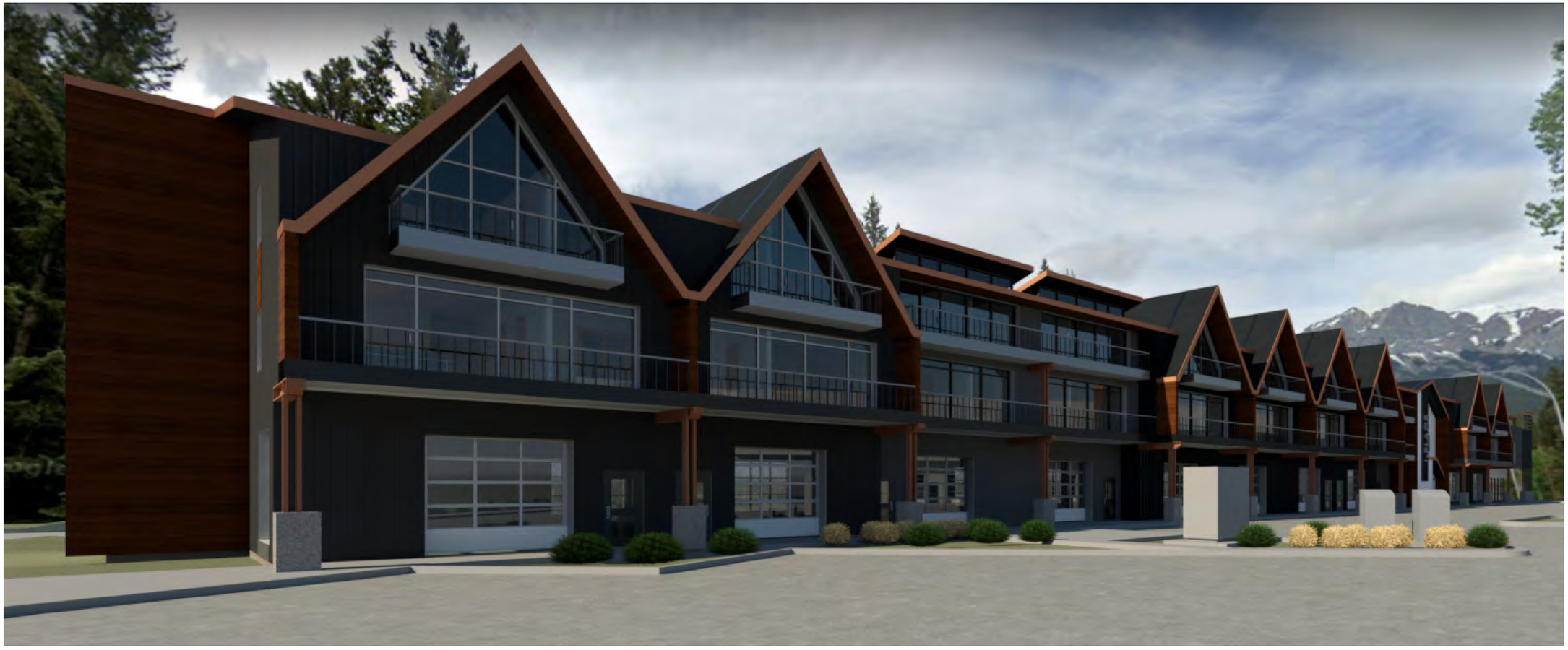

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CONSULTANT SEAL

PERMIT NO.

| ISSUED | | DATE |
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| 11 | RE-ISSUED FOR DEVELOPMENT PERMIT | 2023-05-12 |
| 12 | RE-ISSUED FOR TofC 2nd COMMENTS | 2023-07-31 |
| 13 | RE-ISSUED FOR TofC 3rd COMMENTS | 2023-08-17 |
| 14 | RE-ISSUED FOR TofC 4th COMMENTS | 2023-09-20 |

CLIENT / OWNER

**SBL DesignFunktion Developments Ltd.**

DEVELOPMENT PERMIT #:

BUILDING PERMIT #:

PRIME CONSULTANT

TI STUDIOS ARCHITECTURE inc

*201 - 1902 11 St SE, Calgary, AB, T2G 3G2*
*(403)-806-0556 info@tistudios.ca*

PROJECT NAME AND ADDRESS

**I-PLACE PHASE II**

1 Industrial Place, Canmore, Alberta

LEGAL ADDRESS: Plan 7811258; Block 1; Lot 1

DRAWING TITLE

**RENDERED VIEWS**

| | | | |
|---|---|---|---|
| SCALE: | | DATE: | 9/20/2023 12:34:26 PM |
| DRAWN BY: | DS | CHECKED BY: | HB |
| PRINT ON: | Arch D | PROJECT No. | 22.152 |

DWG No.

**A10.5**

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## ATTACHMENT 5 – SCHEDULE A – CONDITIONS OF APPROVAL

**Planning & Development Department**
Town of Canmore
902 - 7th Avenue
Canmore, AB, T1W 3K1
www.canmore.ca

# SCHEDULE A

## CONDITIONS OF APPROVAL

| | |
|---|---|
| **DEVELOPMENT PERMIT No.:** | PL20220317 |
| **LAND USE DISTRICT:** | TID District |
| **APPROVED USE(S):** | BUILDING 2:<br>EMPLOYEE HOUSING (43 UNITS)<br>EATING ESTABLISHMENT (1 UNIT)<br>LIGHT MANUFACTURING (8 UNIT)<br><br>BUILDING / PHASE 2 |
| **APPROVED VARIANCE(S):** | • TO MAXIMUM ROOF HEIGHT,<br>• TO MAXIMUM EAVELINE HEIGHT,<br>• TO SECTION 11 REQUIREMENTS,<br>• TO REQUIREMENTS FOR INCLUSION OF NATURAL MATERIAL FINISHES ON THE FRONT.<br>• TO REQUIREMENT FOR A MINIMUM 6:12 ROOF PITCH. |
| **MUNICIPAL ADDRESS:** | UNIT A, 1 INDUSTRIAL PLACE |
| **LEGAL ADDRESS:** | UNIT A, PLAN 2211103 |

---

**APPROVED VARIANCES**

1. To Section 5.1.3.4 of Land Use Bylaw 2018-22, to allow for a maximum roof height of 12.50m instead of 11m.

2. To Section 5.1.3.4 of Land Use Bylaw 2018-22, to allow for a maximum eave line height of up to 11.56m instead of 7m.

3. To Section 5.1.4.1 of Land Use Bylaw 2018-22, to allow for a relaxation to the requirements of Section 11 (Section 11.5.2 and 11.5.7.1).

4. To Section 5.1.4.5 of Land Use Bylaw 2018-22, to allow for a roof pitch that is less than 6:12.

5. To Section 5.1.4.7 of Land Use Bylaw 2018-22, to allow for non-natural material finishes on the front of the building.

**STANDARD CONDITIONS**

1. Prior to the release of the Development Permit, the applicant shall enter into a Development Agreement with the Town of Canmore to do the following:
    a. Construct or pay for the construction of the municipal improvements, infrastructure and services required by the development, which may include but shall not be limited to:
        - Transportation;
        - Water;
        - Sanitary;
        - Storm; and
        - Fire
    b. Pay the off-site levies imposed by the Off-Site Levy 2020 Bylaw (Bylaw 2020-27); and
    c. Provide security in accordance with the Engineering Design and Construction Guidelines (EDCG) to ensure the terms of the Development Agreement are carried out.

2. All construction associated with the approval of this Development Permit shall comply with the regulations of the Land Use Bylaw (LUB) 2018-22, unless otherwise stated under the approved variances section of this document.

3. All construction associated with the approval of this Development Permit shall comply with the Town of Canmore Engineering requirements outlined in the Engineering Design and Construction Guidelines (EDCG).

4. All construction associated with the approval of this Development Permit shall comply with the Tree Protection Bylaw (Bylaw 2019-10) and ensure all tree protection measures are appropriately put in place prior to development of the site, where determined necessary by the Town of Canmore's Public Works Department.

5. All construction, landscaping and exterior finishing materials are to be as shown on the approved plans and other supporting material submitted with the application.

6. Any trees, shrubs or other plant material installed as part of the landscaping plan which may die or are blown over, shall be replaced on an ongoing basis, prior to receipt by the developer of a Development Completion Certificate.

7. Any roof top mechanical apparatus, including chimneys and vents, shall be screened to the satisfaction of the Development Authority.

8. Access to the site for emergency vehicles shall be to the satisfaction of the Fire Chief.

9. All signs shall require a separate Development Permit.

10. **No occupancy** shall be permitted until an Occupancy Certificate has been issued by the Town of Canmore.

## SPECIFIC CONDITIONS

1. Unless already satisfied to the Town's satisfaction or superseded by a condition in this Schedule A, conditions of approval from Development Permit DP2018-298 shall apply to this Development Permit Conditions.

2. Conditions of approval **#14, #16, #22, #23, #35, and #41** from Development Permit DP2018-298 no longer apply to this development.

3. The approval of this Development Permit recognizes the development to be completed in two phases. In accordance with the Building Permit Bylaw 2022-31, a separate Building Permit application shall be submitted for each phase and must not include more than one building.

4. If construction of the subsequent phase(s) has not commenced within one year of the most recent phase being completed, the undeveloped portion of the entire site shall be hydro-seeded in accordance with Construction Management Plan (CMP) requirements.

5. **Prior to the release of the Development Permit,** the applicant shall pay fees for **five variances** in accordance with the Town's Fee Schedule.

6. **Prior to the release of the Development Permit,** the applicant agrees to pay off-site levies, using the off-site levy rate in effect at the time of signing a new development agreement, for the additional employee housing units in excess of that approved under DP2018-298.

7. The applicant agrees to and shall complete all outstanding work remaining, on-site and off-site, from the construction of the first building and site works to the satisfaction of the Town of Canmore.

8. **Prior to the release of the Development Permit,** the applicant agrees to and shall assume the current Development Agreement from the original applicant to the satisfaction of the Town of Canmore.

9. The applicant agrees to and shall complete all outstanding conditions of approval from Development Permit DP2018-298 to the satisfaction of the Town of Canmore.

10. **Prior to the release of the Development Permit,** the applicant shall assume Development Permit DP2018-298 from the original applicant to the satisfaction of the Town of Canmore.

11. **Prior to the release of the Development Permit,** the applicant shall have a professional acoustic consultant and mechanical engineer submit best practice recommendations to reduce noise and odor between employee housing units and other uses within and outside the building to the satisfaction of the Development Officer. The applicant agrees to implement all of these recommendations to the Town's satisfaction.

12. **Prior to the release of the Development Permit,** the applicant shall provide an updated floor plan for the Main Floor showing a floor layout that favours the use of the south entrances for 1-2 units to the satisfaction of the Development Officer.

13. **Prior to the release of the Development Permit**, the applicant shall provide an updated Landscaping Plan showing the minimum number of required trees provided on-site to the satisfaction of the Development Officer.

14. **Prior to the release of the Development Permit**, the applicant shall show evidence that they have reported and provided to Alberta Environment the required documentation, as required by and to the satisfaction of Alberta Environment, with regards to the findings of the Environmental Site Assessment (ESA), to the satisfaction of the Town of Canmore.

15. **Prior to construction,** unless they are directed otherwise, the applicant shall provide approval from Alberta Environment for their construction and site works. The applicant shall exercise caution and follow Provincial process and regulations around contamination discovery, should they discover any additional areas of concern during development.

16. All utility boxes located on the site, including those that support e-charging stations, shall be screened to the satisfaction of the Development Officer.

17. The applicant agrees to and shall comply with the requirements for enhanced green construction and that the development will achieve at minimum 20% better than NECB (the version in effect at the time of the report), as outlined in Section 11 Green Building Regulations of the Land Use Bylaw.

18. The applicant is required to provide a minimum of 99 vehicle parking stalls and 2 loading spaces for the site. Building 2 and adjacent site area is to provide a minimum of 80 long term bicycle stalls and a minimum of 31 short term bicycle stalls.

19. **Prior to construction,** the applicant shall provide an energy modeling report, prepared by an energy professional, that confirms that the development will achieve a minimum of 20% better than NECB (the version in effect at the time of the report).

20. The applicant has committed to ensuring that adequate long-term and legally-binding provisions are in place to ensure the Dwelling Units remain as bona fide Employee Housing. This/these shall be in place prior to occupancy, to the satisfaction of the Development Officer.

21. **Prior to the release of the Development Permit,** the applicant shall submit revised drawings to the satisfaction of the Parks Planner indicating the following:

    a) proposed tree location and setback distance from the Railway Avenue curb and existing underground utilities within the Railway Avenue road right-of-way and R14, Plan 8199JK municipal reserve parcel. Landscape design within the Railway Avenue road right-of-way and R14, Plan 8199JK municipal reserve parcel shall be adjusted to ensure any proposed tree is located a minimum of 5.0m from the existing high pressure gas line, 2.0m from any other existing utility line, and 2.0m from the edge of the roadway; and

    b) proposed landscaping within the Railway Avenue road right-of-way and R14, Plan 8199JK municipal reserve parcel showing turf/seed area. The proposed landscaping shall be consistent on all submitted drawings.

22. **Prior to construction,** the applicant shall submit and have approved a tree protection plan for all existing Town Trees affected by the proposed development.

ENGINEERING CONDITIONS:

23. **Prior to the release of the Development Permit,** the Developer shall provide updated floor plans showing compliance with the design requirements for long-term bicycle parking stalls, to the satisfaction of the Municipal Engineer.

24. **Prior to the release of the Development Permit,** the applicant shall provide a cash contribution to the Town in the amount of **$207,322.00** for the purpose of constructing the bike path along 17th Street between Industrial Place and 8th Avenue.

25. **Prior to commencement of construction,** the applicant shall provide an updated drawing SP-05 clearly depicting concrete curb types.

26. **Prior to commencement of construction,** the applicant shall provide updated lighting calculations demonstrating if adequate illumination is provided for the offsite sidewalks and bicycle path. If the calculations show the lighting is required to attain illumination levels provided by the Town, the applicant shall provide updated electrical drawings showing these lights and shall pay for their installation.

27. **Prior to commencement of construction,** the applicant shall provide updated Civil drawings which adequately address the grading and drainage of the MR pathway adjacent to the CPR ROW.

28. **Prior to commencement of construction,** the applicant shall provide updated drawings including a cross section through the two amenity areas which clarifies the grading of these areas and level of water impoundment during a 1:100 year event.

29. **Prior to commencement of construction,** the applicant shall provide updated Civil drawings showing additional grading points for the proposed sidewalk and bicycle path along 17th Street at the southwest corner of the site.

30. **Prior to commencement of construction,** the applicant shall provide updated Civil drawings and/or stormwater calculations which clarify the boundaries of catchments 3-3-1 and 3-4-1.

## ADVISORY COMMENTS

1. None.

Signature
Chair, Canmore Planning Commission

Date

**IS A NOTICE POSTING REQUIRED**: ☒ **YES** ☐ **NO**

**ATTACHMENT 6 – STAFF REPORT FOR DP2018-298**

**CANMORE PLANNING COMMISSION**

**STAFF REPORT**

| | |
|---|---|
| **DATE:** | 28 AUGUST 2019 |
| **PROPOSAL:** | MIXED USE DEVELOPMENT<br>• EMPLOYEE HOUSING (44 UNITS)<br>• OFFICE (5 UNITS)<br>• LIGHT MANUFACTURING OPERATION (7 UNITS)<br>• RETAIL THRIFT STORE (3 UNITS)<br>• EATING ESTABLISHMENT (1 UNIT)<br>• WAREHOUSE STORE (1 UNIT) |
| **APPLICATION:** | DP2018-298 |
| **LEGAL DESCRIPTION:** | LOT 1, BLOCK 1, PLAN 781 1258 |
| **CIVIC ADDRESS:** | 1 INDUSTRIAL PLACE |
| **CURRENT APPROVED USE(S):** | RV SALES AND RENTALS |
| **APPLICANT/OWNER:** | STEVE LANDI (I-PLACE GP INC.) |
| **REFERENCED PLANNING DOCUMENTS:** | LAND USE BYLAW 22-2010:<br>• SECTION 4.1 TRANSITION INDUSTRIAL DISTRICT (TID)<br>• SECTION 8.0 GENERAL REGULATIONS<br>• SECTION 12.0 COMM. ARCH & URB. DESIGN STANDARDS |

**EXECUTIVE SUMMARY:**
This application proposes the construction of two buildings, connected by a breezeway, that contain a mix of uses, all located at 1 Industrial Place. Light manufacturing operations, a retail thrift store, an eating establishment, and a warehouse store are proposed on the main floor, while employee housing and offices are proposed on the second floor. The development complies with the Land Use Bylaw with the exception of requiring five variances. These variances include building and eave height, roof pitch, building materials, number of loading bays, and lighting.

Projects which are likely to generate significant public interest, such as hotels, commercial and industrial buildings, and multi-family residential are normally referred to the Canmore Planning Commission for decision.

**BACKGROUND:**
This application was presented to the Canmore Planning Commission (CPC) on June 26th. The Commission moved to table the application, pending revisions to the plans that bring it into compliance with the on-site parking requirements of the Land Use Bylaw:

> *"DECISION*
> *Moved by Chairperson Roberts that application DP2018-298 be TABLED pending submission of revised plans that meet the parking requirements as outlined in the Land Use Bylaw or provide mitigation to address the shortfall in parking, or justification of the variance to the satisfaction of the CPC.*
>
> *MOTION CARRIED*
> *UNANIMOUSLY*
> *3:19 P.M."*

The staff report provided to the CPC for this application at the June 26th meeting is attached (Attachment 5). The minutes from the meeting are also attached (Attachment 6).

**APPLICATION CHANGES**
The following revisions were made by the Applicant in order for the application to conform to the parking stall requirements of Section 8.8.1.1 of the LUB:

<u>Changes that Increase the Amount of On-Site Parking (+4 Stalls):</u>

- The Applicant proposes the conversion of three landscaped islands in the parking lot to three new parking stalls. These landscaped islands are not required by the LUB for the TID District. Administration has no objection to this change as the landscaping requirements (minimum of 10% of the site) are still being met (14.6%).
- The Applicant proposes the conversion of the non-compliant loading zone in the south east corner of the parking lot to one new parking stall. Given the loading zone did not conform to the depth requirements of the LUB, administration has no objection to this change.

<u>Changes that Reduce the Amount of On-site Parking Required:</u>

- The Applicant proposes to change the three office units, the servery, and three public washrooms on the second floor of the north wing of Building 1 to nine employee housing units. Employee housing is a discretionary use within the district. Administration supports this change, as it aligns with the Town's market affordable housing objectives in the MDP:

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

As a result of these changes (office to housing), alterations have been made to the exterior of the upper storey of Building 1. Administration has no objection to these changes as they do not reduce the architectural appeal of the building.

- The Applicant proposes to change the private club, Unit 402, on the second floor of the south wing of Building 2 to an office. An office has approximately half the parking requirements of a private club. Although office is a discretionary use, Administration has no objection to this change given the office is above the main floor.
- The Applicant proposes to reduce the size of office units 203 and 204 on the second floor of the east wing of Building 1. A portion of Unit 203 has been converted to an exterior deck, reducing its interior area. A large portion of Unit 204 has been reduced and a portion converted to a deck. Despite the reduction to floor area, the length of the roof structure is being maintained in order to allow for solar panel opportunities. Administration has no objection to these changes.
- The Applicant proposes a minor reduction to the area of one of the light manufacturing bays on the ground floor of Building 1. Administration has no objection to this change.

The changes that reduce parking requirements are shown in more detail in Table 1.

| Parking Calculations Table | | |
|---|---|---|
| | **Initial Parking Requirements** | **Current Parking Requirements** |
| Offices above the Main Floor | | |
| Building 1 | 28.57 | 16.30 |
| Building 2 | 8.65 | 14.41 |
| Employee Housing | | |
| Building 1 | 5 | 9 |
| Building 2 | 13 | 13 |
| Light Manufacturing | | |
| Building 1 | 18.91 | 18.2 |
| Private Club | | |
| Building 2 | 15.2 | 0<br>(Use has been removed from proposal) |
| Eating Establishment | | |
| Building 2 | 19 | 19 |
| Warehouse / Retail Thrift | | |
| Building 2 | 15.59 | 15.59 |
| | | |
| **Onsite Parking Required** | 124 | 106 |
| **Onsite Parking Provided** | 102 | 106 |

Table 1: Changes in Parking Requirements

**I. Submitted Comments**

Since the June 26th CPC meeting, Administration has heard from one member of the public who wanted more information about the development (Attachment 6). They did not state their support or objection to the development.

**OPTIONS FOR CONSIDERATION**

The CPC has three options:

1. Approve the application subject to the conditions or in addition to others than those contained in the Schedule A.
2. Refuse the application, specifying reason(s) for refusal.
3. Table the application, pending submission of any additional details requested by CPC.

**POLICY ALIGNMENT**

The proposed development aligns with the following:

- Town of Canmore Strategic Plan (2019-2022)
  - Broadly aligns with Council's Livability Goal: Forecast, plan for and create housing options to meet the community's needs.

- Town of Canmore: Municipal Development Plan
  - Goal 4, Section 4 - Environmental Stewardship: To design a community that is energy efficient and adapts to a changing climate.
  - Policy 5.3.4: Private initiatives to create additional seasonal and permanent employee housing opportunities should be supported by the Town.
  - Policy 12.2.4: Buildings in high visibility locations may be required to be designed consistent with the mountain town architectural character.

**RECOMMENDATION**

Administration recommends that the Canmore Planning Commission **APPROVE** DP2018-298, subject to the conditions of approval set out in the Schedule A attached to this report.

**ATTACHMENTS:**

1. Schedule A: Conditions of Approval
2. June 26 Canmore Planning Commission Staff Report for DP2018-298
3. Approved Canmore Planning Commission Meeting Minutes for the June 26 Meeting
4. Development Permit Application
5. Sustainability Screening Report (SSR) Matrix
6. Submitted Comments

**Nathan Grivell**
Development Planner

| | |
|---|---|
| SCHEDULE A CONDITIONS FOR APPROVAL FOR: | DP2018-298 |
| APPROVED USES: | 44 EMPLOYEE HOUSING UNITS, 5 OFFICE UNITS, 7 LIGHT MANUFACTURING OPERATION UNITS, 3 RETAIL THRIFT STORE UNITS, 1 EATING ESTABLISHMENT UNIT, 1 WAREHOUSE STORE UNIT |
| LEGAL DESCRIPTION: | LOT 1, BLOCK 1, PLAN 781 1258 |
| CIVIC ADDRESS: | 1 INDUSTRIAL PLACE |

**APPROVED VARIANCES:**

1. To Section 4.1.4.4 of the Land Use Bylaw to allow for a building height of 12.49m and an eave line height of 8.00m, instead of the maximum building height of 11.00m and eave line height of 7.00m.

2. To Section 4.1.5.4 of the Land Use Bylaw to allow for a roof pitch that is less than 6:12.

3. To Section 4.1.5.6 of the Land Use Bylaw to allow for the front façade to include non-natural finishing materials.

4. To Section 8.8.5.3 of the Land Use Bylaw to allow for two loading bays instead of the required four bays.

5. To Section 8.11.5.8 of the Land Use Bylaw to allow for light fixtures to have 5116 lumens instead of the maximum 5000 lumens.

**STANDARD CONDITIONS OF APPROVAL:**

1. The applicant shall enter into a Development Agreement with the Town of Canmore, **prior to commencing any construction.** The Development Agreement shall include provisions regarding the payment of any required levies or fees. An application must be made in writing requesting that the Development Agreement be drawn up. A Certificate of Title evidencing the ownership of the property, and the name(s) of the person(s) having signing authority must accompany this request.

2. The applicant shall comply with all Town of Canmore Engineering requirements including the following:

    a. No roof or other on-site drainage will be allowed to flow to the sanitary sewer system.
    b. The developer must ensure that no drainage is diverted to either of the adjoining private properties or onto Town road or trail right-of-way. The location of all catch basins, dry wells and down spouts must be designed and constructed to meet this specification.
    c. Water and sewer services are to be the satisfaction of the Manager of Engineering and must conform to the Engineering Design Standards and Open Space Guidelines of the Town of Canmore. Specifications must be obtained from the Manager of Engineering.
    d. Should the developer intend or wish, to subdivide the property or building at some point in the future, a water meter and scan pad (puck) shall be required for each new title created and registered at the land Titles Office, to be installed where the main water service enters the property, in accordance with the Town of Canmore Water Works Bylaw (8-98), as amended from time to time.
    e. The Consultant must submit a covering letter as per the current Town of Canmore Engineering Design Guidelines, Section 1, giving a description of the project and confirmation that all aspects of the design meet the requirements of the Town of Canmore and other authorities having jurisdiction (e.g. Alberta Environment). Note any variances required in this covering letter.

3. All development shall comply with Alberta Environment ground water table elevation. No habitable floor space shall be built below the ground water table as determined by the Town of Canmore.

4. All construction shall comply with the Alberta Building Code and the Safety Codes Act.

5. All construction, landscaping and exterior finishing materials are to be as shown on the approved plans and other supporting material submitted with the application.

6. Any trees, shrubs or other plant material installed as part of the landscaping plan which may die or are blown over, shall be replaced on an ongoing basis, prior to receipt by the developer of a Development Completion Certificate. All pathways shown on the submitted plans shall be constructed as shown, and built to the relevant standards contained in the Town of Canmore Engineering Design Standards and Open Space Guidelines where appropriate.

7. Any roof top mechanical apparatus, including chimneys and vents, shall be screened to the satisfaction of the Development Officer.

8. Access to the site for emergency vehicles shall be to the satisfaction of the Manager of Protective Services.

9. **No occupancy** shall be permitted until an Occupancy Certificate has been issued by the Town of Canmore.

10. The following special provisions shall apply for steep slope and deep fill development on the site:

    a. No finished slopes shall exceed a 1:3 slope (1 vertical to 3 horizontal), except where certification of the stability of the slope has been issued by a Professional Engineer.
    b. Where the Professional Engineer identifies the need for a retaining wall in the certification, all such retaining walls must be professionally designed and constructed, and the completed retaining wall certified by a Professional Engineer.
    c. If required by the development officer, the applicant shall submit an as-built grade plan from a land surveyor showing finished grades. Such plan shall be submitted and the grades accepted by the development officer prior to issuance of the development completion certificate and prior to permission to occupy is granted. Any grades exceeding 1:3 shall be adjusted or certified prior to issuance of the development completion certificate.

**SPECIFIC CONDITIONS:**

11. The applicant shall provide security to the Town of Canmore to ensure the completion of the project, in the form of cash or an irrevocable Letter of Credit. The amount should be equal to or no less than: 1. 1.25 (125%) of the estimated project costs for the project for landscaping and all hard surfacing, paving; and 2. site servicing, both to the satisfaction of the Town. The Letter of Credit shall be supplied at the time of the signing of the Development Agreement and shall be in a format acceptable to the Town of Canmore.

12. The applicant shall pay off site levies according to the approved bylaw adopted by Council at the time of the signing of the Development Agreement. The Development Agreement shall specify the manner of the payment of these monies and all other relevant fees and contributions as determined by approved Town of Canmore policy(ies).

13. The applicant is required to provide a minimum 106 parking stalls, 2 loading bays, and 69 bicycle parking stalls as shown in the approved plans, according to the following:

    Method of Calculation

- Automobile Parking

  Building 1
  - Light Manufacturing = 837m2 /46m2 = 18.20 Stalls
  - Offices = 750m2/46m2 = 16.30 Stalls
  - Employee Housing = 18 units/0.5 = 9.00 Stalls

  Building 2
  - Eating Establishment = 380m2/20m2 = 19.00 Stalls
  - Warehouse stores / Retail Thrift Stores = 717m2/46m2 = 15.59 Stalls
  - Offices = 663m2/46m2 = 14.41 Stalls
  - Employee Housing 26 units/0.5 = 13 Stalls

  Total Required: 106 Vehicular Parking Stalls
  **Total Provided: 106 Vehicular Parking Stalls**

- Bicycle Parking
  - 1 bicycle parking stall per 5 vehicular parking stalls required
  - 106 / 5 = 24.8 = 25 bike parking stalls required

  Total Required Bicycle Parking Stalls = 22
  **Total Provided Bicycle Stalls = 69**

- Loading Bays

  Total Loading Bays Required = 4
  **Total Loading Bays Provided = 2**

All on-site parking stalls and loading spaces shall be graded and paved to dispose of drainage to the satisfaction of the Development Officer.

**14.** The Developer shall provide bike wash stations.

**15.** The Developer shall provide vehicle and bike e - charging stations.

**16.** The Developer shall provide heated storage spaces for the Employee Housing Units.

**17.** The Developer will provide harvesting of rain water via in-ground storage tanks to the satisfaction of the Engineering Department.

**18.** The Developer will provide organic recycling centres.

**19.** The Developer agrees that any metal materials used on the building will be non-reflective.

**20.** The Developer agrees that should any Town trees need to be removed, the Developer shall pay compensation for the value of these trees. Compensation shall be determined by 100% of the appraised value of the trees. Compensation may be lowered or waived at the discretion of the Parks Department.

**21.** The Developer agrees to comply with the requirements for enhanced green construction, and that the development will be 20% better than the 2015 NECB requirements as outlined in Section 11 Green Building Regulations of the Land Use Bylaw.

**22.** The Developer agrees to construct the development so that it will achieve "Net Zero" as defined by the Developer in their development permit application narrative submitted to the Town on 2019-05-24. If the applicant is unable to achieve this, the Developer shall get as close to "Net Zero" as reasonably possible, to the satisfaction of the Development Officer.

**23.** Commitments expressed in the Developer's Sustainability Screening Report become conditions of approval upon the signing of this Schedule A and will be included in the development agreement.

**24.** Prior to the release of the Development Permit, new unit addressing must be completed in accordance with the civic address policy.

**25.** Prior to the release of the Development Permit, the applicant shall pay the following variance fees:

five (5) approved variances:

| | |
|---|---|
| Discretion limited in LUB 1@ $350.00 | = $350.00 |
| Discretion not limited in LUB 4 @ $200.00 | = $800.00 |
| TOTAL FEES PAYABLE: $1,150.00 | |

**PRIOR TO THE RELEASE OF THE DEVELOPMENT PERMIT:**

**26.** Prior to the removal of any Town trees, and prior to the release of the Development Permit, the Developer shall appraise all Town trees potentially affected by the development, to the satisfaction of the Parks Department.

**27.** Prior to the release of the Development Permit, the Developer will register a restrictive covenant on title to ensure the employee housing units remain as bona fide employee housing.

**28.** Prior to the release of the Development Permit, the Developer will have their acoustic consultant submit best practice recommendations to reduce noise between employee housing units and other uses within and outside the buildings to the satisfaction of the Development Officer. The Developer agrees to implement all of these recommendations.

**29.** Prior to the release of the Development Permit, the Developer will provide design details for the laser cut designs shown on the plans to the satisfaction of the Development Officer.

**30.** Prior to the release of the Development Permit, the Developer will provide confirmation that proposed materials are non-reflective to the satisfaction of the Development Officer.

**31.** Prior to the release of the Development Permit, the Developer will provide an updated Site Plan that does not show private signage on Town-owned land.

**32.** Prior to the release of the Development Permit, the Developer will submit an updated Site Plan showing locations for possible on-site freestanding signage.

**33.** Prior to the release of the Development Permit, the Developer will submit updated lighting information showing none or little light trespassing across the south property line to the satisfaction of the Development Officer.

**34.** Prior to the release of the Development Permit, the Developer will submit a specification sheet for the fixture along the south façade of Building 2 to the satisfaction of the Development Officer. The fixtures shall comply with the Land Use Bylaw's requirements for lighting.

**PRIOR TO THE RELEASE OF THE BUILDING PERMIT:**

35. Prior to the release of the building permit, the Developer will provide a letter of engagement from an energy consultant confirming that the project be "net zero" and will shadow the Town's green building procedure for enhanced green construction, including providing pre construction and post construction modeling reports.

36. Prior to the release of the building permit, the Developer will provide final confirmation of compliance with the FCM/RAC Guidelines to the satisfaction of the Engineering Department.

37. Prior to the release of the building permit, the Developer shall satisfy all requirements identified in the Engineering Department's Memorandum dated 2019-08-21 and provided to the Developer on 2019-08-21 to the satisfaction of the Engineering Department.

38. The Developer will provide details regarding the placement of vents on the building. The Developer agrees that the placement of vents will not be visible from the street and will be integrated into the overall building design.

39. Prior to the release of the building permit, the Developer shall submit updated site and landscaping plans that are in accordance with Section 8.17 of the Land Use Bylaw to the satisfaction of the Development Officer.

40. Prior to the release of the Building Permit, the Developer shall submit an updated site plan relocating the loading zone for Building 1 to a new location that allows for 7.20m drive aisles to the satisfaction of the Development Officer.

**PRIOR TO CONDOMINIUM ENDORSEMENT:**

41. Prior to condominium endorsement, the Developer will establish a car sharing program to serve the employee housing units and provide, at minimum, two electric vehicles for use.

Sept. 5. 2019
DATE SIGNED

CHAIR, CANMORE PLANNING COMMISSION

APPLICATION COMPLETE: MARCH 19, 2019

NOTICE POSTING REQUIRED? YES

**CANMORE PLANNING COMMISSION**

**STAFF REPORT**

| | |
|---|---|
| **DATE:** | 26 JUNE 2019 |
| **PROPOSAL:** | MIXED USE DEVELOPMENT<br>• EMPLOYEE HOUSING (36 UNITS)<br>• OFFICES (8 UNITS)<br>• LIGHT MANUFACTURING OPERATION (8 UNITS)<br>• RETAIL THRIFT STORE (3 UNITS)<br>• EATING ESTABLISHMENTS (1 UNIT)<br>• PRIVATE CLUB (1 UNIT)<br>• WAREHOUSE STORE (1 UNIT) |
| **APPLICATION:** | DP2018-298 |
| **LEGAL DESCRIPTION:** | LOT 1, BLOCK 1, PLAN 781 1258 |
| **CIVIC ADDRESS:** | 1 INDUSTRIAL PLACE |
| **CURRENT APPROVED USE(S):** | RV SALES AND RENTALS |
| **APPLICANT/OWNER:** | STEVE LANDI (I-PLACE GP INC.) |
| **REFERENCED PLANNING DOCUMENTS:** | LAND USE BYLAW 22-2010:<br>• SECTION 4.1 TRANSITION INDUSTRIAL DISTRICT (TID)<br>• SECTION 8.0 GENERAL REGULATIONS<br>• SECTION 12.0 COMM. ARCH & URB. DESIGN STANDARDS |

**EXECUTIVE SUMMARY:**
This application proposes the construction of two buildings, connected by a breezeway, that contain a mix of uses, including employee housing and offices above the main floor, light manufacturing operations, retail thrift stores, an eating establishment, a private club, and a warehouse store, all located at 1 Industrial Place. The development complies with the Land Use Bylaw with the exception of requiring six variances.

Projects which are likely to generate significant public interest, such as hotels, commercial and industrial buildings, and multi-family residential are normally referred to the Canmore Planning Commission for decision.

**BACKGROUND:**
The subject site is a brownfield site and has been used for commercial and industrial land use since approximately 1975. Burnco occupied the site for the production of concrete until approximately 2005. Since removal of the Burnco structures, the subject site has been used for vehicle and trailer storage with minimal development.

In 2018, a Phase 2 Environmental Site Assessment and remedial program was completed for the subject site by McElhanney Consulting Services Ltd. McElhanney concluded that, to the best of their knowledge, all potential remedial concerns at the subject site had been addressed.

**LAND USE**
The subject site is located within the Transition Industrial District (TID). The purpose of this district is to allow for a range of commercial, business and industrial uses. All proposed uses are discretionary uses within the TID District. In the opinion of Administration, these uses are appropriate when taking into account the location of the site, which offers great visibility for commercial uses and that the uses are logically distributed throughout the buildings. The proposed uses should benefit existing businesses in the area by creating more activity along 17th Street and Industrial Place.

Office units compose a significant portion of the development making up approximately 41% of the gross floor area. As required by the TID District, all offices are located on the second floor to avoid inhibiting industrial uses. On the main floor, industrial uses (light manufacturing operations and warehouse stores) make up 65% of the gross floor area (excluding common space).

The TID District has specific criteria when proposing employee housing. The design of the buildings and the commitments made by the applicant satisfies this criteria. For example, the employee housing units are above the main floor, a restrictive covenant will be registered by the applicant on title to ensure the units remain as employee housing, acoustic insulation will be installed between uses, and the area and intensity of the employee housing is lower than other uses in the buildings.

The site is adjacent to the rail line and, therefore, an Environmental Noise and Vibration Impact Assessment was required. The assessment concluded that the proposed design is able to achieve interior noise levels below the FCM/RAC Guidelines. The applicant will submit final confirmation of compliance with the FCM/RAC Guidelines to the Town at the building permit stage. This requirement has been added as a condition of development approval in the Schedule A attached to this report (Attachment 2).

**BYLAW CONFORMANCE**
The proposed development does not conform to the Land Use Bylaw. The application as proposed requires six variances. These include variances to maximum building and eaveline height, minimum roof slope, requirement for the front façade to include natural finishing materials, parking requirements, loading stall requirements and permitted lumens for site lighting. Further discussion of each of these variances is included later in this report.

It should be mentioned that the proposed development exceeds the requirements of the Bylaw in several areas. The application proposes 36 employee housing units, 44 extra bicycle stalls, a bike wash station, inside bicycle

storage and three bicycle shelters to provide protection from the elements. In addition, an e-charging station for vehicles has been provided and the applicant will offer a car share program.

Furthermore, the developer aims for the project to be a “net-zero/near net-zero” development and will shadow the Town’s requirements for enhanced construction, proposing to exceed 2015 National Energy Code of Canada for Buildings (NECB) by at least 20%. As per Section 11.7.2.3, the applicant is therefore eligible for potential height and parking variances.

The applicant’s Sustainability Screening Report and high score of approximately 47, suggests that the development will have a positive impact on the community (Attachment 4).

**DISCUSSION**

**A. Site Design**

As mentioned, the subject site is a brownfield site (Figure 1). Adjacent to the site are a variety of uses and features such as:

- Commercial development (Crossway Thrift) to the north
- Lumber yard (Home Hardware) to the west,
- Railway tracks to the east, and
- Residential development (across 17th Street) to the south (Figures 2, 3, 4 and 5).

There is a strip of town-owned reserve land that borders along the east and south property lines. Currently, there is no existing pathway or sidewalk servicing the site.

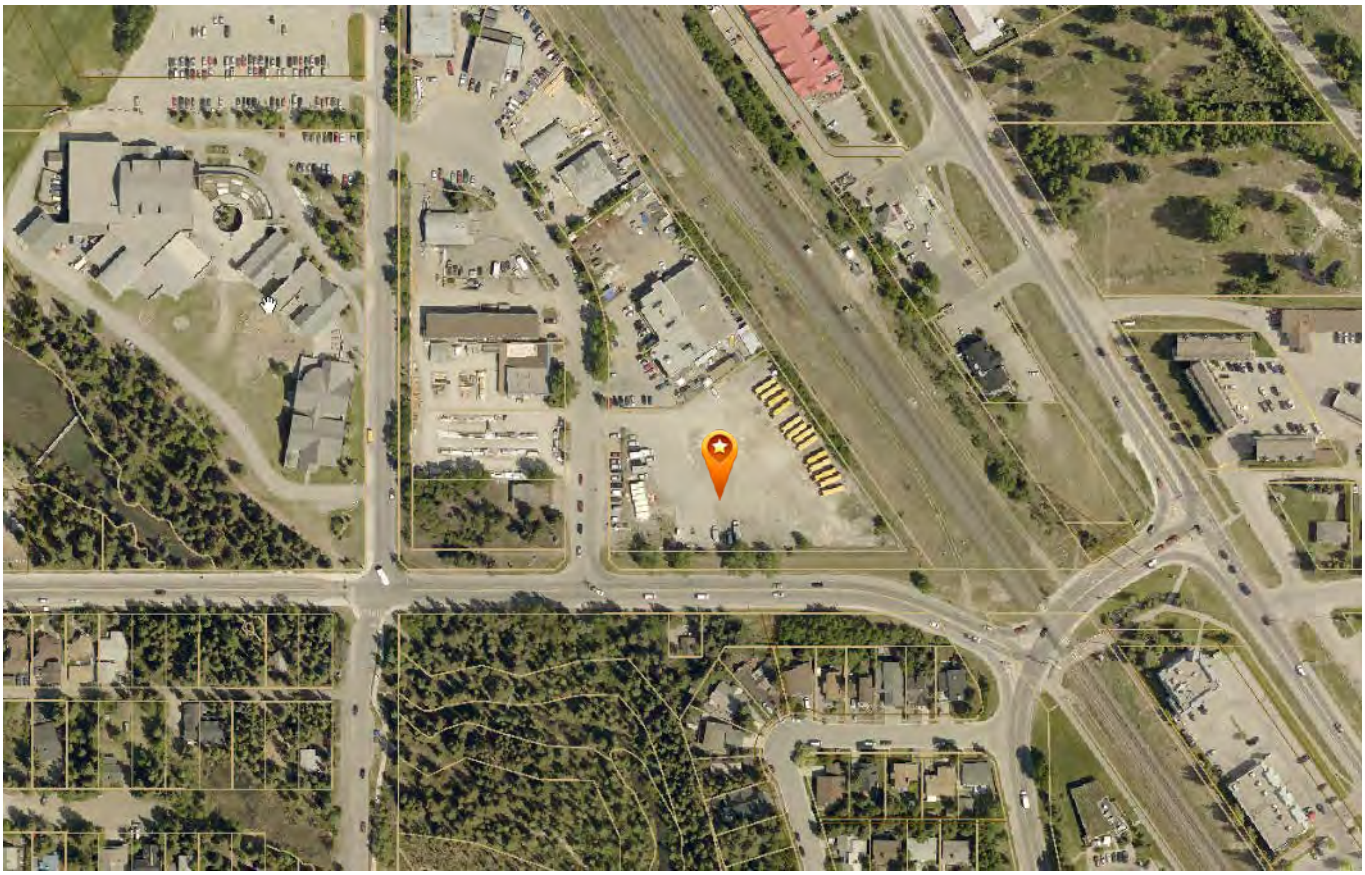


Figure 1 – Aerial Photo

Figure 2 - View of the Parcel Looking North (Along 17th Street)

Figure 3 - View of the Parcel Looking North East (Corner of Industrial Place and 17th Street)

Figure 4 - View of the Parcel Looking East

Figure 5 - View of the Parcel Looking North Down Industrial Place

The key elements of the development include:

- Two buildings connected by a breezeway;
- Interior vehicle parking;
- Pedestrian connections along 17th Street, Industrial Place and adjacent to the rail line;
- A small open space, and landscaping; and
- Bicycle parking distributed throughout the site (Figure 6).

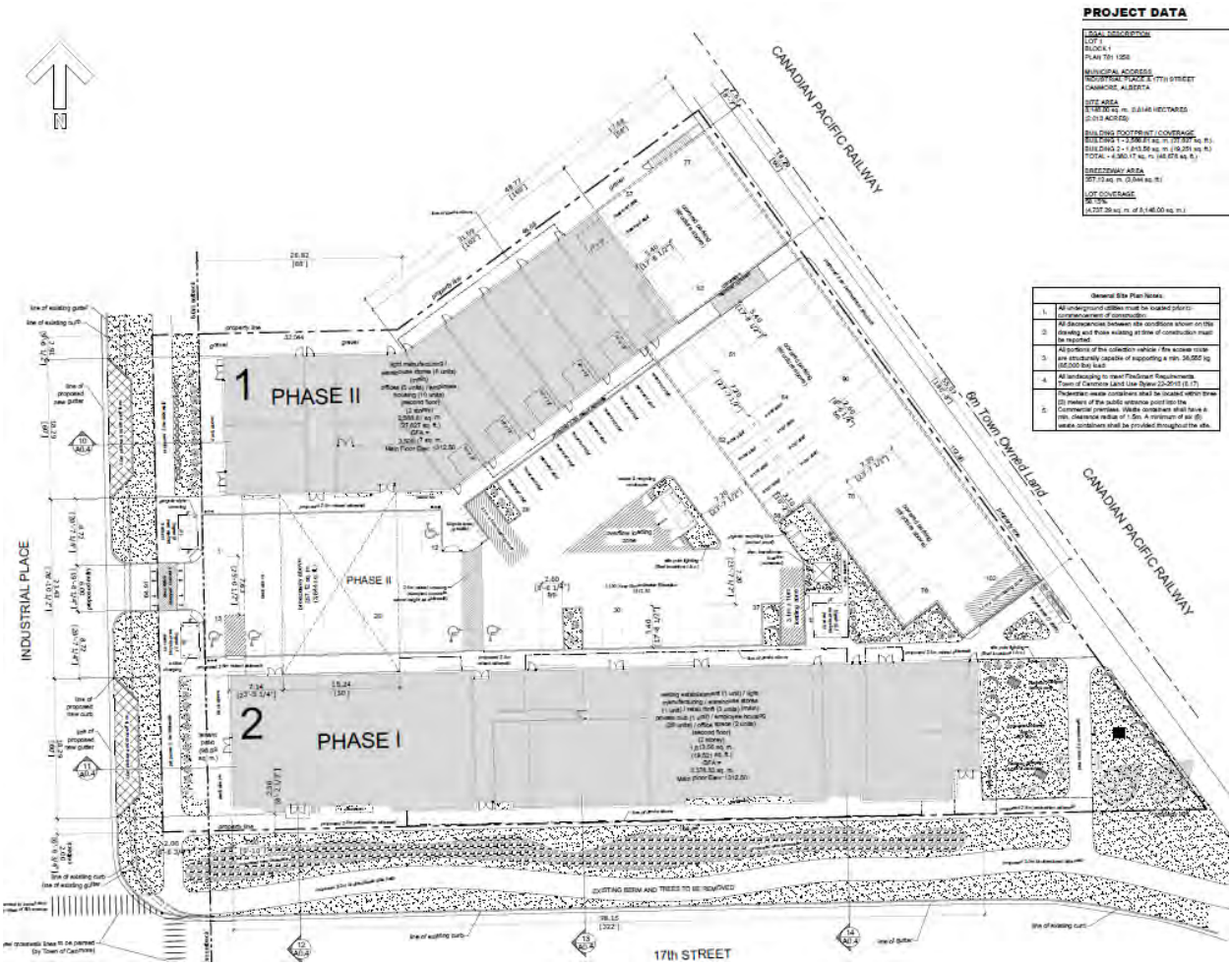



Figure 6 – Site Plan

The applicant has designed the site to be pedestrian and cyclist friendly, visually appealing and complementary to the streetscape. For example, the buildings are situated close to the streets as permitted by the TID District and Section 8.5.2.1 (considered a double frontage) and include interesting architectural treatments, street facing entrances and protection for pedestrians from the elements. Parking is restricted to the interior of the site to create space for pedestrians along the frontages and take advantage of the sun exposure. The off-site berm along 17th Street will be removed which will enhance this street for pedestrians and cyclists.

The Engineering Department would like to continue to work with the applicant to refine the design for the off-site improvements, including the pedestrian pathways that will service the site. However, they have no objection moving forward with a decision on the application.  A condition has been added to the Schedule A to ensure it is completed/designed to a standard acceptable to the Engineering department.

**B. Height, Massing and Scale**

In accordance with the Engineering Design and Construction Guidelines, to mitigate the potential for localized flooding during a rain event, site grades require raising. Therefore, the height of the building is measured from the elevation of the main floor instead of existing grade. The main floor elevation of the building is 1312.50m. The peak elevation of the buildings is 1324.99m (Figure 7), resulting in a building height of 12.49m and requiring a 1.49m variance to the 11m maximum height permitted by the TID District (Section 4.1.4.4). The height of the eave line is 8m and requires a 1m variance to the maximum eaveline height of 7m as permitted by the TID District (Section 4.1.4.4). The TID District also requires that buildings have a minimum roof pitch of 6:12. The proposed roof pitch of the buildings varies. Some portions are as low as 2:12 and some are as steep as 7:12, requiring a variance to Section 4.1.5.4 of the LUB.

Figure 7 – Project Renderings (Corner of 17th Street and Industrial Place, and 17th Street near Railway Avenue)

The proposed undulating roof peaks and high eave line, increases the architectural appeal of the development. As the TID District is primarily an industrial district, it does not offer the variance allowances for higher quality roof features as is the case in the Town's commercial districts. The applicant has committed to achieving enhanced green construction (20% better than 2015 NECB) and as mentioned earlier in this report, Section 11.7.2.3d of the

Bylaw directs that consideration for height variances be given. As a result of this, Administration supports the proposed roof and eave line height and pitch variances.

The mass and scale of the buildings is contextually appropriate (Figures 7 and 8). The proposed design includes balconies and both vertical and horizontal articulation in key areas along the front façades to give the perception of reduced mass. The breezeway is set back to give relief while providing some prominence; while landscaping has been strategically placed around the site to help soften the appearance of the building and the interior parking. Overall, the variety in design and landscaping elements create a development with mass and scale appropriate for the property.

Figure 8 - Project Rendering (Looking at the Industrial Place Frontage)

**C. Building Design**

The proposed building design can be considered a contemporary interpretation of mountain architecture. The architect has incorporated architectural elements into the design from buildings in Canmore such as the Tin Box and Base Camp. Although the TID District does not require adherence to the Architectural and Urban Design Section of the Bylaw, it does require that new development, particularly the front façade and roof, complement the rocky mountain architectural character of Canmore.

The Development includes a range of elements associated with its modern style:

- Balconies incorporating rusted steel;
- Living wall;
- Glazing; and
- A unique roof line that assists the development in “turning the corner” from Industrial Place to 17th Street.

The Development also incorporates some detailing derived from local historical motifs to add local context to the design. For example, the balconies will include metal panels featuring historical images, and some of the main entrance doors will be made of wood. Entrance ways are clearly marked, incorporate overhead sheltering and appear as prominent parts of the building.

Extra design treatment has been applied to the west and east sides of Building 2 (adjacent to 17th Street). Architectural interest has been emphasized from the intersection of 17th Street and Industrial Place with a corner unit that includes significant glazing, the incorporation of a patio, and a large balcony. The east corner of the building also includes a unit that addresses the street with glazing and a balcony, which is the first visible portion of the building when traveling from Railway Avenue.

Buildings should be attractive from all directions. Although there is no requirement in the district for the building facades facing the parking area to include significant design treatment, treatments such as material and colour variations have been applied that distinguish units so they are perceived as individually owned shops rather than one large structure.

**D. Materials and Colours**

The TID District has specific requirements for colours and materials as it relates to building frontages which require the use of natural finishing materials such as:

- Timber;
- River rock;
- Rundle stone, or
- Brick

to the satisfaction of the Development Authority. However, the proposed building frontages include a living wall, corten steel deck fascia, El Dorado stone at the base, metal roofing, wood entrance doors, aluminium deck railings, timber, and steel siding and therefore require a variance. The applicant prefers the use of these materials to suit the contemporary architectural style and reflect its industrial nature. Administration supports this variance as the proposed materials result in interesting front façades composed of quality materials and therefore meets the intent of the regulations. Furthermore, the interior of the building includes a variety of materials and colours not required by the Bylaw that enhance its appearance (Figure 9).

Figure 9 - Project Rendering (Looking at the Interior of the Development)

With regards to colour, the LUB requires that finishing colours for buildings include natural and earth tones with complementary trim colours. The proposed development is dark brown with complementary wood tones and, therefore, meets this requirement.

**E. Landscaping**
The TID District requires that a minimum of 10% of the site must be landscaped and be concentrated along the frontage. The development proposes landscaping coverage at 15% and concentrated along the building frontages. Key landscaping areas include a large patio and pedestrian pathway adjacent to the west side of Buildings 1 and 2, and an open space for employees to enjoy, located at the east side of Building 2.

Landscaping should be of high quality. As mentioned, the District does not require adherence to the Architectural and Urban Design Standards of the Bylaw. Therefore the Developer is not required to provide trees and shrubs at a ratio of one tree and shrub per 20m2 (41 trees and shrubs). However, to ensure the proposed landscaping is of high quality, the Developer proposes 31 trees (a ratio of 1:26m2) and 82 Shrubs (a ratio of 1:10). In addition, the Developer is proposing other quality landscaping features such as:

- A living wall along the facade that faces 17th Street
- Potted plants between balconies on the frontage of Building 2
- Stamped concrete pedestrian crossings within the site
- Benches made out of rail ties to reflect Canmore's mining history
- Sheltered bicycle stalls

**F. Parking**
The proposed development is required to provide four loading stalls. Two loading stalls (one for each building) are proposed requiring a variance to Section 8.8.5.3. The Engineering Department believes that the number of loading stalls is adequate, given the potential for early morning and evening coordinated drops offs. Therefore, Administration supports this variance.

The proposed development is required to provide 124 parking stalls but only 102 parking stalls have been provided, requiring a variance to Section 8.8.1.1 of the Bylaw. The Developer is proposing trade-offs to discourage driving to or from the site, for example, exceeding the requirements for on-site bicycling stalls by 44 stalls, by providing bicycle amenities such as workstations and indoor storage, and the provision of a car share program. Given these trade-offs, the fact that the site is located very close to the downtown as well as a bus stop, and the Developer's commitment to providing employee housing and exceeding green building requirements, Administration supports the variances to parking and loading.

**G. Off-Site Levies**
Offsite levies will be collected for this development at the current rate at the time of signing the Development Agreement.

**H. Lighting**
Details on exterior and site lighting have been submitted as part of the Development Permit application. All proposed lighting fixtures are shielded or direct light downward to reduce the amount of light pollution. One of the proposed lighting fixtures emits 5116 lumens which slightly exceeds the maximum 5000 lumens permitted by the Bylaw, requiring a variance to Section 8.11.5.8. The photometric plan provided by the applicant shows low levels of light pollution. A majority of the light is contained within the central parking area. Some light trespasses from Building 2 past the south property line (adjacent to 17th Street), however, the Developer has agreed to mitigate this. A condition of approval requiring a revised photometric plan has been added to the Schedule A.

**I. Submitted Comments**
A Notice of Application was posted on site pursuant to the LUB. Administration heard from one member of the public who wanted more information about the development. They did not state their support or objection to the development. Crossway Thrift submitted a letter expressing their concerns regarding housing in an industrial and commercial area (Attachment 5).

**OPTIONS FOR CONSIDERATION**

The CPC has three options:

1. Approve the application subject to the conditions or in addition to others than those contained in the Schedule A.
2. Refuse the application, specifying reason(s) for refusal.
3. Table the application, pending submission of any additional details requested by CPC.

**RECOMMENDATION**

Administration recommends that the Canmore Planning Commission **APPROVE** DP2018-298, subject to the conditions of approval set out in the Schedule A attached to this report.

**ATTACHMENTS:**

1. Bylaw Conformance Review
2. Schedule A: Conditions of Approval
3. Development Permit Application
4. Sustainability Screening Report (SSR) Narrative & Matrix
5. Public Feedback

**Nathan Grivell**
Development Planner

CANMORE

**TOWN OF CANMORE**
**MINUTES**
**Canmore Planning Commission**
**Council Chamber at the Canmore Civic Centre, 902 – 7 Avenue**
**Wednesday, June 26, 2019 at 2:00 p.m.**

**MEMBERS PRESENT**

| | |
|---|---|
| Jeff Roberts | Public Representative (Chair) |
| Alissa English | Public Representative |
| Eric Young | Public Representative |
| Florian Jungen | Public Representative |
| Jeff Hilstad | Councillor |

**MEMBERS ABSENT**

| | |
|---|---|
| Darlene Paranaque | Public Representative |
| Garney Baker | Public Representative |

**ADMINISTRATION PRESENT**

| | |
|---|---|
| Lauren Miller | Manager of Planning & Development |
| Alaric Fish | Senior Planner |
| Nathan Grivell | Development Planner |
| Camila Ramos-Strankman | Junior Planner |
| Jane Dean | Permit Clerk |
| Megan Dunn | Secretary (Recorder) |

**CALL TO ORDER**

Chairperson Roberts called the Wednesday, June 26, 2019 regular meeting to order at 2:02 p.m.

**ADOPTION OF AGENDA**

Chairperson Roberts moved that the Agenda of the Canmore Planning Commission meeting of June 26, 2019 be adopted as presented.

**MOTION CARRIED**
**2:03 P.M.**

**ADOPTION OF MINUTES**

Chairperson Roberts moved that that the minutes of the March 27, 2019 Canmore Planning Commission meeting be approved as amended.

**MOTION CARRIED**
**2:04 P.M.**



Minutes approved by:

**DEVELOPMENT PERMIT APPLICATION REFERRED TO THE CANMORE PLANNING COMMISSION**

**DP2018-298**
**1 Industrial Place – Lot 1, Block 1, Plan 781 1258**
**Mixed use development (commercial, industrial and employee housing). Variances to maximum building and eaveline height, minimum roof pitch, building materials, minimum parking requirements and lighting**
**Applicant: Steve Landi (I-Place GP Inc.)**

Administration presented an overview of the application.

**APPLICATION QUESTIONS FROM THE BOARD**
Administration answered questions from the Board.

Uses and clarifications

- The Board asked for the definitions of a private club, a living wall, and light industrial use. Administration provided the definitions.
- The Board asked about the size and location of the loading docks. Administration pointed them out, and confirmed that Engineering had reviewed these and found them adequately sized.
- The Board asked if the Town is providing sidewalks. Administration answered that the Developer will, and explained where they would be located.
- The Board asked if there is potential for families to live in the employee housing, and what employees could live there. Administration answered that they are studio apartments, but a family could choose to occupy these units. Residence would be open to anyone who works for a Canmore employer.
- The Board asked about the commitment to build net zero. Administration responded that the applicant is required to exceed the National Energy Code of Canada for Buildings requirements by 20% to comply with the LUB, whereas the "net zero" is a commitment that we hope they will meet.
- The Board asked what kind of private club is intended. Administration responded that the Developer has not indicated this at this time.
- The Board requested clarification regarding the size of the Eating Establishment and that changes to the area would require additional parking if required by the Land Use Bylaw. Administration clarified that an increase to the circulation area may result an increase to the parking, but changes between a "deli" and a "sit down" restaurant are not different in the Land Use Bylaw.

Parking

- The Board asked about the number and size of the provided parking stalls on-site. Administration provided details of number and size.

Minutes approved by:

- The Board asked if there was a restriction on the number of vehicles a unit holder could have. Administration confirmed there was none.
- The Board asked for evidence that fewer people would drive to the site if fewer parking stalls are provided, and expressed concern about the limited parking. Administration noted that a Traffic Impact Assessment is available, and that the Town's Integrated Transportation Plan recommends this direction in terms of parking. Additional information would require further time to acquire; however, a copy of the Traffic Impact Assessment completed for the proposed development was provided to the Commission.
- The Board asked whether there were dedicated parking locations for the employee housing units, or for particular businesses. Administration responded that the parking spaces do not currently have designated reserved spaces.

**QUESTIONS/COMMENTS FROM THE APPLICANT**

The Applicant stated that he has worked with Administration on this application, and the parking requirements are within the variance parameters outlined by the Town. The Applicant believes Administration are better equipped to respond to specific questions regarding parking requirements.

**QUESTIONS/COMMENTS FROM THE PUBLIC.**

None.

**IN CAMERA**

Chairperson Roberts moved that the Commission go In Camera.

**MOTION CARRIED**
**2:42 P.M.**

Chairperson Roberts moved that the Commission come out of In Camera.

**MOTION CARRIED**
**3:12 P.M.**

**DECISION**

**Moved by Chairperson Roberts that application DP2018-298 be <u>TABLED pending submission of revised plans that meet the parking requirements as outlined in the Land Use Bylaw or provide mitigation to address the shortfall in parking, or justification of the variance to the satisfaction of the CPC</u>.**

**MOTION CARRIED**
**UNANIMOUSLY**
**3:19 P.M.**

**QUESTIONS/COMMENTS FROM THE APPLICANT**

The Applicant requested direction regarding an acceptable variance regarding parking. The Board suggested a zero variance would be appropriate.

Minutes approved by:

**DEVELOPMENT PERMIT APPLICATION REFERRED TO THE CANMORE PLANNING COMMISSION**

**DP2019-035**
**1410 2 Avenue – Lot 5, Block 91, Plan 1095F**
**4-unit townhouse. Variances to minimum roof pitch, maximum front yard building setback, building placement, maximum site coverage, mirrored units and presence on the street.**
**Applicant: Chase Mullen (Kova Homes Inc.)**

Administration presented an overview of the application.

**APPLICATION QUESTIONS FROM THE BOARD**
Administration answered questions from the Board.

- The Board requested clarification on the location of the side doors.
- The Board requested clarification of the site coverage requirement, and what is being exceeded. Administration confirmed that the lot coverage is being exceeded.
- The Board asked if there are any Built Green promises made by the Applicant. Administration said there are not.

**QUESTIONS/COMMENTS FROM THE APPLICANT**

- The Applicant stated that restrictions in the TeePee Town district mean that any fourplex would need at least a couple of variances. The applicant presented their justifications for the variances they requested.

**QUESTIONS/COMMENTS FROM THE PUBLIC.**
None.

**QUESTIONS/COMMENTS FROM THE BOARD TO ADMINSTRATION.**
None.

**IN CAMERA**
Chairperson Roberts moved that the Commission go In Camera.

**MOTION CARRIED**
**3:44 P.M.**

Chairperson Roberts moved that the Commission come out of In Camera.

**MOTION CARRIED**
**4:09 P.M.**

Minutes approved by:

**DECISION**

**Moved by Chairperson Roberts that application DP2019-035 be APPROVED with variances 1, 2, 4, 5 and 6, with the proposed Schedule A, subject to the addition of a new condition #19 stating "Prior to release of the Development Permit, the applicant shall submit revised plans showing street-facing entrances to the satisfaction of the Development Officer."**

**MOTION CARRIED**
**UNANIMOUSLY**
**4:11 P.M.**

**OTHER PLANNING BUSINESS**

None

**NEXT SCHEDULED MEETING**

July 31, 2019 at 2 PM.

**ADJOURNMENT**

Chairperson Roberts moved that the meeting be adjourned.

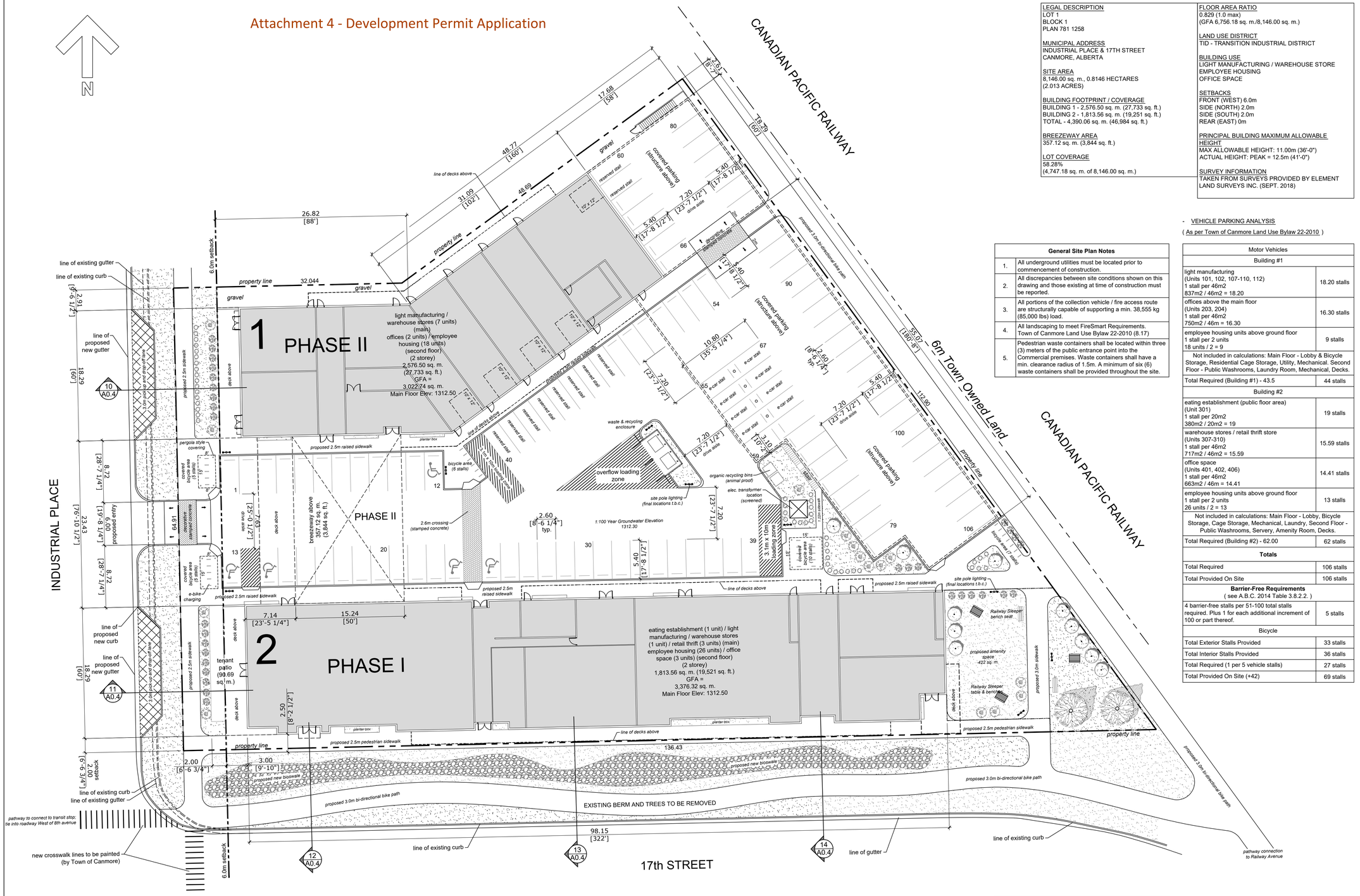
**MOTION CARRIED**
**4:11 P.M.**

Jeff Roberts, Chairperson

Megan Dunn, Secretary

Minutes approved by:

Attachment 4 - Development Permit Application




1 A0.2 SITE PLAN
SCALE: 1:250

## PROJECT DATA

LEGAL DESCRIPTION
LOT 1
BLOCK 1
PLAN 781 1258

MUNICIPAL ADDRESS
INDUSTRIAL PLACE & 17TH STREET
CANMORE, ALBERTA

SITE AREA
8,146.00 sq. m., 0.8146 HECTARES
(2.013 ACRES)

BUILDING FOOTPRINT / COVERAGE
BUILDING 1 - 2,576.50 sq. m. (27,733 sq. ft.)
BUILDING 2 - 1,813.56 sq. m. (19,251 sq. ft.)
TOTAL - 4,390.06 sq. m. (46,984 sq. ft.)

BREEZEWAY AREA
357.12 sq. m. (3,844 sq. ft.)

LOT COVERAGE
58.28%
(4,747.18 sq. m. of 8,146.00 sq. m.)

FLOOR AREA RATIO
0.829 (1.0 max)
(GFA 6,756.18 sq. m./8,146.00 sq. m.)

LAND USE DISTRICT
TID - TRANSITION INDUSTRIAL DISTRICT

BUILDING USE
LIGHT MANUFACTURING / WAREHOUSE STORE
EMPLOYEE HOUSING
OFFICE SPACE

SETBACKS
FRONT (WEST) 6.0m
SIDE (NORTH) 2.0m
SIDE (SOUTH) 2.0m
REAR (EAST) 0m

PRINCIPAL BUILDING MAXIMUM ALLOWABLE HEIGHT
MAX ALLOWABLE HEIGHT: 11.00m (36'-0")
ACTUAL HEIGHT: PEAK = 12.5m (41'-0")

SURVEY INFORMATION
TAKEN FROM SURVEYS PROVIDED BY ELEMENT LAND SURVEYS INC. (SEPT. 2018)

| General Site Plan Notes | |
|---|---|
| 1. | All underground utilities must be located prior to commencement of construction. |
| 2. | All discrepancies between site conditions shown on this drawing and those existing at time of construction must be reported. |
| 3. | All portions of the collection vehicle / fire access route are structurally capable of supporting a min. 38,555 kg (85,000 lbs) load. |
| 4. | All landscaping to meet FireSmart Requirements. Town of Canmore Land Use Bylaw 22-2010 (8.17) |
| 5. | Pedestrian waste containers shall be located within three (3) meters of the public entrance point into the Commercial premises. Waste containers shall have a min. clearance radius of 1.5m. A minimum of six (6) waste containers shall be provided throughout the site. |

- VEHICLE PARKING ANALYSIS

( As per Town of Canmore Land Use Bylaw 22-2010 )

| Motor Vehicles | |
|---|---|
| Building #1 | |
| light manufacturing (Units 101, 102, 107-110, 112) 1 stall per 46m2 837m2 / 46m2 = 18.20 | 18.20 stalls |
| offices above the main floor (Units 203, 204) 1 stall per 46m2 750m2 / 46m = 16.30 | 16.30 stalls |
| employee housing units above ground floor 1 stall per 2 units 18 units / 2 = 9 | 9 stalls |
| Not included in calculations: Main Floor - Lobby & Bicycle Storage, Residential Cage Storage, Utility, Mechanical. Second Floor - Public Washrooms, Laundry Room, Mechanical, Decks. | |
| Total Required (Building #1) - 43.5 | 44 stalls |
| Building #2 | |
| eating establishment (public floor area) (Unit 301) 1 stall per 20m2 380m2 / 20m2 = 19 | 19 stalls |
| warehouse stores / retail thrift store (Units 307-310) 1 stall per 46m2 717m2 / 46m2 = 15.59 | 15.59 stalls |
| office space (Units 401, 402, 406) 1 stall per 46m2 663m2 / 46m = 14.41 | 14.41 stalls |
| employee housing units above ground floor 1 stall per 2 units 26 units / 2 = 13 | 13 stalls |
| Not included in calculations: Main Floor - Lobby, Bicycle Storage, Cage Storage, Mechanical, Laundry, Second Floor - Public Washrooms, Servery, Amenity Room, Decks. | |
| Total Required (Building #2) - 62.00 | 62 stalls |
| **Totals** | |
| Total Required | 106 stalls |
| Total Provided On Site | 106 stalls |
| **Barrier-Free Requirements** ( see A.B.C. 2014 Table 3.8.2.2. ) | |
| 4 barrier-free stalls per 51-100 total stalls required. Plus 1 for each additional increment of 100 or part thereof. | 5 stalls |
| Bicycle | |
| Total Exterior Stalls Provided | 33 stalls |
| Total Interior Stalls Provided | 36 stalls |
| Total Required (1 per 5 vehicle stalls) | 27 stalls |
| Total Provided On Site (+42) | 69 stalls |

| Public Land | |
|---|---|
| 1. | All sidewalks and bicycle paths located on public lands are subject to approval by The Town of Canmore Engineering Services. |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Calgary, Alberta
587.230.1970
ironwood.ca
IRONWOOD BUILDING SYSTEMS
ryan schmidt
architecture studio ltd


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3. ENSURE ACCESS TO ALL FIRE EXITS ARE MAINTAINED DURING CONSTRUCTION.
4. ALL DIMENSIONS ARE FROM FACE OF STUD, FACE OF GIRTS, FACE OF CONCRETE, FACE OF BLOCK OR CENTRE LINE OF GRID UNLESS NOTED OTHERWISE. FOR STRUCTURAL DRAWINGS, ALL INTERIOR DIMENSIONS ARE FROM CENTRE LINE OF WALL, CENTRE LINE OF CONCRETE PILE, CENTRE LINE OF CONCRETE FOOTING, CENTRE LINE OF STEEL OR CENTRE LINE OF GRID UNLESS NOTED OTHERWISE.
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6. DETAILS SHOWN ARE TYPICAL TO THE IRONWOOD SYSTEM. REFER TO CONTRACT DOCUMENTS FOR SPECIFIC INCLUSIONS.
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| NO. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| 6 | RE-ISSUED FOR DEVELOPMENT PERMIT | AUG. 9/19 | LAS |
| 5 | RE-ISSUED FOR DEVELOPMENT PERMIT | JULY 25/19 | LAS |
| 4 | RE-ISSUED FOR DEVELOPMENT PERMIT | MAY 23/19 | LAS |
| 3 | RE-ISSUED SHOWING COVERED PARKING | FEB. 28/19 | LAS |
| 2 | RE-ISSUED FOR DEVELOPMENT PERMIT | JAN. 22/19 | LAS |
| 1 | RE-ISSUED FOR DEVELOPMENT PERMIT | JAN. 9/19 | LAS |
| 0 | ISSUED FOR DEVELOPMENT PERMIT | DEC. 3/18 | LAS |

DRAWING ISSUE NUMBER / REVISIONS

STAMPS

CLIENT
1499013 ALBERTA LTD.
CANMORE, ALBERTA

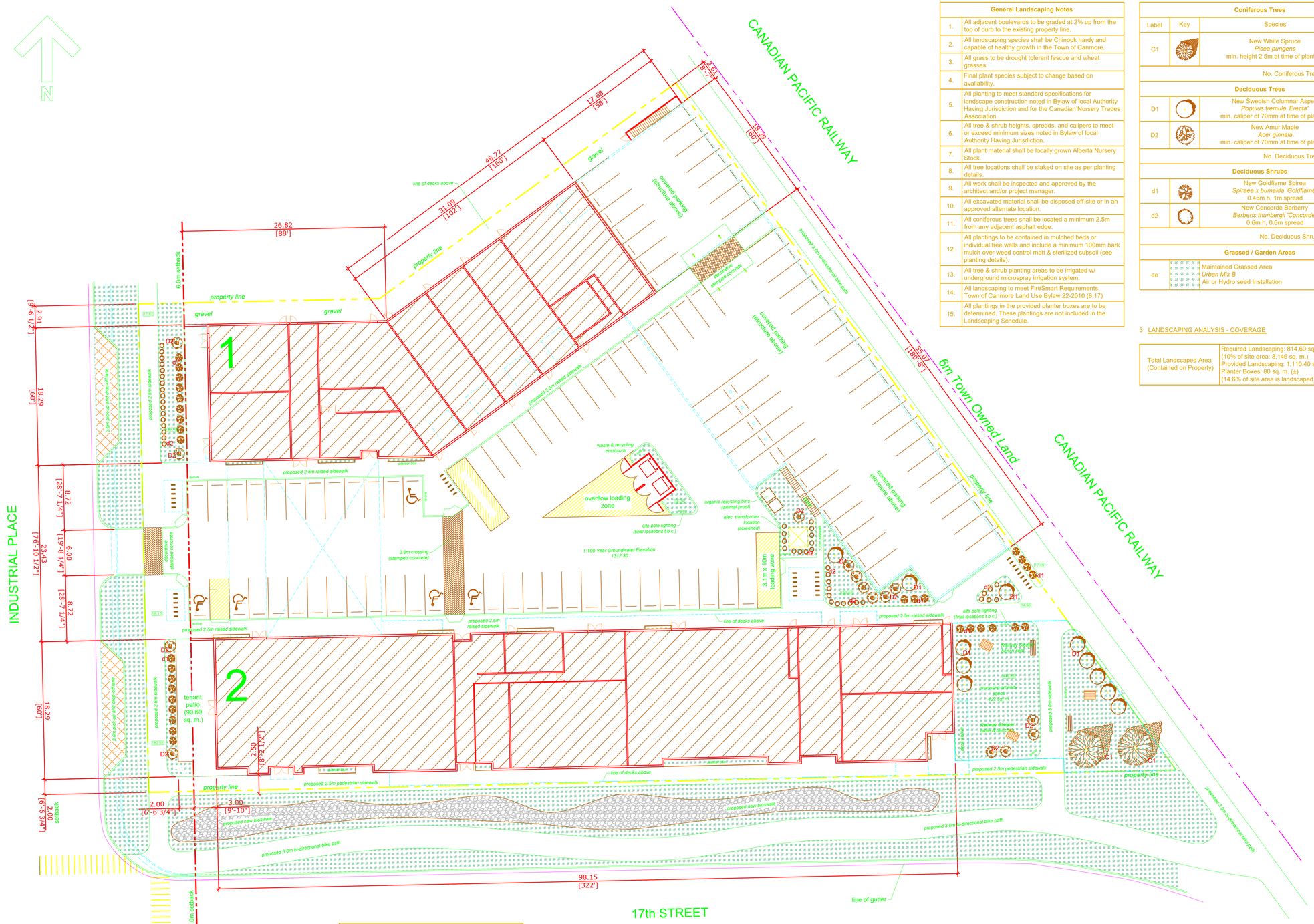
PROJECT
1 INDUSTRIAL WAY
CANMORE, ALBERTA

TITLE
SITE PLAN

| SCALE | DATE | DRAWING NO. |
|---|---|---|
| 1:250 | MAY 2018 | A0.2 |

| DRAWN BY | CHECKED BY | FILE NO. |
|---|---|---|
| LAS | rljs | P-406 |

6




## 1 NOTES

| General Landscaping Notes | |
|---|---|
| 1. | All adjacent boulevards to be graded at 2% up from the top of curb to the existing property line. |
| 2. | All landscaping species shall be Chinook hardy and capable of healthy growth in the Town of Canmore. |
| 3. | All grass to be drought tolerant fescue and wheat grasses. |
| 4. | Final plant species subject to change based on availability. |
| 5. | All planting to meet standard specifications for landscape construction noted in Bylaw of local Authority Having Jurisdiction and for the Canadian Nursery Trades Association. |
| 6. | All tree & shrub heights, spreads, and calipers to meet or exceed minimum sizes noted in Bylaw of local Authority Having Jurisdiction. |
| 7. | All plant material shall be locally grown Alberta Nursery Stock. |
| 8. | All tree locations shall be staked on site as per planting details. |
| 9. | All work shall be inspected and approved by the architect and/or project manager. |
| 10. | All excavated material shall be disposed off-site or in an approved alternate location. |
| 11. | All coniferous trees shall be located a minimum 2.5m from any adjacent asphalt edge. |
| 12. | All plantings to be contained in mulched beds or individual tree wells and include a minimum 100mm bark mulch over weed control matt & sterilized subsoil (see planting details). |
| 13. | All tree & shrub planting areas to be irrigated w/ underground microspray irrigation system. |
| 14. | All landscaping to meet FireSmart Requirements. Town of Canmore Land Use Bylaw 22-2010 (8.17) |
| 15. | All plantings in the provided planter boxes are to be determined. These plantings are not included in the Landscaping Schedule. |

## 2 LANDSCAPING SCHEDULE - PROPOSED MATERIAL

| Coniferous Trees | | | |
|---|---|---|---|
| Label | Key | Species | Qty. |
| C1 | | New White Spruce<br>*Picea pungens*<br>min. height 2.5m at time of planting | 2 |
| | | No. Coniferous Trees Provided | 2 |
| **Deciduous Trees** | | | |
| D1 | | New Swedish Columnar Aspen<br>*Populus tremula 'Erecta'*<br>min. caliper of 70mm at time of planting | 11 |
| D2 | | New Amur Maple<br>*Acer ginnala*<br>min. caliper of 70mm at time of planting | 15 |
| | | No. Deciduous Trees Provided | 26 |
| **Deciduous Shrubs** | | | |
| d1 | | New Goldflame Spirea<br>*Spiraea x bumalda 'Goldflame'*<br>0.45m h, 1m spread | 31 |
| d2 | | New Concorde Barberry<br>*Berberis thunbergii 'Concorde'*<br>0.6m h, 0.6m spread | 46 |
| | | No. Deciduous Shrubs Provided | 77 |
| **Grassed / Garden Areas** | | | |
| ee | | Maintained Grassed Area<br>*Urban Mix B*<br>Air or Hydro seed Installation | n/a |

## 3 LANDSCAPING ANALYSIS - COVERAGE

| | |
|---|---|
| Total Landscaped Area (Contained on Property) | Required Landscaping: 814.60 sq.m.<br>(10% of site area: 8,146 sq. m.)<br>Provided Landscaping: 1,110.40 sq. m. (±)<br>Planter Boxes: 80 sq. m. (±)<br>(14.6% of site area is landscaped) |

| Public Lands Landscaping Notes | |
|---|---|
| 1. | All plantings in the public lands area are to be determined by The Town of Canmore and the developer. Trees and shrubs in these areas are not included in the Landscaping Schedule. |

1 / A0.3 LANDSCAPING PLAN
SCALE: 1:250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Calgary, Alberta
587.230.1970
ironwood.ca
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ryan schmidt
architecture studio ltd


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|---|---|---|---|
| 4 | RE-ISSUED FOR DEVELOPMENT PERMIT | AUG. 9/19 | LAS |
| 3 | RE-ISSUED FOR DEVELOPMENT PERMIT | JULY 25/19 | LAS |
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| 1 | RE-ISSUED FOR DEVELOPMENT PERMIT | FEB. 28/19 | LAS |
| 0 | ISSUED FOR DEVELOPMENT PERMIT | JAN. 9/19 | LAS |

DRAWING ISSUE NUMBER / REVISIONS

STAMPS

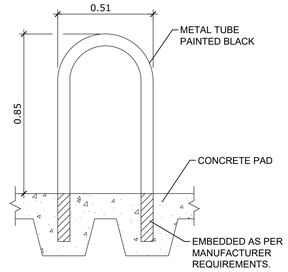
CLIENT
1499013 ALBERTA LTD.
CANMORE, ALBERTA

PROJECT
1 INDUSTRIAL WAY
CANMORE, ALBERTA

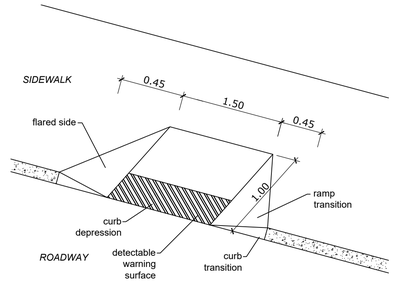
TITLE
LANDSCAPING PLAN

| SCALE | DATE | DRAWING NO. |
|---|---|---|
| 1:250 | JAN. 2019 | A0.3 4 |

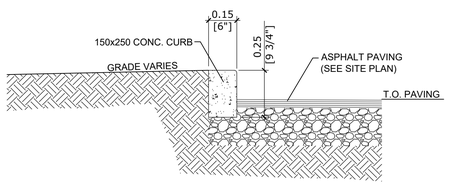
| DRAWN BY | CHECKED BY | FILE NO. |
|---|---|---|
| LAS | rljs | P-406 |



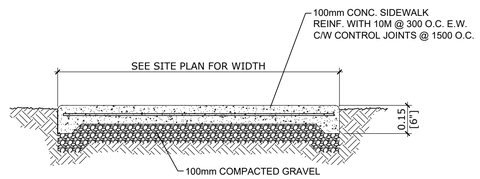

1 A0.4 TYP. CLASS 2 BIKE STALL
SCALE: 1: 15



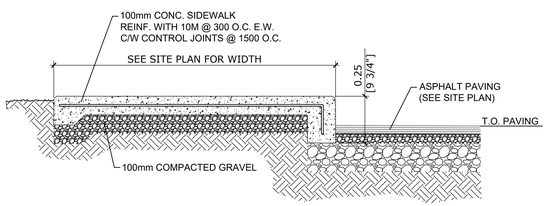

2 A0.4 BARRIER FREE RAMP DETAIL
SCALE: 1 : 50



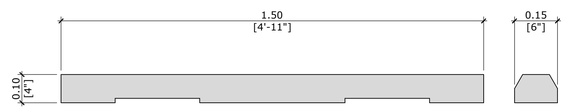

3 A0.4 TYP. CONCRETE CURB DETAIL
SCALE: 1: 15



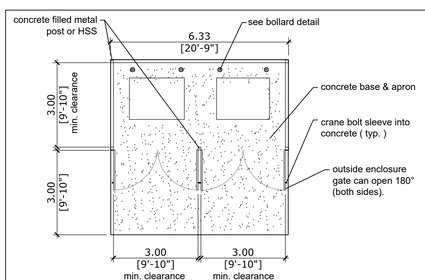

4 A0.4 TYP. SIDEWALK DETAIL
SCALE: 1: 15




5 A0.4 TYP. SIDEWALK DETAIL
SCALE: 1: 15



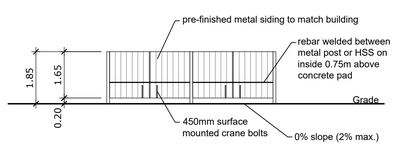

6 A0.4 TYP. WHEEL STOP DETAIL
SCALE: 1: 10
TO BE PLACED 600mm FROM
THE FRONT OF THE PARKING STALL



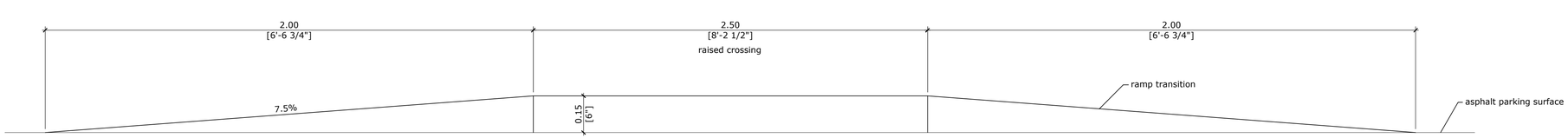

7 A0.4 WASTE & RECYCLING ENCLOSURE PLAN
SCALE: 1: 100

1. The exterior finish of the enclosure must match and or compliment the architecture of the development.

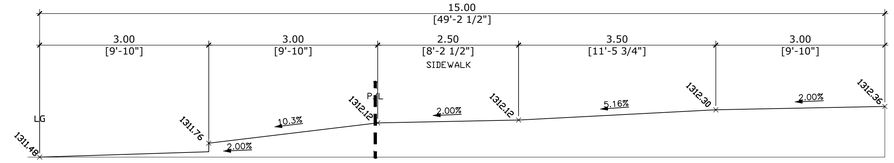
2. Enclosures with gates shall be equipped with a positive latch mechanism to hold gates open and closed.



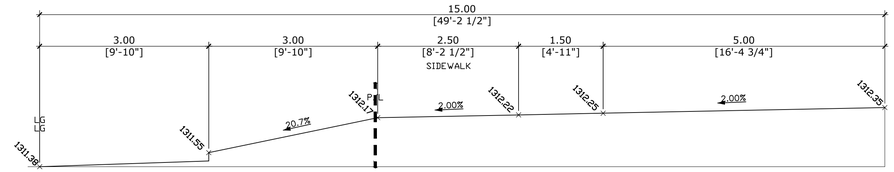

8 A0.4 WASTE & RECYCLING ENCLOSURE ELEVATION
SCALE: 1: 100



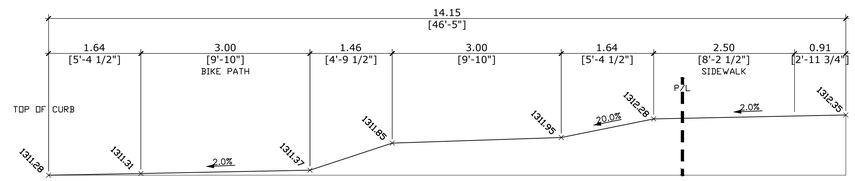

9 A0.4 RAISED CROSSING DETAIL (SIDEWALK AND VEHICLE ENTRY)
SCALE: 1: 10



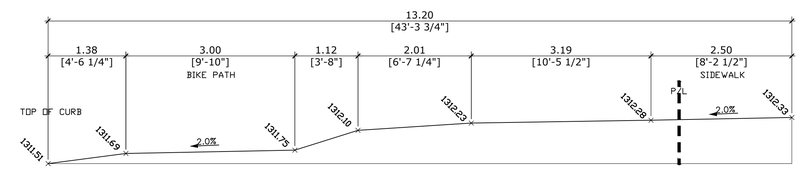

10 A0.4 SECTION AT IND. PLACE BLDG. #1
SCALE: 1 : 50



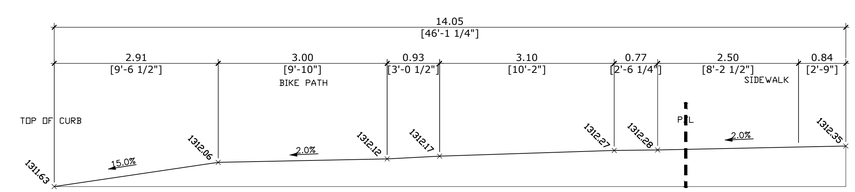

11 A0.4 SECTION AT IND. PLACE BLDG. #2
SCALE: 1 : 50




12 A0.4 SECTION AT 17TH STREET
SCALE: 1 : 50




13 A0.4 SECTION AT 17TH STREET
SCALE: 1 : 50




14 A0.4 SECTION AT 17TH STREET
SCALE: 1 : 50

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| 0 | ISSUED FOR DEVELOPMENT PERMIT | FEB. 28/19 | LAS |

DRAWING ISSUE NUMBER / REVISIONS

STAMPS

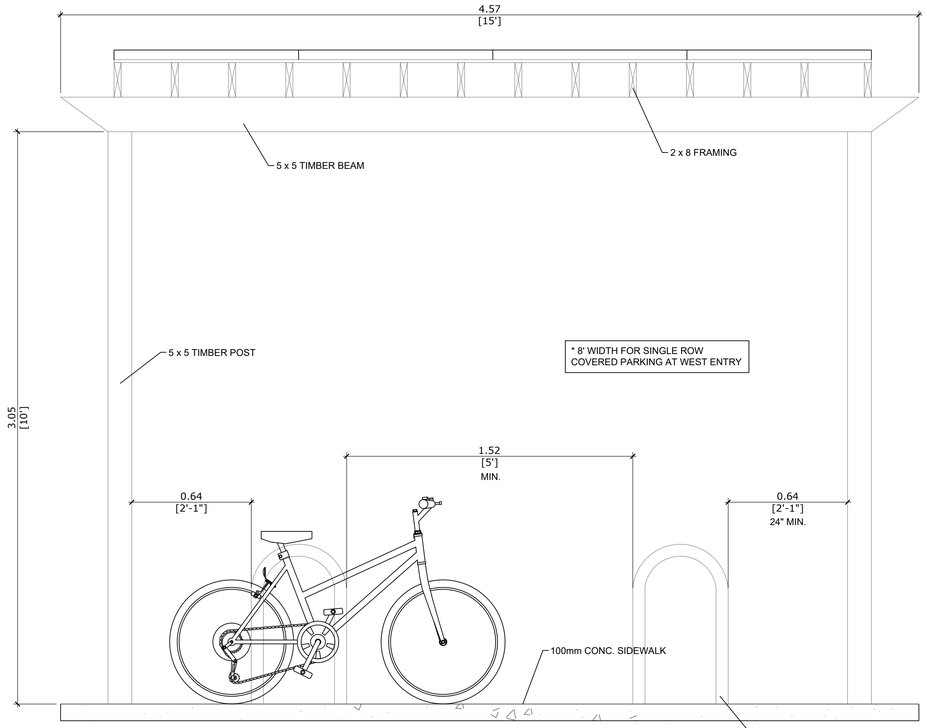
CLIENT
1499013 ALBERTA LTD.
CANMORE, ALBERTA

PROJECT
1 INDUSTRIAL WAY
CANMORE, ALBERTA

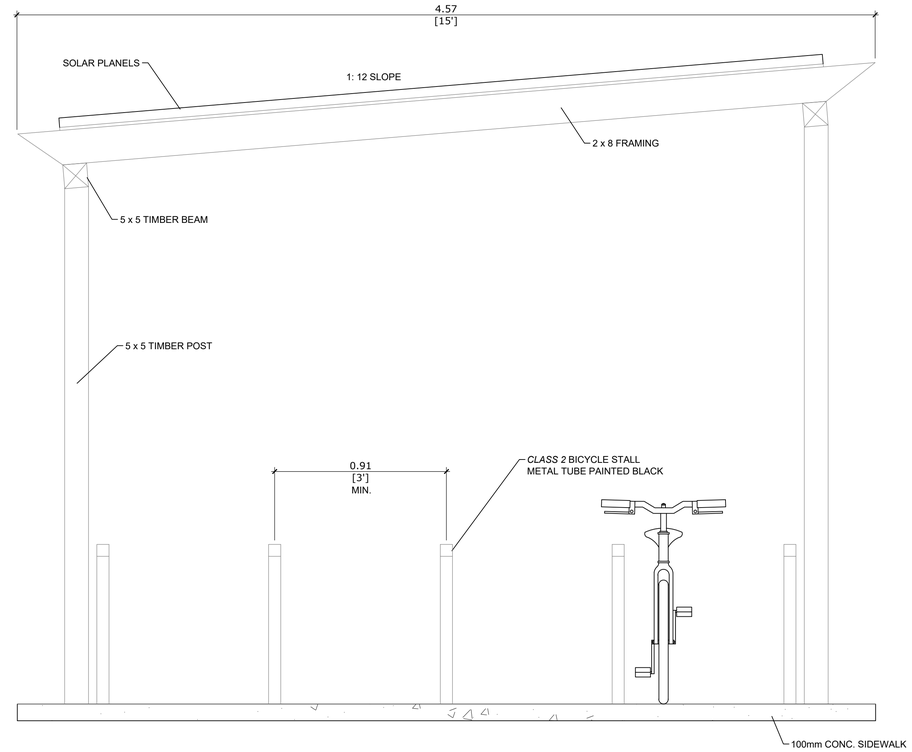
TITLE
SITE DETAILS

| SCALE | DATE | DRAWING NO. |
|---|---|---|
| - | JAN. 2019 | A0.4 |
| DRAWN BY: LAS | CHECKED BY: rljs | FILE NO.: P-406 |

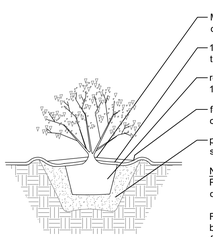
2



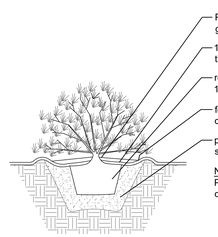

1 A0.5 TYP. COVERED BICYCLE AREA (15' x 15')
SCALE: 1: 15



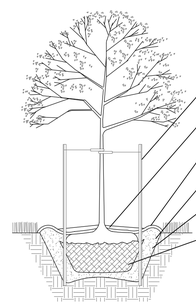

2 A0.5 TYP. COVERED BICYCLE AREA (15' x 15')
SCALE: 1: 15



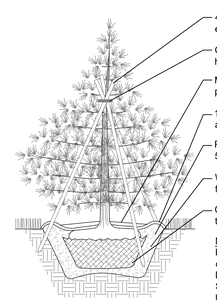

DECIDUOUS SHRUB




CONIFEROUS SHRUB

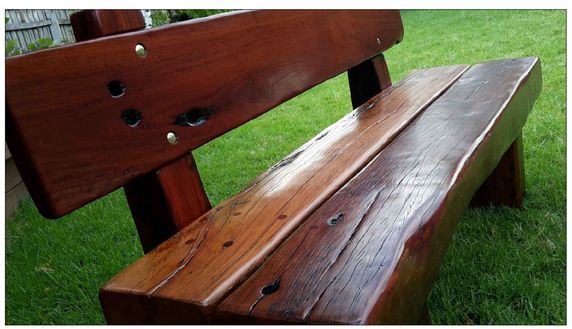



DECIDUOUS TREE




CONIFEROUS TREE

3 A0.5 PLANTING DETAILS
SCALE: 1: 25



4 A0.5 RAILWAY SLEEPER BENCH
SCALE: -

5 A0.5 RAILWAY SLEEPER TABLE
SCALE: -

6 A0.5 CORTEN STEEL PLANTER BOX
SCALE: -

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DRAWING ISSUE NUMBER / REVISIONS

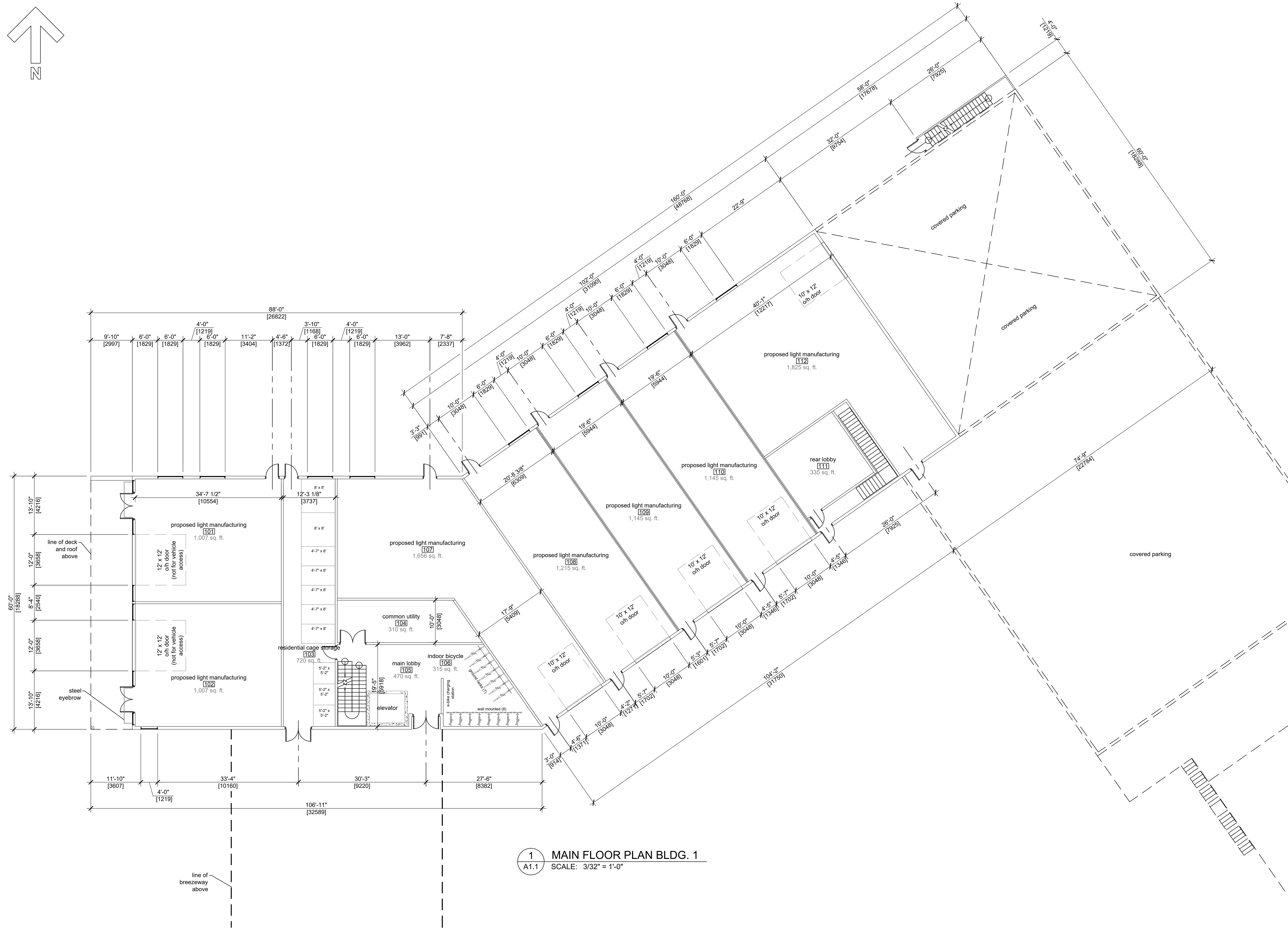
STAMPS

CLIENT
1499013 ALBERTA LTD.
CANMORE, ALBERTA

PROJECT
1 INDUSTRIAL WAY
CANMORE, ALBERTA

TITLE
SITE DETAILS

| SCALE | DATE | DRAWING NO. |
|---|---|---|
| - | JAN. 2019 | A0.5 1 |
| DRAWN BY: LAS | CHECKED BY: rljs | FILE NO.: P-406 |




1 / A1.1 MAIN FLOOR PLAN BLDG. 1
SCALE: 3/32" = 1'-0"

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| 2 | RE-ISSUED FOR DEVELOPMENT PERMIT | FEB. 28/19 | LAS |
| 1 | RE-ISSUED FOR DEVELOPMENT PERMIT | JAN. 9/19 | LAS |
| 0 | ISSUED FOR DEVELOPMENT PERMIT | DEC. 3/18 | LAS |

DRAWING ISSUE NUMBER / REVISIONS

STAMPS

CLIENT
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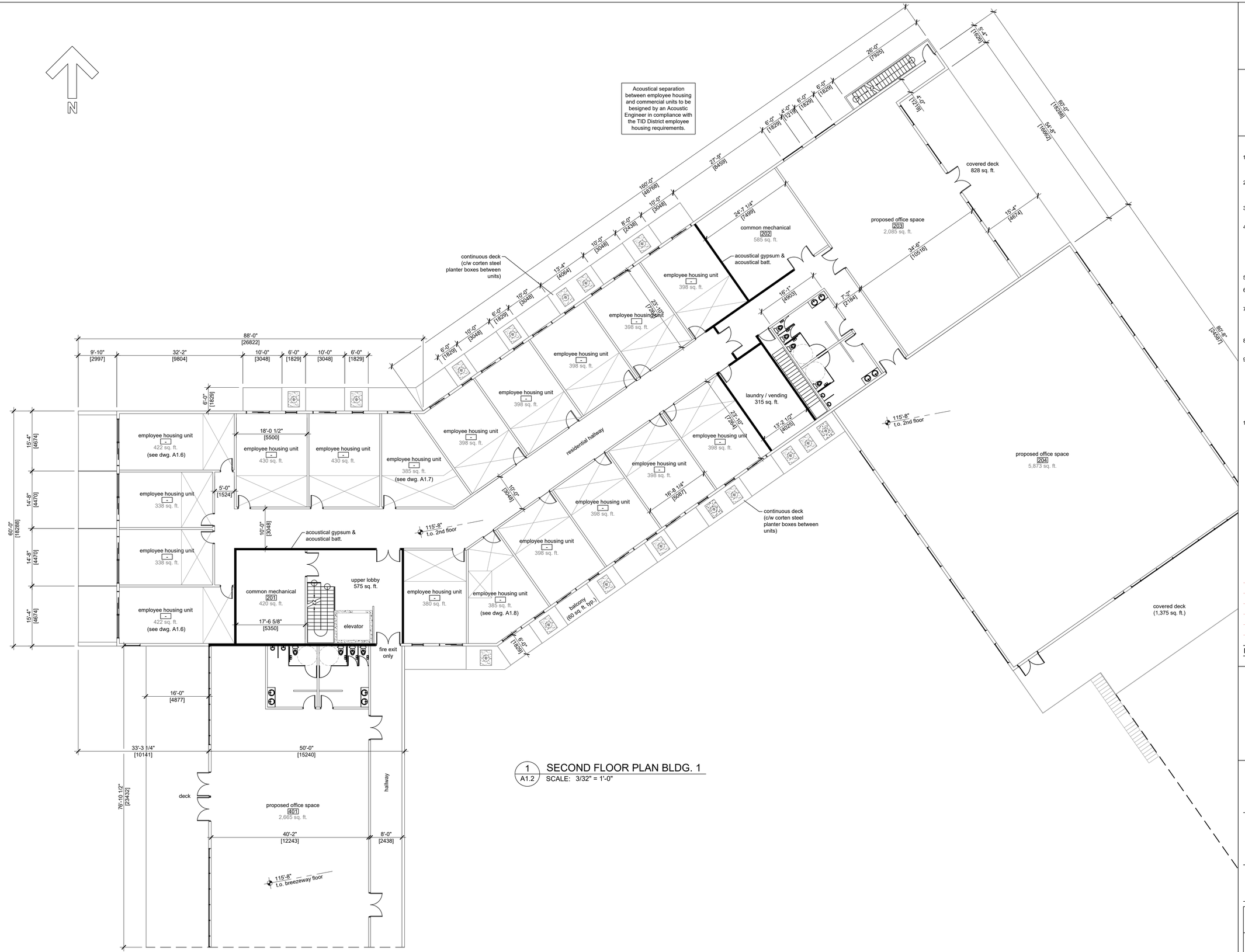
CANMORE, ALBERTA

PROJECT
1 INDUSTRIAL WAY
CANMORE, ALBERTA

TITLE
MAIN FLOOR PLAN BLDG. 1

| SCALE | DATE | DRAWING NO. |
|---|---|---|
| 3/32" = 1'-0" | JUNE 2018 | A1.1 (5) |

| DRAWN BY | CHECKED BY | FILE NO. |
|---|---|---|
| LAS | rljs | P-406 |




1 / A1.2 SECOND FLOOR PLAN BLDG. 1
SCALE: 3/32" = 1'-0"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CANMORE, ALBERTA

PROJECT
1 INDUSTRIAL WAY
CANMORE, ALBERTA

TITLE
SECOND FLOOR PLAN BLDG. 1

| SCALE | DATE | DRAWING NO. |
|---|---|---|
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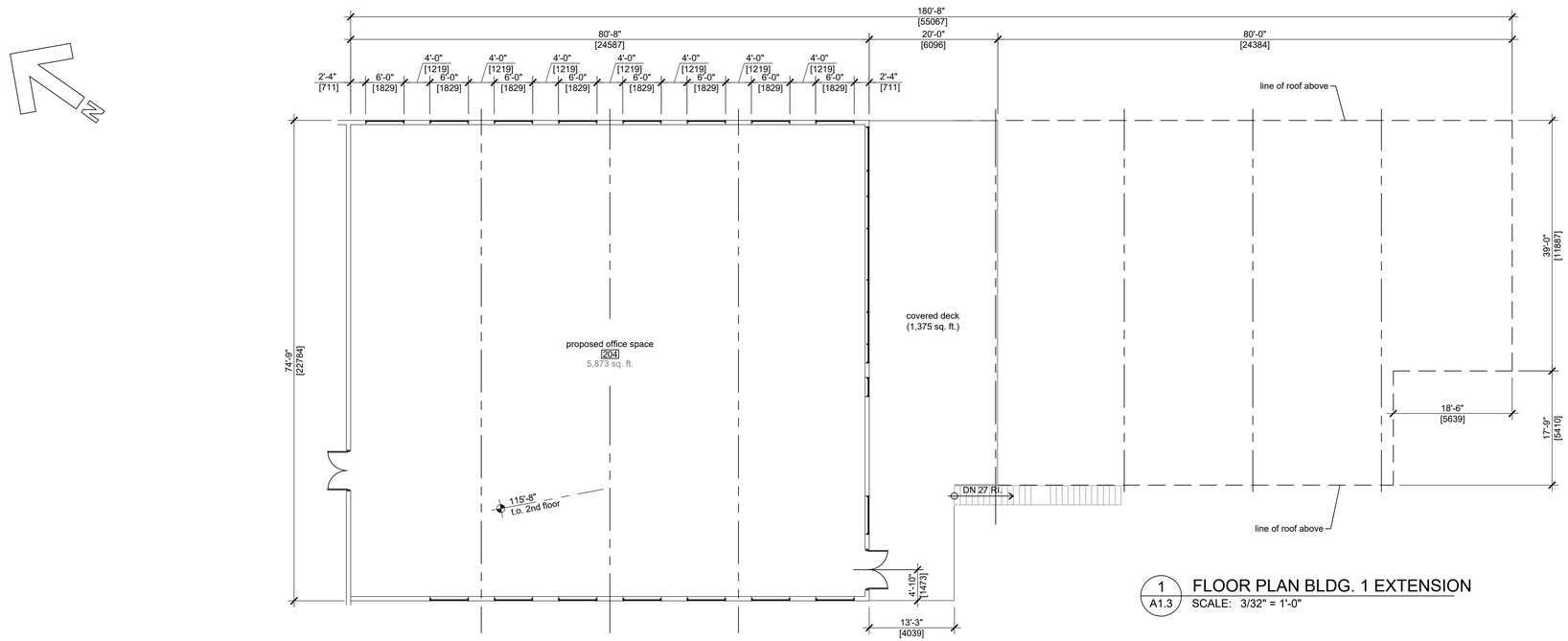
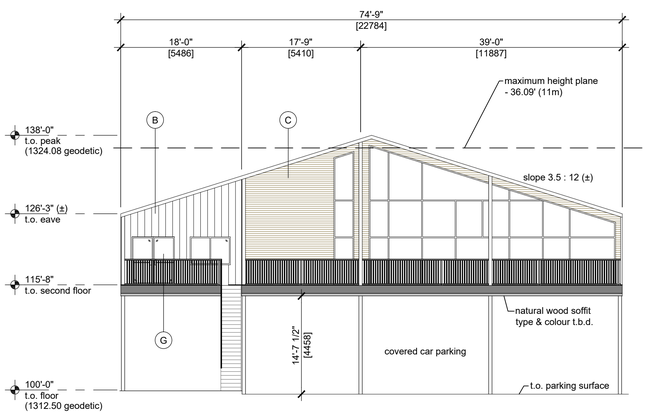
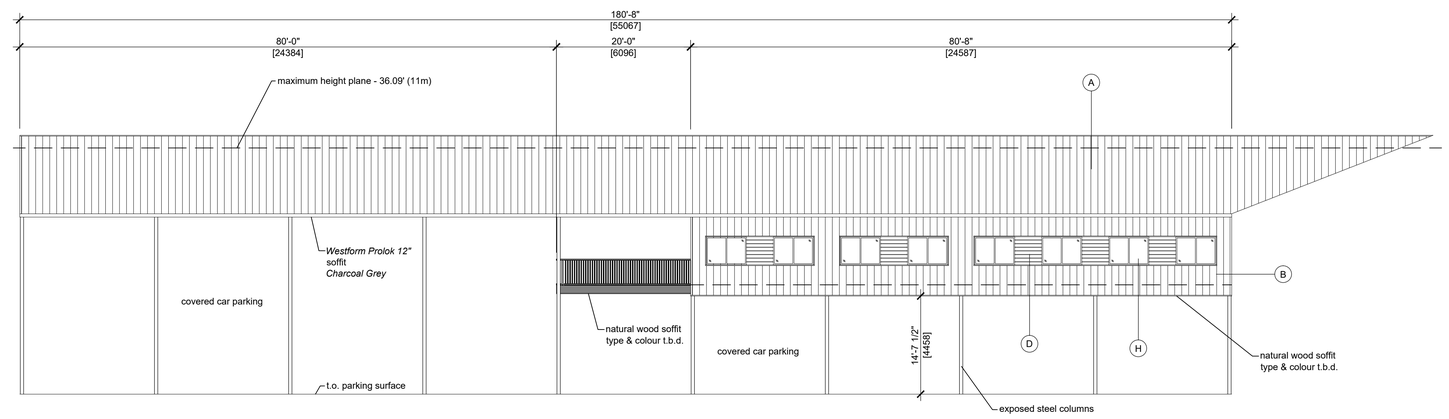
| DRAWN BY: LAS | CHECKED BY: rljs | FILE NO.: P-406 |



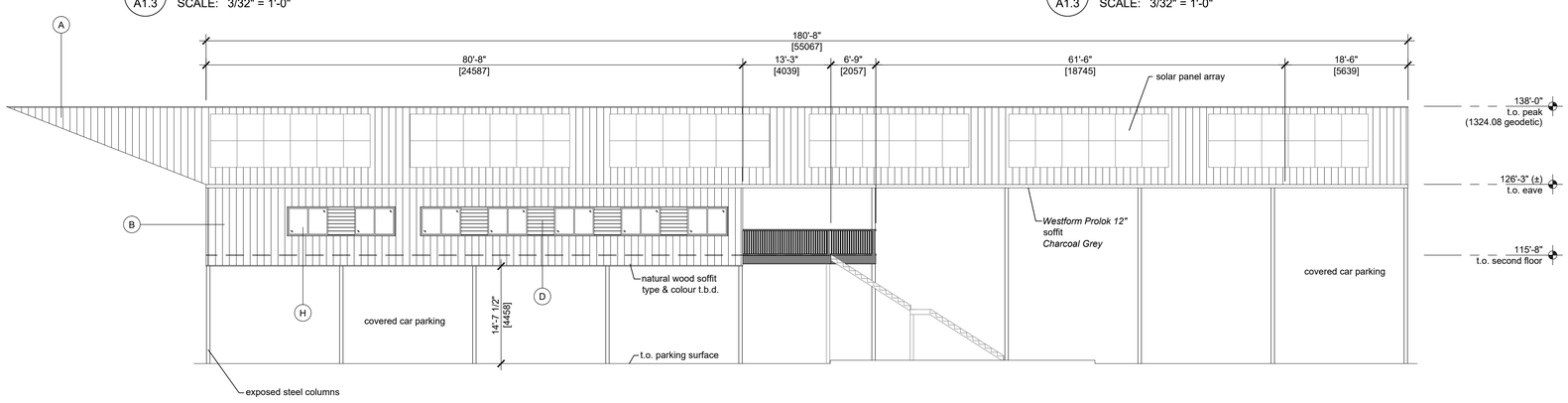

1 A1.3 FLOOR PLAN BLDG. 1 EXTENSION
SCALE: 3/32" = 1'-0"




2 A1.3 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"




3 A1.3 EAST ELEVATION
SCALE: 3/32" = 1'-0"




4 A1.3 WEST ELEVATION
SCALE: 3/32" = 1'-0"

## EXTERIOR FINISH SCHEDULE

| | |
|---|---|
| A | *Westform Prolok 12"* metal roof cladding, 24 ga.<br>colour: *Charcoal Grey* |
| B | *Westform Prolok 12"* metal wall cladding, 26 ga.<br>colour: *Charcoal Grey* |
| C | *VicWest Bellara Steel Siding*<br>colour: *Mountain Cedar* |
| D | *VicWest Bellara Steel Siding*<br>colour: *Deep Walnut* |
| E | *El Dorado Stone* finish<br>*Cliffstone, Banff Springs* |
| F | clear anodized aluminum curtain wall |
| G | clear anodized aluminum entry door |
| H | clear anodized aluminum window |
| J | insulated steel walk door<br>colour: manufacturer's primer (paint by others) |
| K | black aluminum deck railing system |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| 0 | ISSUED FOR DEVELOPMENT PERMIT | FEB. 28/19 | LAS |

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STAMPS

CLIENT
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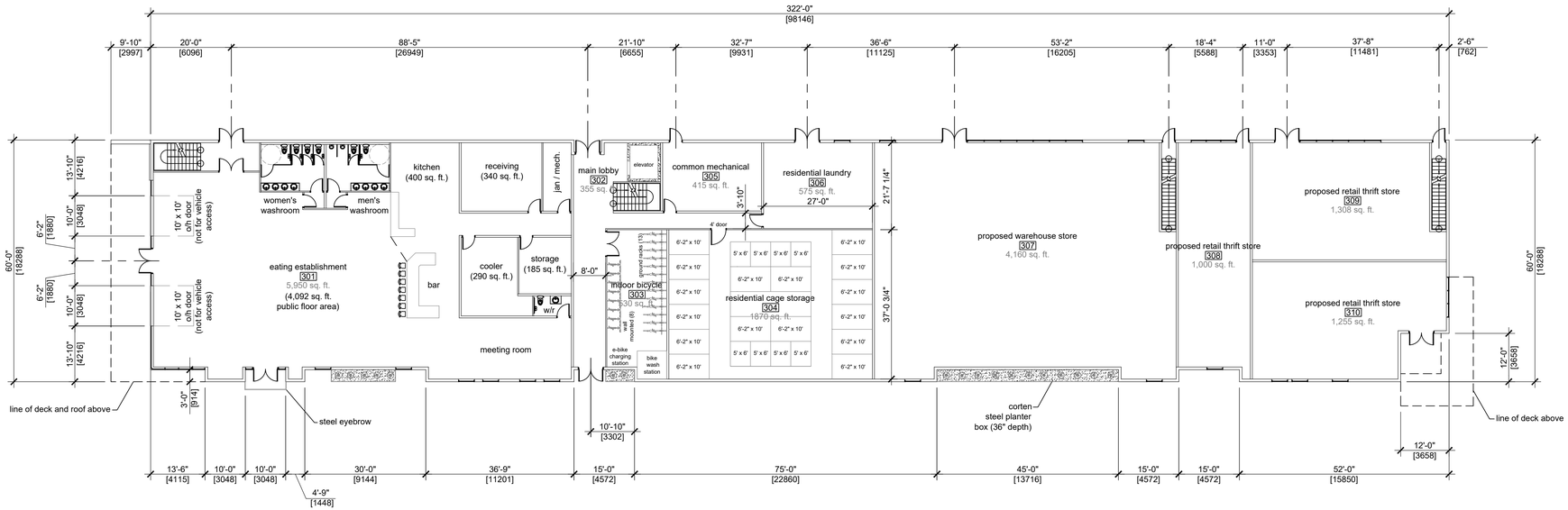
CANMORE, ALBERTA

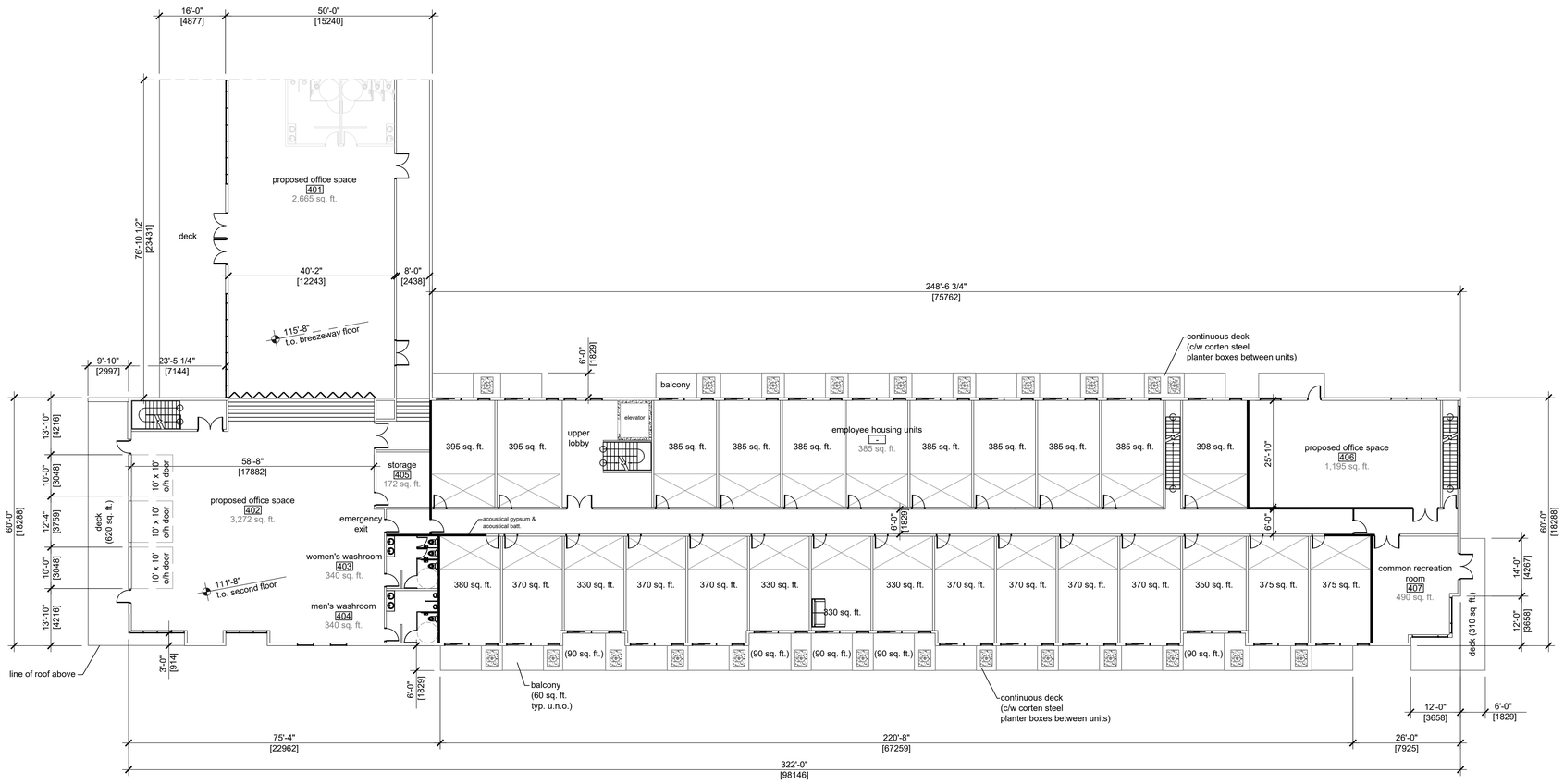
PROJECT
1 INDUSTRIAL WAY
CANMORE, ALBERTA

TITLE
BUILDING 1 EXTENSION

| SCALE | DATE | DRAWING NO. |
|---|---|---|
| 3/32" = 1'-0" | FEB. 2019 | A1.3 (3) |
| DRAWN BY: LAS | CHECKED BY: rljs | FILE NO.: P-406 |




1 A1.4 MAIN FLOOR PLAN
SCALE: 1/16" = 1'-0"




2 A1.4 SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

Acoustical separation between employee housing and commercial units to be besigned by an Acoustic Engineer in compliance with the TID District employee housing requirements.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| NO. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| 4 | RE-ISSUED FOR DEVELOPMENT PERMIT | JULY 25/19 | LAS |
| 3 | RE-ISSUED FOR DEVELOPMENT PERMIT | MAY 23/19 | LAS |
| 2 | RE-ISSUED FOR DEVELOPMENT PERMIT | FEB. 28/19 | LAS |
| 1 | RE-ISSUED FOR DEVELOPMENT PERMIT | JAN. 9/19 | LAS |
| 0 | ISSUED FOR DEVELOPMENT PERMIT | DEC. 3/18 | LAS |

DRAWING ISSUE NUMBER / REVISIONS

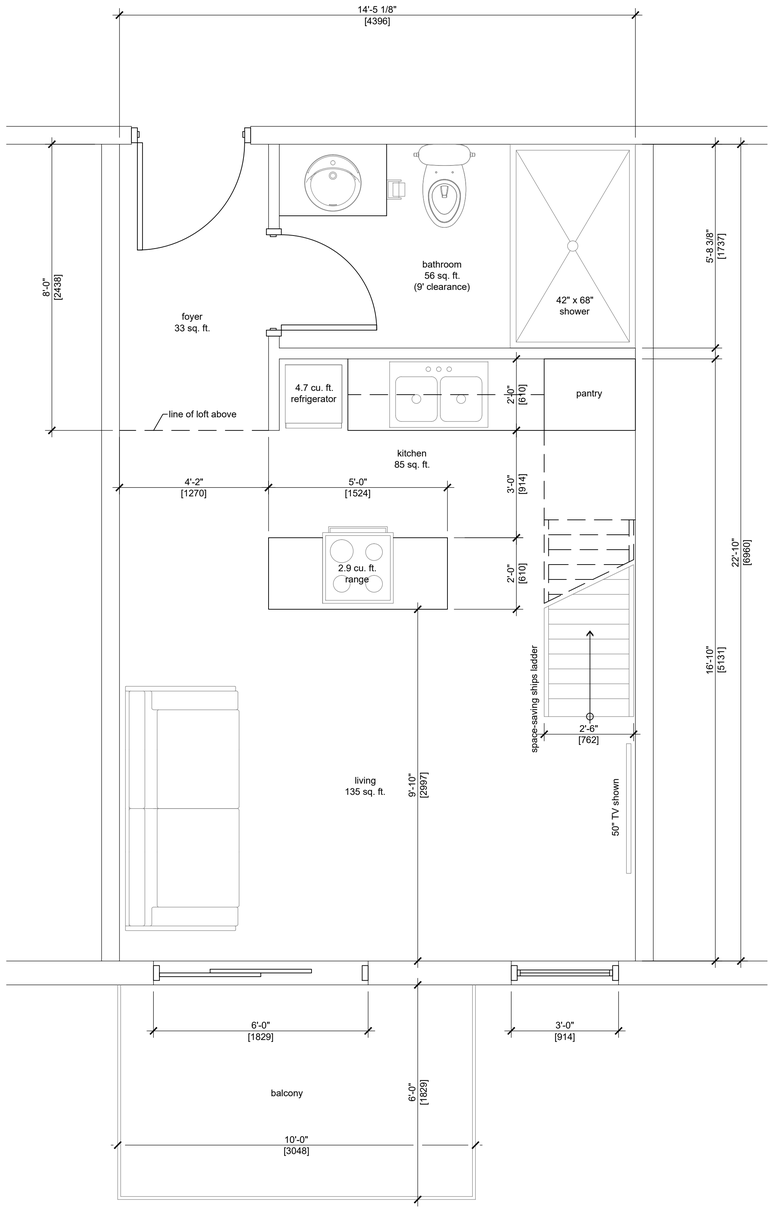
STAMPS

CLIENT
1499013 ALBERTA LTD.
CANMORE, ALBERTA

PROJECT
1 INDUSTRIAL WAY
CANMORE, ALBERTA

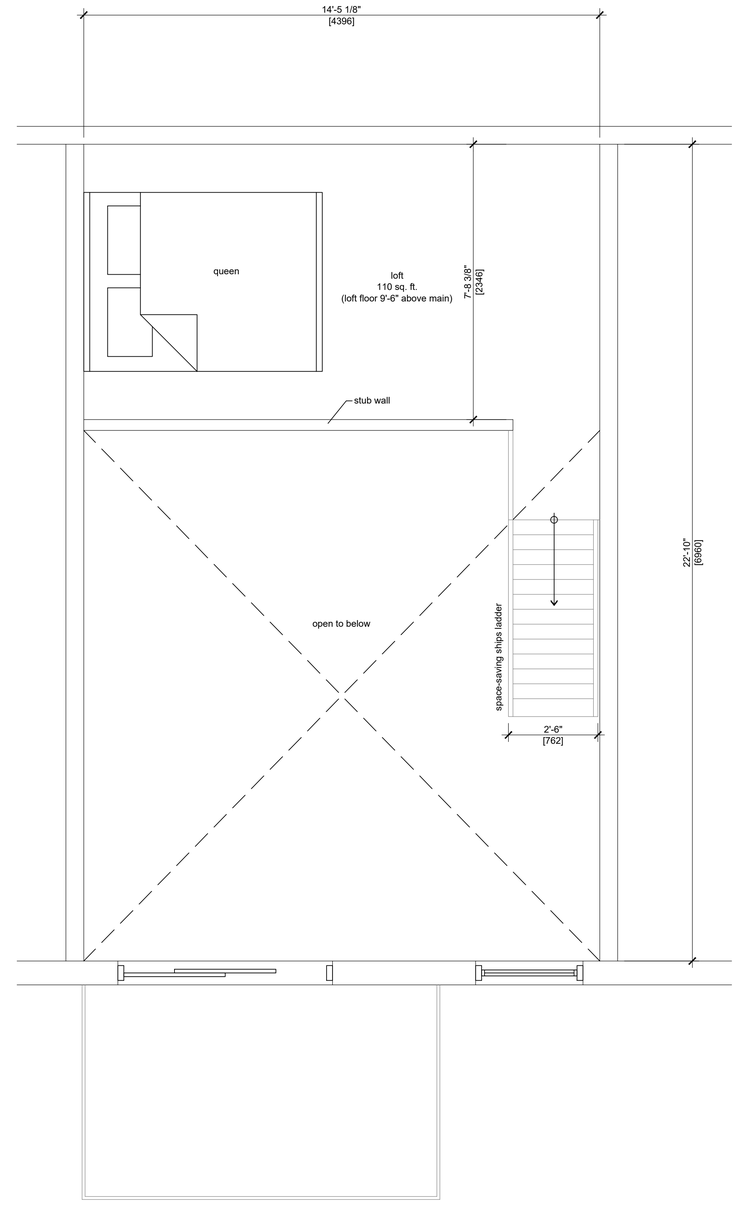
TITLE
FLOOR PLANS BUILDING 2

| SCALE | DATE | DRAWING NO. |
|---|---|---|
| 1/16" = 1'-0" | JUNE 2018 | A1.4 (4) |
| DRAWN BY: LAS | CHECKED BY: rljs | FILE NO.: P-406 |




1 A1.5 MAIN FLOOR PLAN
SCALE: 1/2" = 1'-0"

330 sq. ft. unit shown (layout is typical of all size units)
(Larger units will have increased living room, kitchen space, and loft size. Bathroom size is typical of all units.
Floor plan is mirrored depending on unit location.)




2 A1.5 LOFT PLAN
SCALE: 1/2" = 1'-0"

330 sq. ft. unit shown (layout is typical of all size units)
(Larger units will have increased living room, kitchen space, and loft size. Bathroom size is typical of all units.
Floor plan is mirrored depending on unit location.)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| NO. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| 2 | RE-ISSUED FOR DEVELOPMENT PERMIT | MAY 23/19 | LAS |
| 1 | RE-ISSUED FOR DEVELOPMENT PERMIT | FEB. 28/19 | LAS |
| 0 | ISSUED FOR DEVELOPMENT PERMIT | JAN. 9/19 | LAS |

DRAWING ISSUE NUMBER / REVISIONS

STAMPS

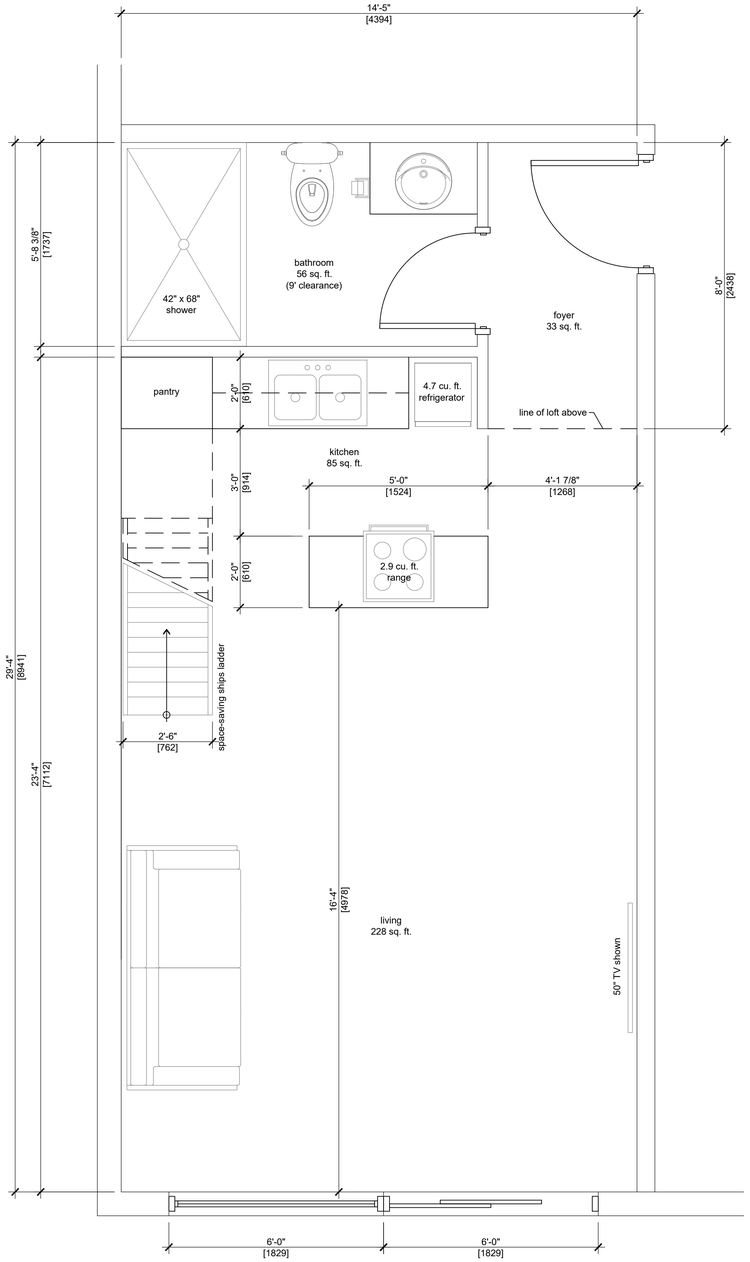
CLIENT
1499013 ALBERTA LTD.
CANMORE, ALBERTA

PROJECT
1 INDUSTRIAL WAY
CANMORE, ALBERTA

TITLE
TYPICAL EMPLOYEE HOUSING UNIT PLAN

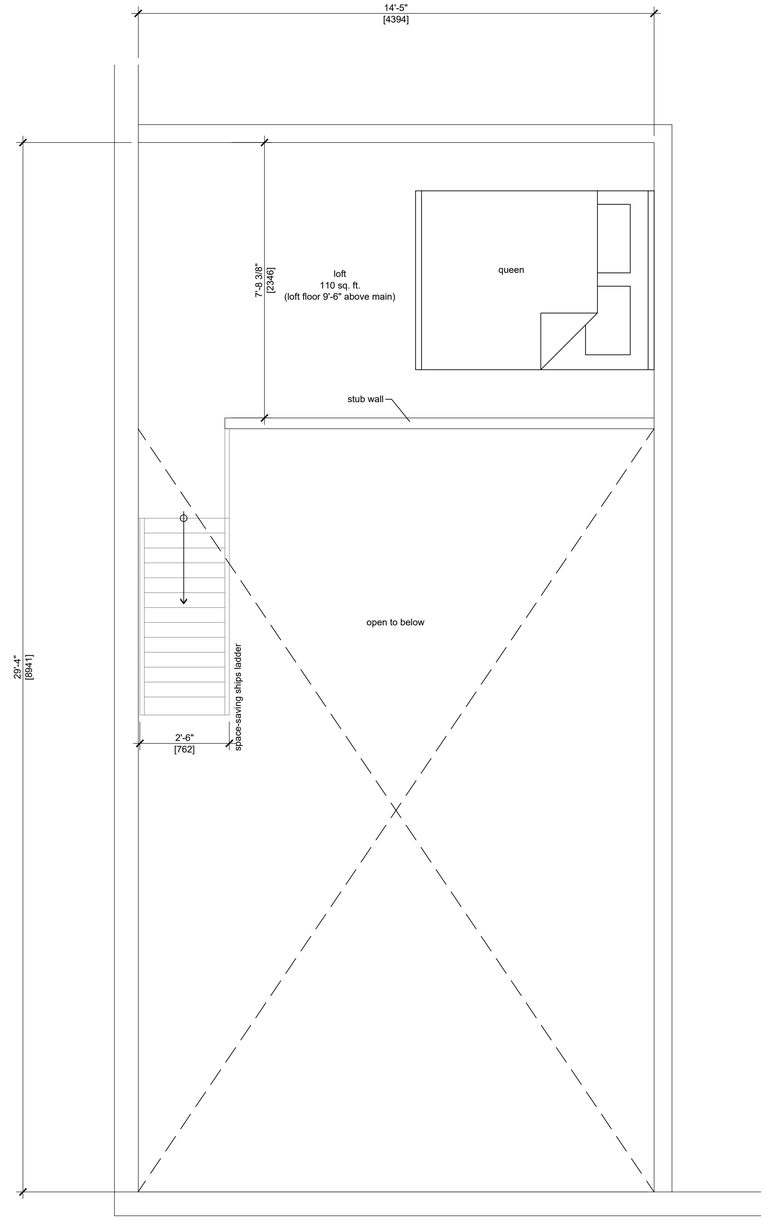
| SCALE | DATE | DRAWING NO. |
|---|---|---|
| 1/2" = 1'-0" | DEC. 2018 | A1.5 2 |

| DRAWN BY | CHECKED BY | FILE NO. |
|---|---|---|
| LAS | rljs | P-406 |




1 A1.6 MAIN FLOOR PLAN
SCALE: 1/2" = 1'-0"

422 sq. ft. Building #1 corner unit shown
(Floor plan is mirrored depending on unit location.)




2 A1.6 LOFT PLAN
SCALE: 1/2" = 1'-0"

422 sq. ft. Building #1 corner unit shown
(Floor plan is mirrored depending on unit location.)

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DRAWING ISSUE NUMBER / REVISIONS

STAMPS

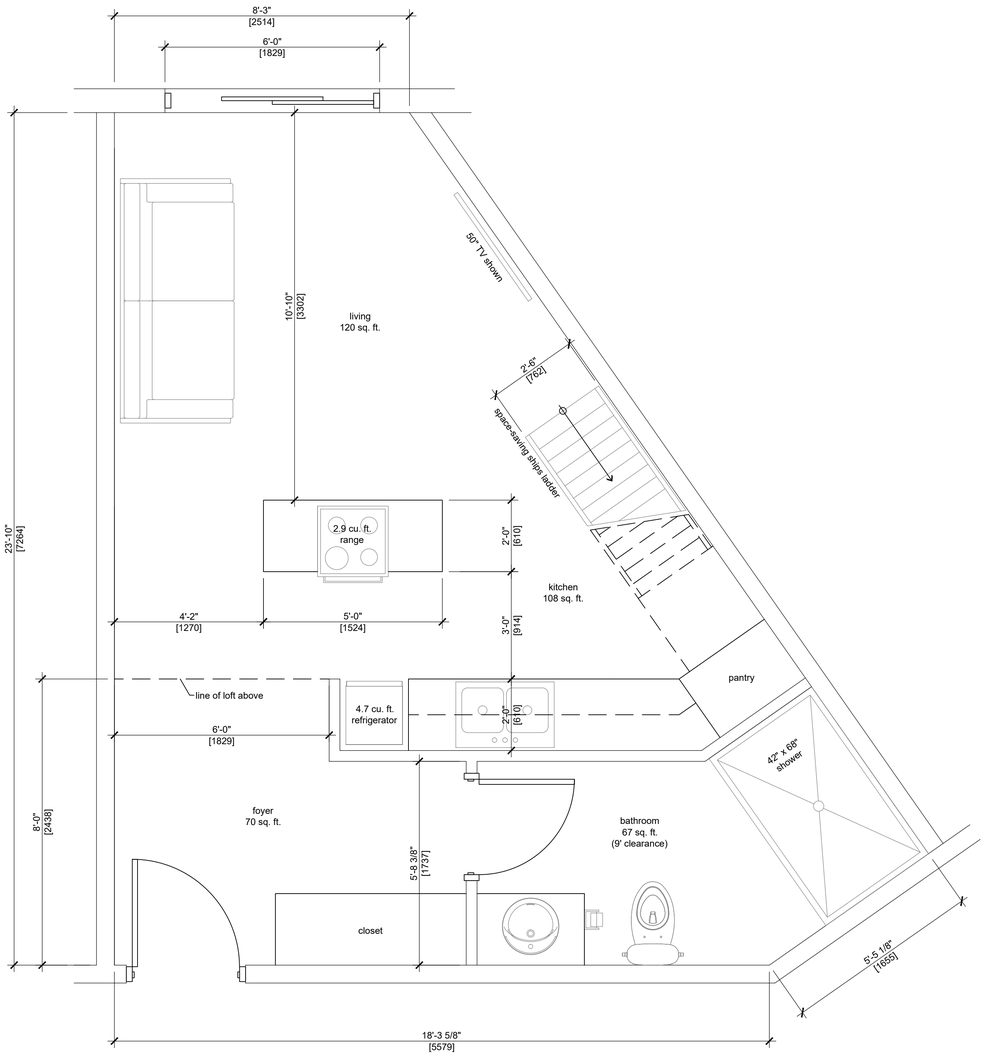
CLIENT
1499013 ALBERTA LTD.
CANMORE, ALBERTA

PROJECT
1 INDUSTRIAL WAY
CANMORE, ALBERTA

TITLE
EMPLOYEE HOUSING UNIT PLAN

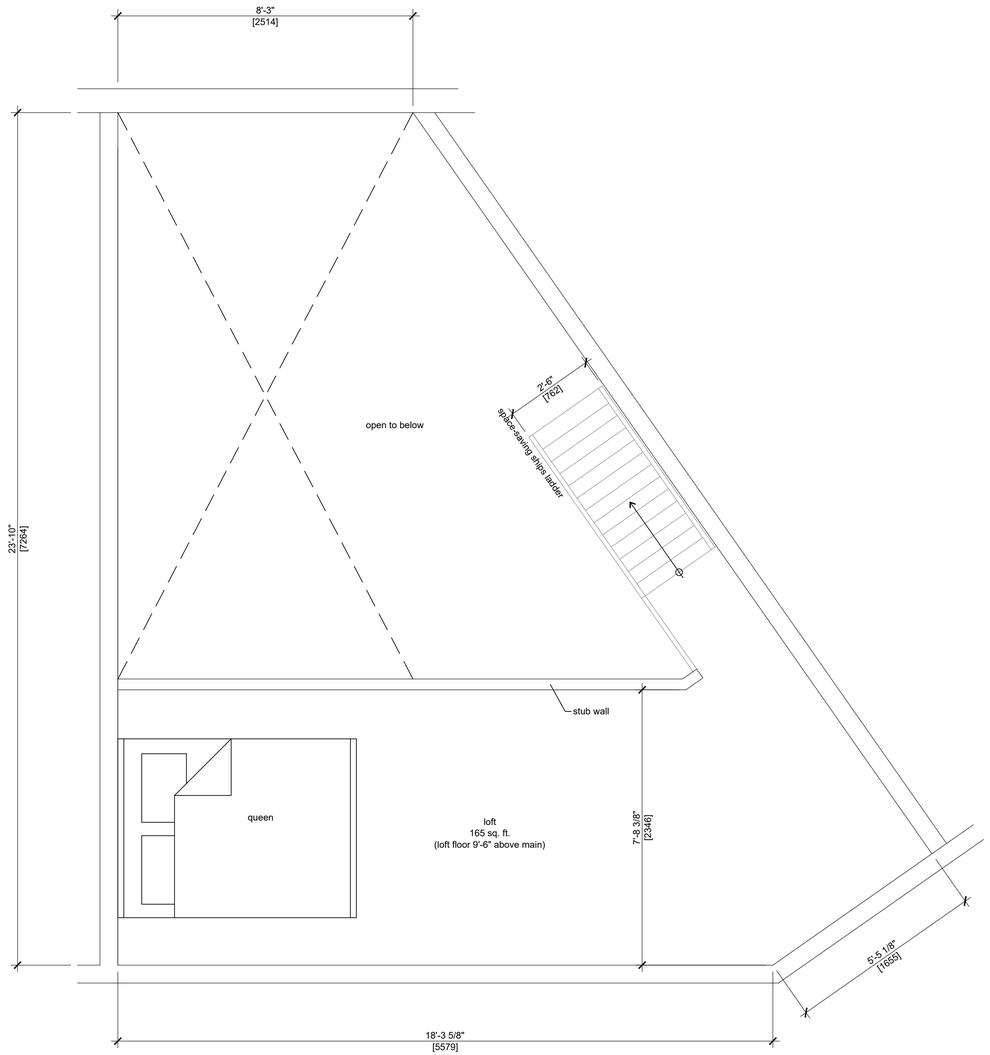
| SCALE | DATE | DRAWING NO. |
|---|---|---|
| 1/2" = 1'-0" | JULY 2019 | A1.6 0 |

| DRAWN BY | CHECKED BY | FILE NO. |
|---|---|---|
| LAS | rljs | P-406 |




1 A1.7 MAIN FLOOR PLAN
SCALE: 1/2" = 1'-0"

Irregular 385 sq. ft. Building #1 unit shown




2 A1.7 LOFT PLAN
SCALE: 1/2" = 1'-0"

Irregular 385 sq. ft. Building #1 unit shown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STAMPS

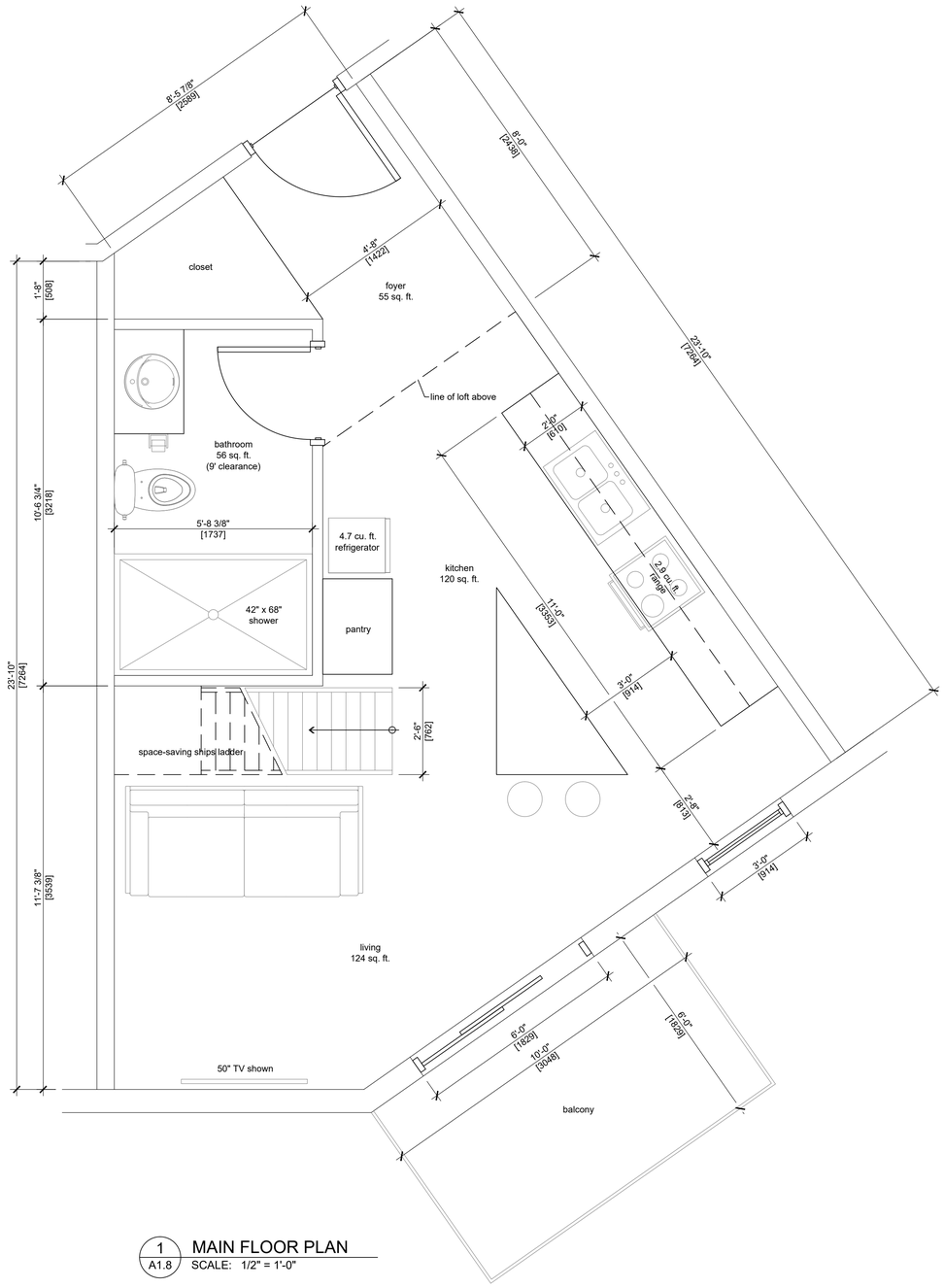
CLIENT
1499013 ALBERTA LTD.
CANMORE, ALBERTA

PROJECT
1 INDUSTRIAL WAY
CANMORE, ALBERTA

TITLE
EMPLOYEE HOUSING UNIT PLAN

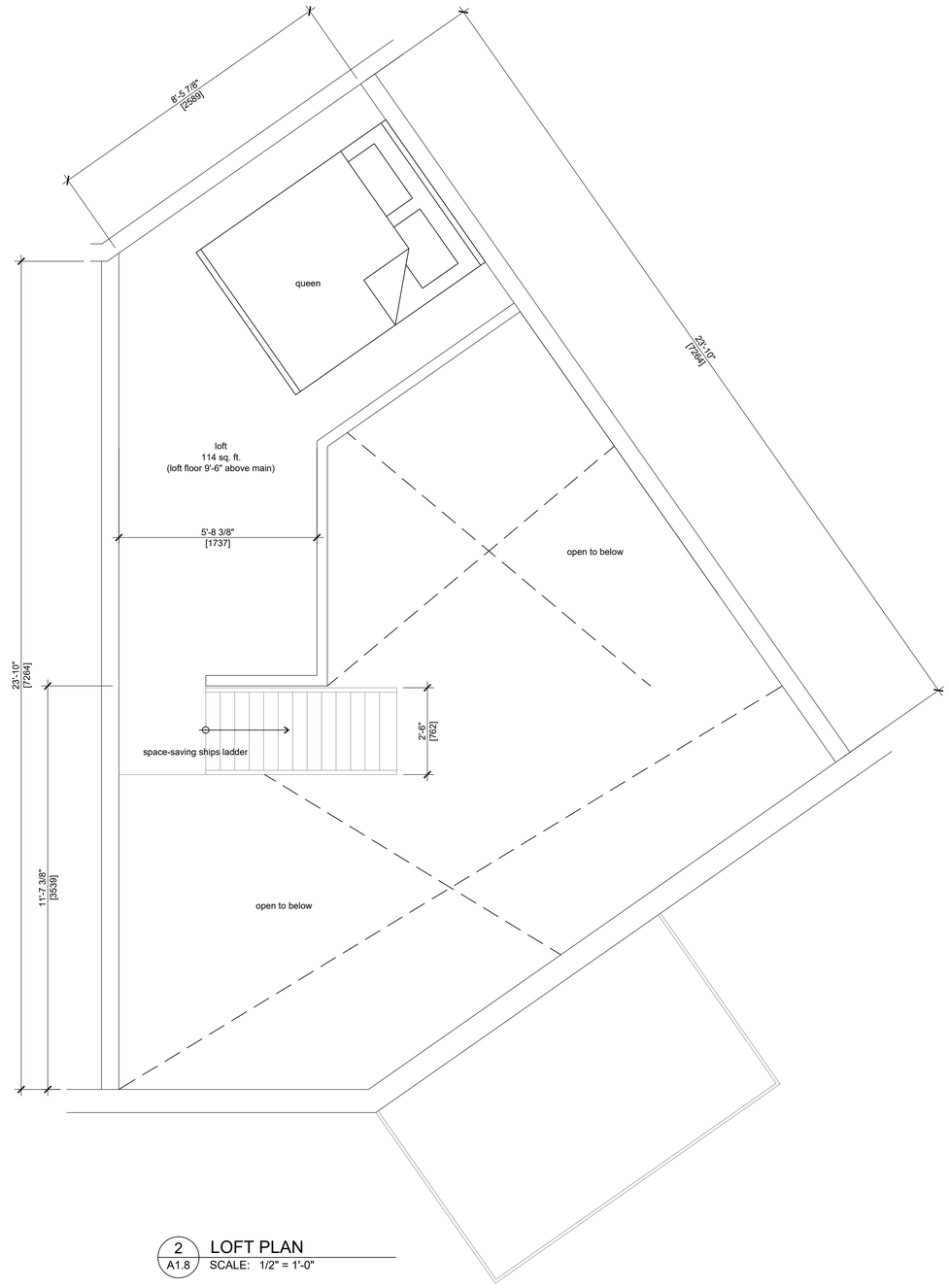
| SCALE | DATE | DRAWING NO. |
|---|---|---|
| 1/2" = 1'-0" | JULY 2019 | A1.7 0 |

| DRAWN BY | CHECKED BY | FILE NO. |
|---|---|---|
| LAS | rljs | P-406 |




1 A1.8 MAIN FLOOR PLAN
SCALE: 1/2" = 1'-0"

Irregular 385 sq. ft. Building #1 unit shown




2 A1.8 LOFT PLAN
SCALE: 1/2" = 1'-0"

Irregular 385 sq. ft. Building #1 unit shown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DRAWING ISSUE NUMBER / REVISIONS

STAMPS

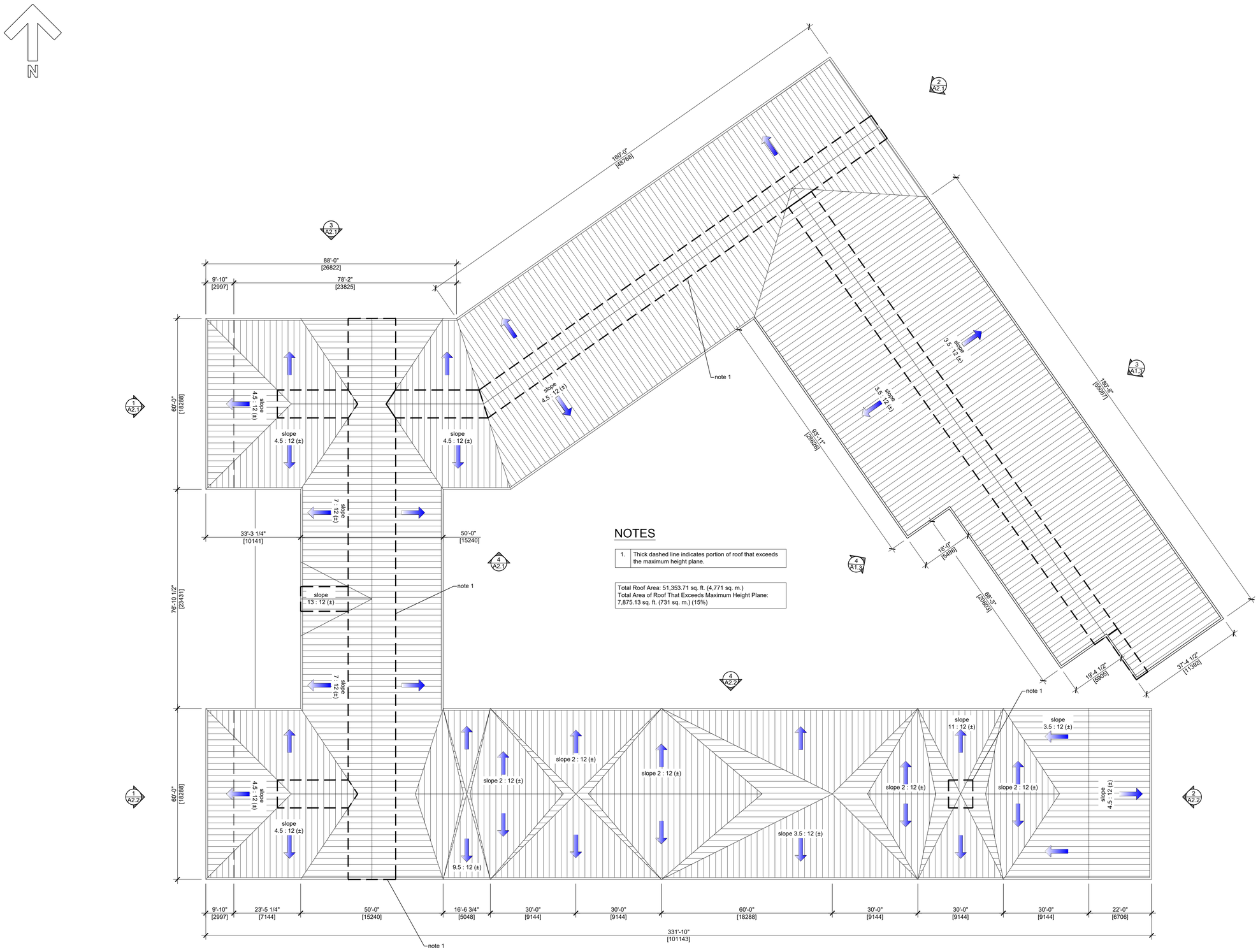
CLIENT
1499013 ALBERTA LTD.
CANMORE, ALBERTA

PROJECT
1 INDUSTRIAL WAY
CANMORE, ALBERTA

TITLE
EMPLOYEE HOUSING UNIT PLAN

| SCALE | DATE | DRAWING NO. |
|---|---|---|
| 1/2" = 1'-0" | JULY 2019 | A1.8 0 |

| DRAWN BY | CHECKED BY | FILE NO. |
|---|---|---|
| LAS | rljs | P-406 |




## NOTES

| | |
|---|---|
| 1. | Thick dashed line indicates portion of roof that exceeds the maximum height plane. |

Total Roof Area: 51,353.71 sq. ft. (4,771 sq. m.)
Total Area of Roof That Exceeds Maximum Height Plane: 7,875.13 sq. ft. (731 sq. m.) (15%)

1 A1.9 ROOF PLAN
SCALE: 1/16" = 1'-0"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| NO. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| 2 | RE-ISSUED FOR DEVELOPMENT PERMIT | MAY 23/19 | LAS |
| 1 | RE-ISSUED FOR DEVELOPMENT PERMIT | FEB. 28/19 | LAS |
| 0 | ISSUED FOR DEVELOPMENT PERMIT | JAN. 9/19 | LAS |

DRAWING ISSUE NUMBER / REVISIONS

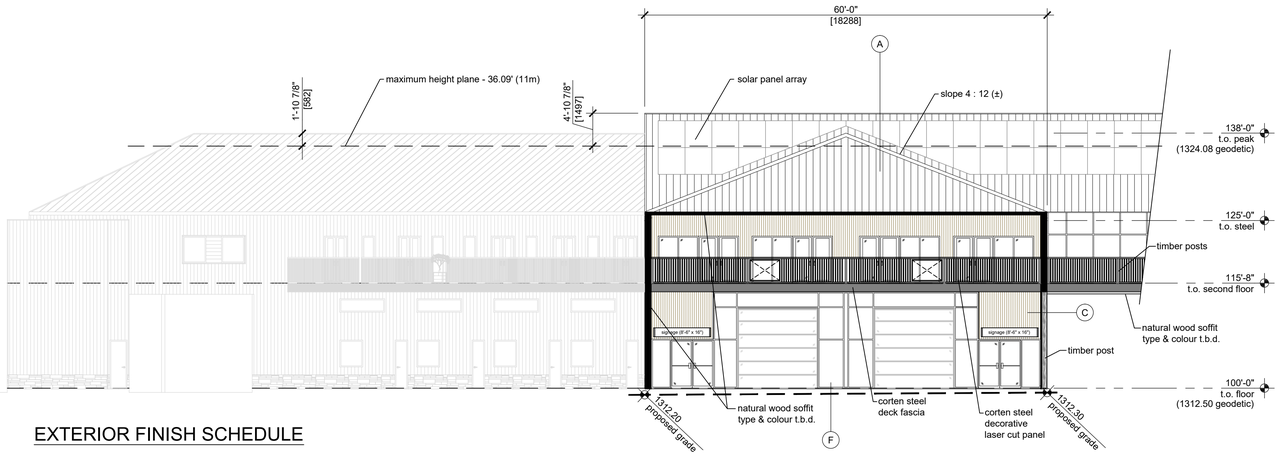
STAMPS

CLIENT
1499013 ALBERTA LTD.
CANMORE, ALBERTA

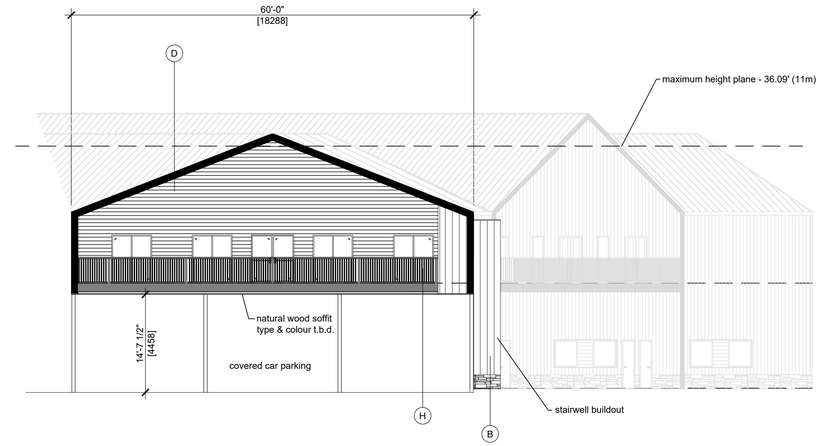
PROJECT
1 INDUSTRIAL WAY
CANMORE, ALBERTA

TITLE
ROOF PLAN

| SCALE | DATE | DRAWING NO. |
|---|---|---|
| 1/16" = 1'-0" | JAN. 2019 | A1.9 2 |
| DRAWN BY: LAS | CHECKED BY: rljs | FILE NO.: P-406 |



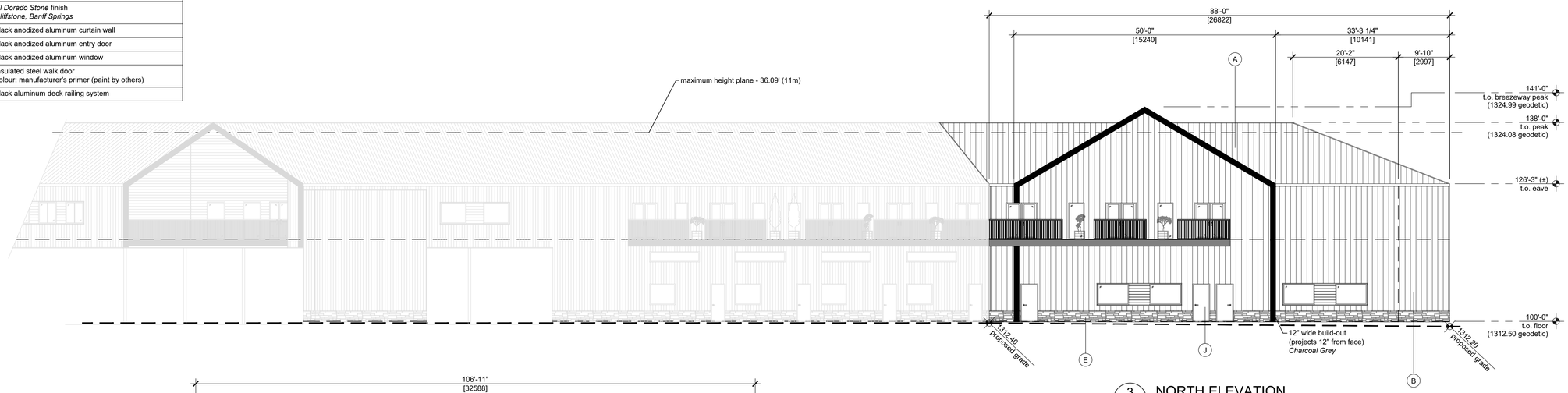

1 A2.1 WEST ELEVATION
SCALE: 3/32" = 1'-0"



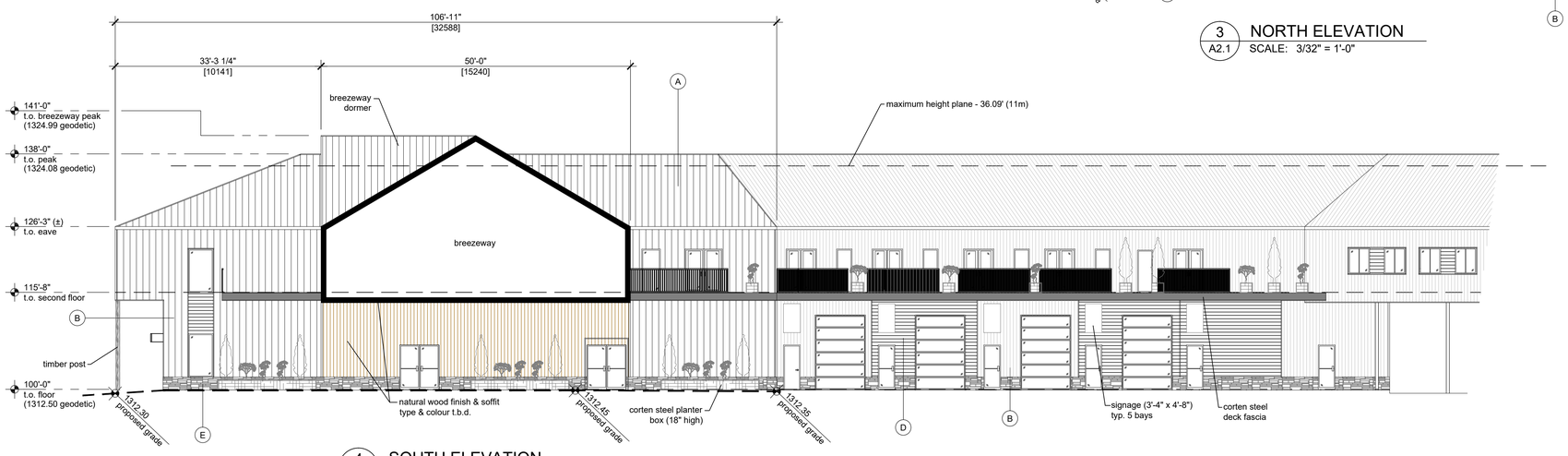

2 A2.1 EAST ELEVATION
SCALE: 3/32" = 1'-0"

## EXTERIOR FINISH SCHEDULE

| | |
|---|---|
| A | *Westform Prolok 12"* metal roof cladding, 24 ga.<br>colour: *Charcoal Grey* |
| B | *Westform Prolok 12"* metal wall cladding, 26 ga.<br>colour: *Charcoal Grey* |
| C | *VicWest Bellara Steel Siding*<br>colour: *Mountain Cedar* |
| D | *VicWest Bellara Steel Siding*<br>colour: *Deep Walnut* |
| E | *El Dorado Stone* finish<br>*Cliffstone, Banff Springs* |
| F | black anodized aluminum curtain wall |
| G | black anodized aluminum entry door |
| H | black anodized aluminum window |
| J | insulated steel walk door<br>colour: manufacturer's primer (paint by others) |
| K | black aluminum deck railing system |




3 A2.1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"




4 A2.1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"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| NO. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| 5 | RE-ISSUED FOR DEVELOPMENT PERMIT | AUG. 9/19 | LAS |
| 4 | RE-ISSUED FOR DEVELOPMENT PERMIT | JULY 25/19 | LAS |
| 3 | RE-ISSUED FOR DEVELOPMENT PERMIT | MAY 23/19 | LAS |
| 2 | RE-ISSUED FOR DEVELOPMENT PERMIT | FEB. 28/19 | LAS |
| 1 | RE-ISSUED FOR DEVELOPMENT PERMIT | JAN. 9/19 | LAS |
| 0 | ISSUED FOR DEVELOPMENT PERMIT | DEC. 3/18 | LAS |

DRAWING ISSUE NUMBER / REVISIONS

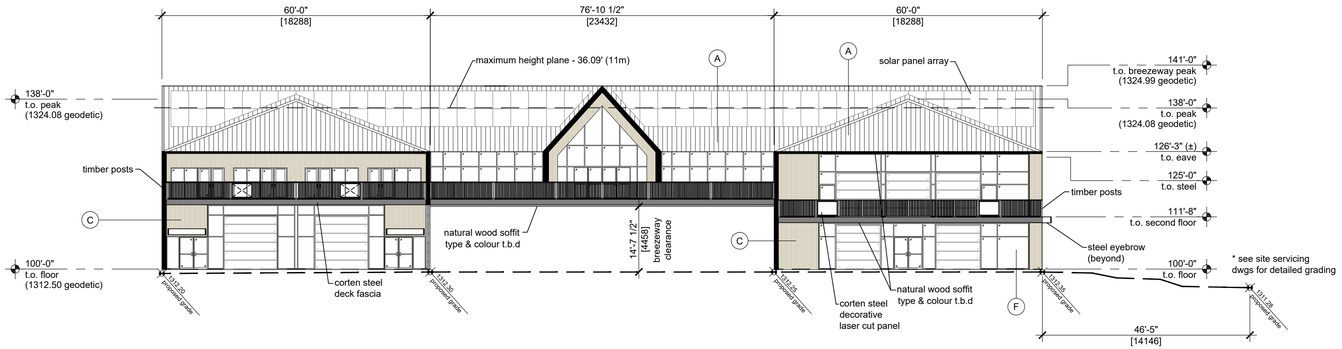
STAMPS

CLIENT
1499013 ALBERTA LTD.
CANMORE, ALBERTA

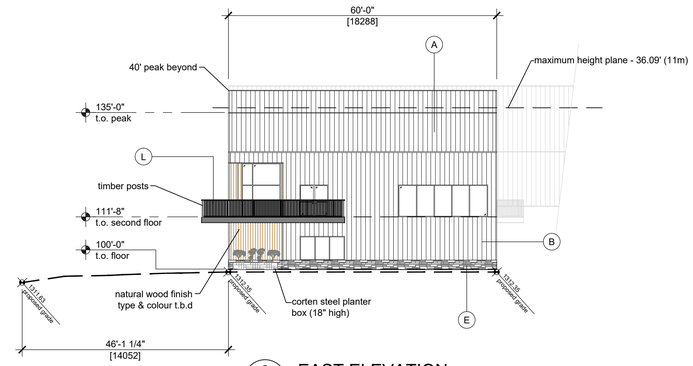
PROJECT
1 INDUSTRIAL WAY
CANMORE, ALBERTA

TITLE
ELEVATIONS BLDG. 1

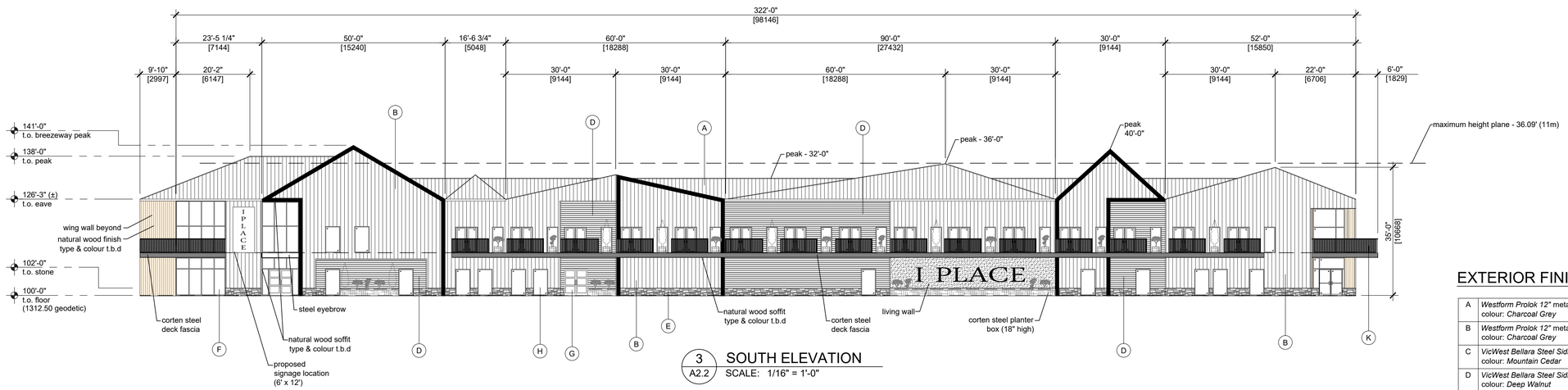
| SCALE | DATE | DRAWING NO. |
|---|---|---|
| 3/32" = 1'-0" | JUNE 2018 | A2.1 5 |
| DRAWN BY: LAS | CHECKED BY: rljs | FILE NO.: P-406 |




1 A2.2 WEST ELEVATION
SCALE: 1/16" = 1'-0"



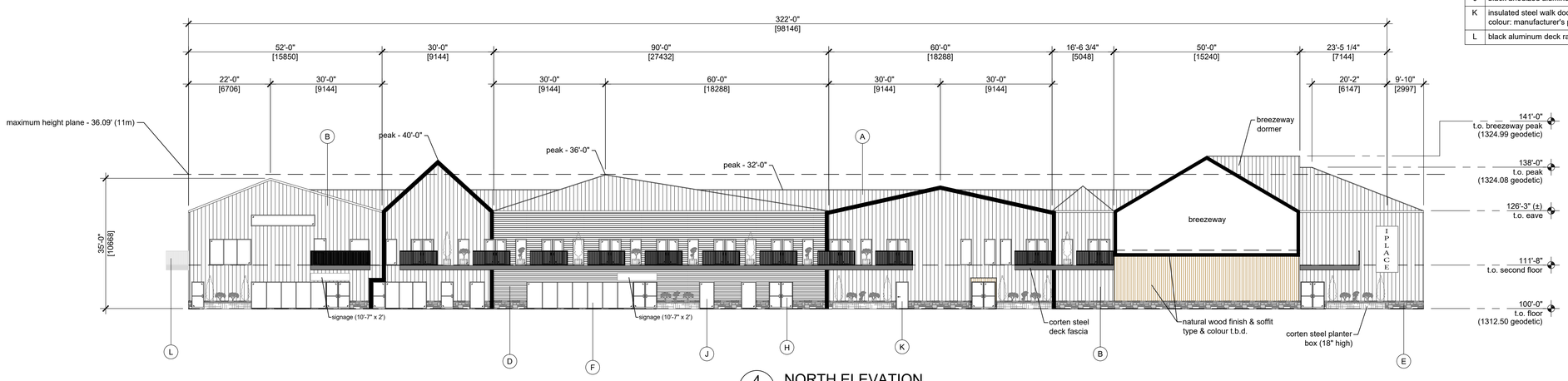

2 A2.2 EAST ELEVATION
SCALE: 1/16" = 1'-0"




3 A2.2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

## EXTERIOR FINISH SCHEDULE

| | |
|---|---|
| A | *Westform Prolok 12"* metal roof cladding, 24 ga.<br>colour: *Charcoal Grey* |
| B | *Westform Prolok 12"* metal wall cladding, 26 ga.<br>colour: *Charcoal Grey* |
| C | *VicWest Bellara Steel Siding*<br>colour: *Mountain Cedar* |
| D | *VicWest Bellara Steel Siding*<br>colour: *Deep Walnut* |
| E | *El Dorado Stone* finish<br>*Cliffstone, Banff Springs* |
| F | black anodized aluminum curtain wall |
| G | wood entry door |
| H | black anodized aluminum entry door |
| J | black anodized aluminum window |
| K | insulated steel walk door<br>colour: manufacturer's primer (paint by others) |
| L | black aluminum deck railing system |




4 A2.2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"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DRAWING ISSUE NUMBER / REVISIONS

STAMPS

CLIENT
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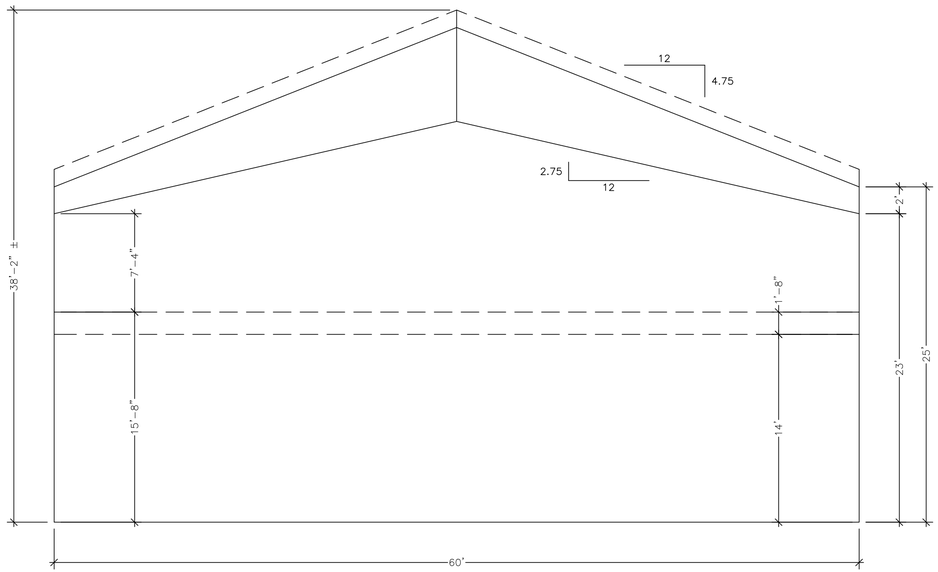
CANMORE, ALBERTA

PROJECT
1 INDUSTRIAL WAY
CANMORE, ALBERTA

TITLE
ELEVATIONS BLDG. 2

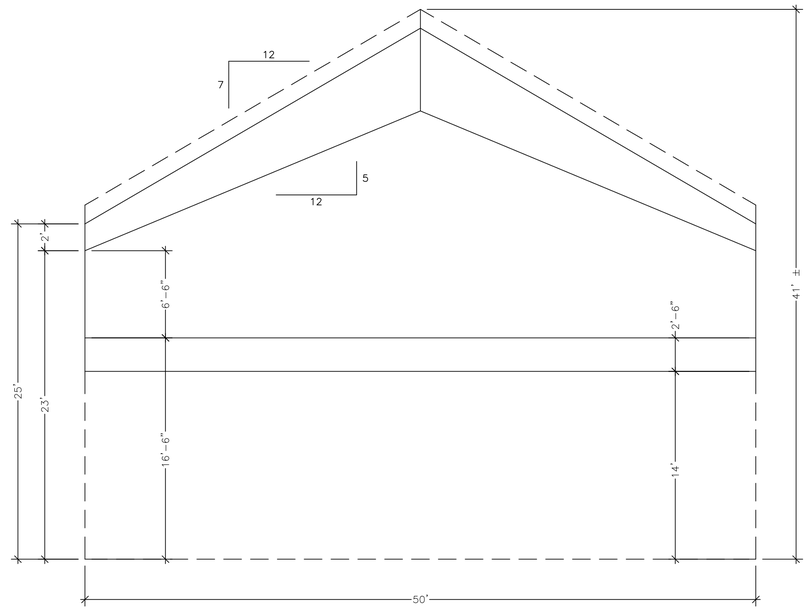
| SCALE | DATE | DRAWING NO. |
|---|---|---|
| 1/16" = 1'-0" | JUNE 2018 | A2.2 |
| DRAWN BY: LAS | CHECKED BY: rljs | FILE NO.: P-406 |

3



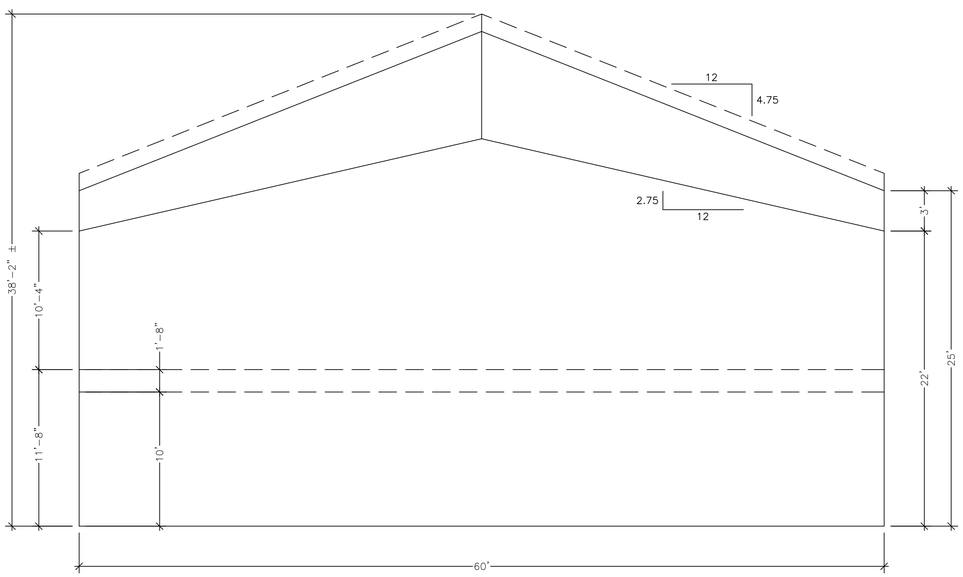

STRUCTURAL SECTION – BLDG #1

SCALE: 3/16"=1'-0"



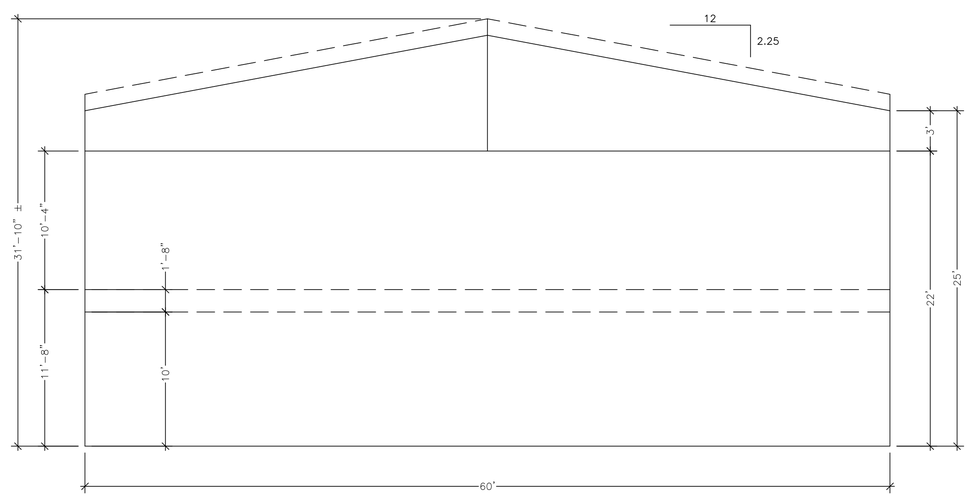

STRUCTURAL SECTION – BREEZEWAY

SCALE: 3/16"=1'-0"




STRUCTURAL SECTION – BLDG #2 – HIGH SECTION

SCALE: 3/16"=1'-0"




STRUCTURAL SECTION – BLDG #2 – LOW SECTION

SCALE: 3/16"=1'-0"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| 2 | RE-ISSUED FOR DEVELOPMENT PERMIT | MAY 23/19 | LAS |
| 1 | RE-ISSUED FOR DEVELOPMENT PERMIT | FEB. 28/19 | LAS |
| 0 | ISSUED FOR DEVELOPMENT PERMIT | JAN. 9/19 | LAS |

DRAWING ISSUE NUMBER / REVISIONS

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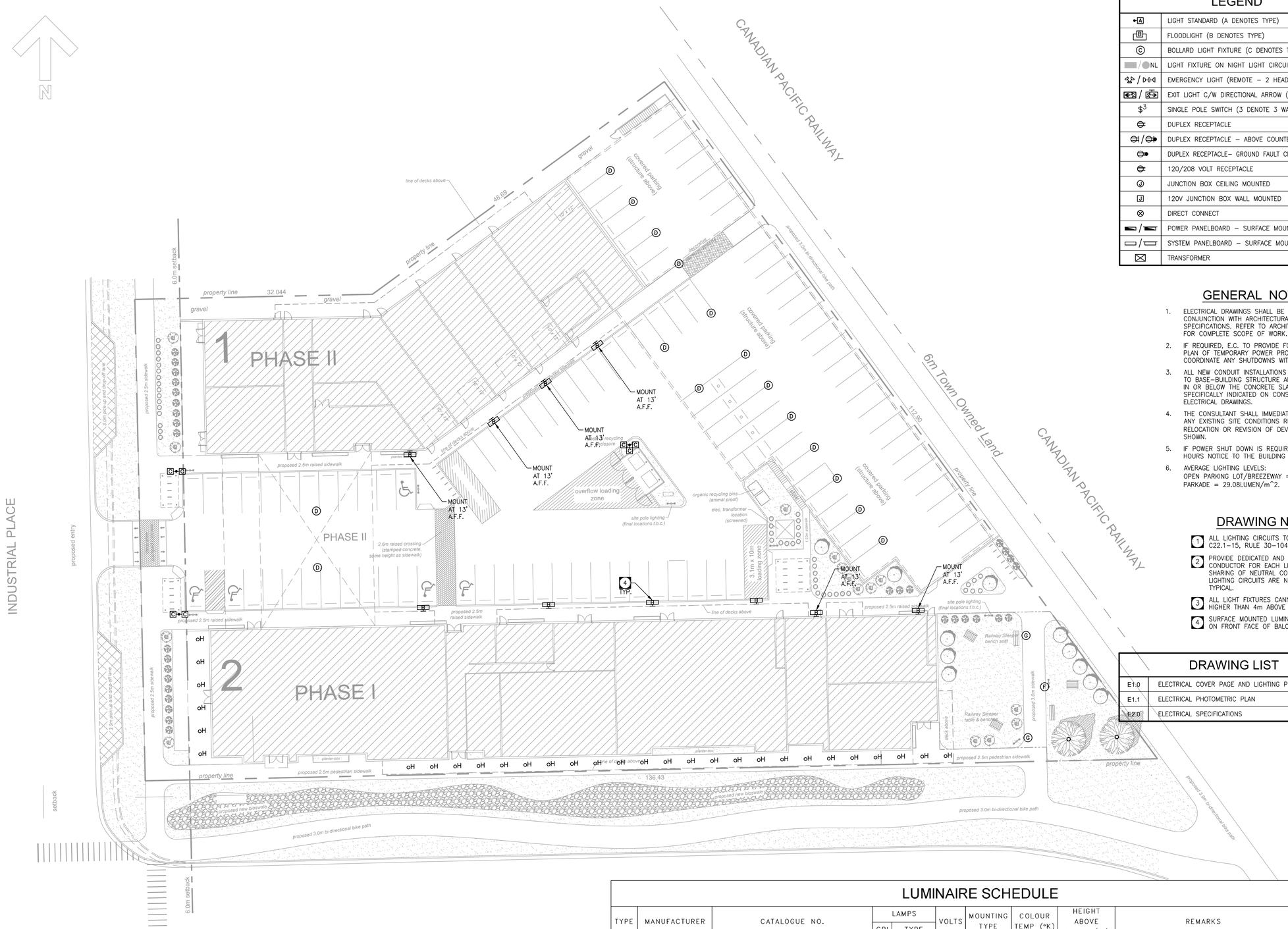
PROJECT

1 INDUSTRIAL WAY
CANMORE, ALBERTA

TITLE

SECTIONS

| SCALE | DATE | DRAWING NO. |
|---|---|---|
| 3/16" = 1'-0" | JAN. 2019 | A3.1 2 |
| DRAWN BY: LAS | CHECKED BY: rljs | FILE NO.: P-406 |




1 E1.0 LIGHTING PLAN 1 2 3 TYP.TYP.TYP.
SCALE: 1:250

## LEGEND

| | |
|---|---|
| A | LIGHT STANDARD (A DENOTES TYPE) |
| B | FLOODLIGHT (B DENOTES TYPE) |
| C | BOLLARD LIGHT FIXTURE (C DENOTES TYPE) |
| NL | LIGHT FIXTURE ON NIGHT LIGHT CIRCUIT |
| | EMERGENCY LIGHT (REMOTE – 2 HEADS) |
| | EXIT LIGHT C/W DIRECTIONAL ARROW (CEILING/WALL MTD) |
| $3 | SINGLE POLE SWITCH (3 DENOTE 3 WAY SWITCH) |
| | DUPLEX RECEPTACLE |
| | DUPLEX RECEPTACLE – ABOVE COUNTER (GFCI) |
| | DUPLEX RECEPTACLE– GROUND FAULT CIRCUIT INTERRUPTER |
| | 120/208 VOLT RECEPTACLE |
| J | JUNCTION BOX CEILING MOUNTED |
| J | 120V JUNCTION BOX WALL MOUNTED |
| | DIRECT CONNECT |
| | POWER PANELBOARD – SURFACE MOUNT/FLUSH MOUNT |
| | SYSTEM PANELBOARD – SURFACE MOUNT/FLUSH MOUNT |
| | TRANSFORMER |

## GENERAL NOTES:

1. ELECTRICAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS AND SPECIFICATIONS. REFER TO ARCHITECTURAL DRAWINGS FOR COMPLETE SCOPE OF WORK.
2. IF REQUIRED, E.C. TO PROVIDE FOR AND SUBMIT PLAN OF TEMPORARY POWER PROVISIONS AND COORDINATE ANY SHUTDOWNS WITH G.C.
3. ALL NEW CONDUIT INSTALLATIONS SHALL BE SECURED TO BASE–BUILDING STRUCTURE AND NOT INSTALLED IN OR BELOW THE CONCRETE SLAB UNLESS SPECIFICALLY INDICATED ON CONSULTANTS ELECTRICAL DRAWINGS.
4. THE CONSULTANT SHALL IMMEDIATELY BE NOTIFIED OF ANY EXISTING SITE CONDITIONS REQUIRING THE RELOCATION OR REVISION OF DEVICES/EQUIPMENT SHOWN.
5. IF POWER SHUT DOWN IS REQUIRED, PROVIDE A 48 HOURS NOTICE TO THE BUILDING OPERATOR.
6. AVERAGE LIGHTING LEVELS:
   OPEN PARKING LOT/BREEZEWAY = 38.19LUMEN/m^2.
   PARKADE = 29.08LUMEN/m^2.

## DRAWING NOTES:

1. ALL LIGHTING CIRCUITS TO SUIT CSA CEC C22.1–15, RULE 30–104. TYPICAL.
2. PROVIDE DEDICATED AND SEPARATED NEUTRAL CONDUCTOR FOR EACH LIGHTING CIRCUIT. SHARING OF NEUTRAL CONDUCTORS AMONG LIGHTING CIRCUITS ARE NOT ACCEPTABLE. TYPICAL.
3. ALL LIGHT FIXTURES CANNOT BE MOUNTED HIGHER THAN 4m ABOVE GRADE.
4. SURFACE MOUNTED LUMINAIRES, CENTERED ON FRONT FACE OF BALCONY DECK

## DRAWING LIST

| | |
|---|---|
| E1.0 | ELECTRICAL COVER PAGE AND LIGHTING PLAN |
| E1.1 | ELECTRICAL PHOTOMETRIC PLAN |
| E2.0 | ELECTRICAL SPECIFICATIONS |

## LUMINAIRE SCHEDULE

| TYPE | MANUFACTURER | CATALOGUE NO. | LAMPS CRI | LAMPS TYPE | VOLTS | MOUNTING TYPE | COLOUR TEMP (°K) | HEIGHT ABOVE GRADE (m) | REMARKS | NOTES | WATTS |
|---|---|---|---|---|---|---|---|---|---|---|---|
| B | MCGRAW–EDISON | ISC–AF–600–LED–E1–T4FT–8030 | 80 | LED | 120V | W | 3000 | 4 | WALL PACK | 1,2 | 33.5 |
| C | MCGRAW–EDISON | GLEON–AF–01–LED–E1–T4FT–8030 | 80 | LED | 120V | P | 3000 | 4 | LIGHT STANDARD | 1,2 | 59 |
| D | MCGRAW–EDISON | TT–C1–LED–WQ–8030 | 80 | LED | 120V | V | 3000 | 4 | PARKADE LIGHTS | 1,2 | 28 |
| F | INVUE | ABB–B2–LED–D1–S | 80 | LED | 120V | B | 4000 | 1 | BOLLARD LIGHT | 1,2 | 32 |
| G | INVUE | ABB–B2–LED–D1–A | 80 | LED | 120V | B | 4000 | 1 | BOLLARD LIGHT ASSYMETRICAL | 1,2 | 23 |

NOTES:
1. ALL LED LIGHT FIXTURES ARE TO BE 3000°K
2. FINISH AS SELECTED BY ARCHITECT.

S = SURFACE
B = BOLLARD
C = CEILING
W = WALL
V = VALANCE
P = POLE (FREE STANDING)
TB = T–BAR
DW = DRYWALL
CH = CHAIN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CONSULTANTS:

TOWER PROJECT NUMBER: 193011


TOWER ENGINEERING GROUP
TOWER ENGINEERING GROUP
200-2139-4th AVENUE NW CALGARY, AB T2N 0N6
TEL: 403-235-2655 FAX:403-235-2602
towereng@towereng.ca www.towereng.ca
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| 1 | RE-ISSUED FOR DEVELOPMENT PERMIT | Jul. 22/19 | GJW |

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PROFESSIONAL ENGINEER ALBERTA YEVGENY LOMESKIN P06752 2019-07-22

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CANMORE, ALBERTA

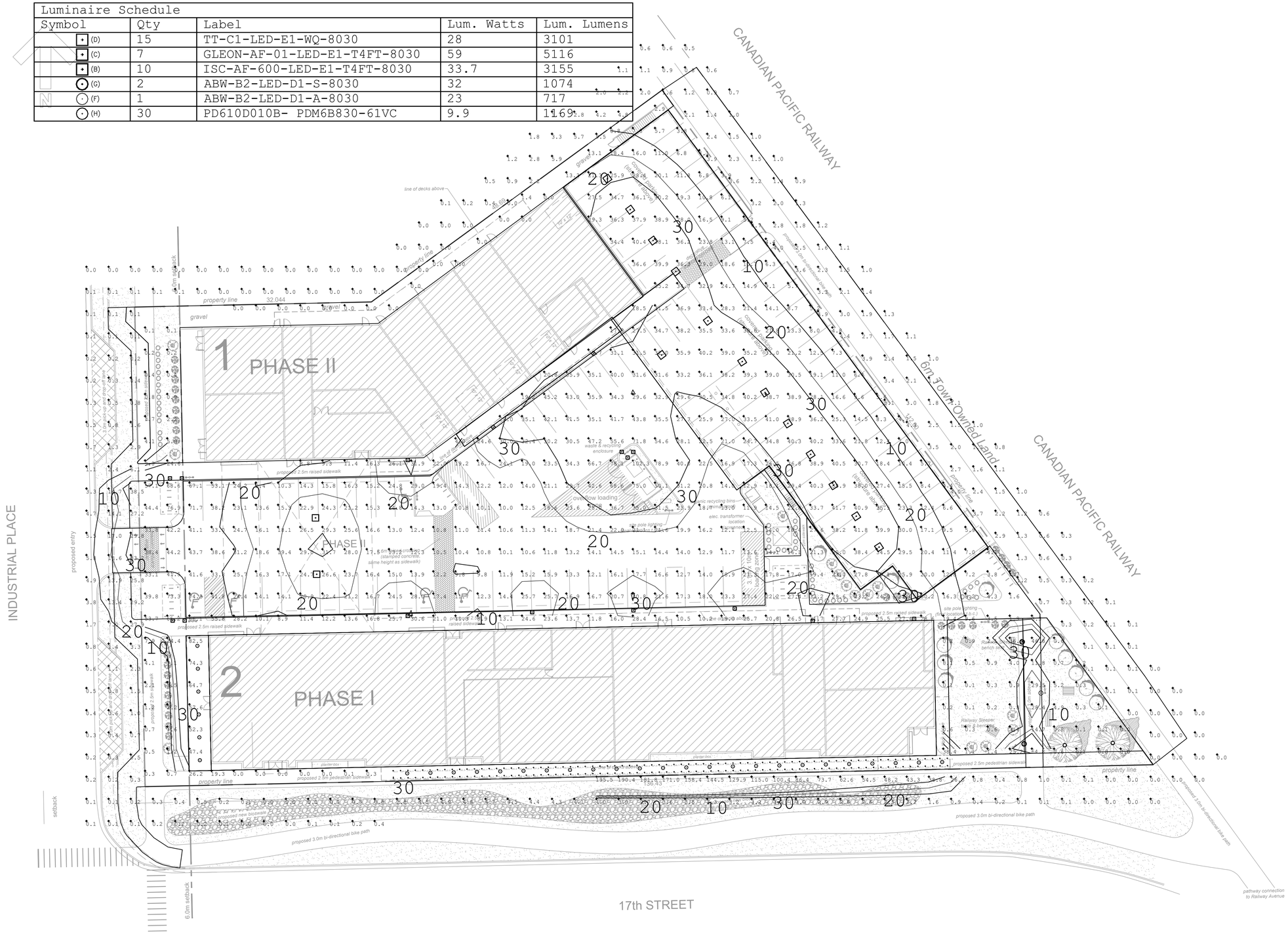
PROJECT
17TH STREET CANMORE
CANMORE, ALBERTA

TITLE
ELECTRICAL COVER PAGE AND LIGHTING PLAN

| SCALE | DATE | DRAWING NO. |
|---|---|---|
| 1:250 | JAN 2019 | E1.0 |
| DRAWN BY: GJW | CHECKED BY: YL | FILE NO.: P-406 |

1

| Luminaire Schedule | | | | |
|---|---|---|---|---|
| Symbol | Qty | Label | Lum. Watts | Lum. Lumens |
| (D) | 15 | TT-C1-LED-E1-WQ-8030 | 28 | 3101 |
| (C) | 7 | GLEON-AF-01-LED-E1-T4FT-8030 | 59 | 5116 |
| (B) | 10 | ISC-AF-600-LED-E1-T4FT-8030 | 33.7 | 3155 |
| (G) | 2 | ABW-B2-LED-D1-S-8030 | 32 | 1074 |
| (F) | 1 | ABW-B2-LED-D1-A-8030 | 23 | 717 |
| (H) | 30 | PD610D010B- PDM6B830-61VC | 9.9 | 1169 |




1 PHOTOMETRIC PLAN
E1.1 SCALE: 1:250

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2019-07-22

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1499013 ALBERTA LTD.
CANMORE, ALBERTA

PROJECT

17TH STREET CANMORE
CANMORE, ALBERTA

TITLE

ELECTRICAL PHOTOMETRIC PLAN

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## 26 00 05 ELECTRICAL GENERAL PROVISIONS

### 1. GENERAL SPECIFICATION

1.1. IT IS RECOMMENDED THAT THE BIDDERS EXAMINE THE SITE AND THE EXISTING CONDITIONS AFFECTING THE PROJECT. EXAMINE THE COMPLETE SET OF CONTRACT DOCUMENTS TO ENSURE THAT THE WORK CAN BE CARRIED OUT WITHOUT SIGNIFICANT CHANGES TO THE INTENT OF THE DOCUMENTS. NO FUTURE ALLOWANCE WILL BE MADE FOR CHANGES UNLESS THE ENGINEER HAS BEEN NOTIFIED IN WRITING OF ANY DISCREPANCIES OR INTERFERENCES, PRIOR TO THE CLOSE OF TENDERS. NO ALLOWANCE WILL BE MADE FOR ITEMS WHICH SHOULD HAVE BEEN NOTED DURING A PRE–TENDER SITE INSPECTION.

1.2. THE LOCATION, ROUTING AND ELEVATIONS OF ALL NEW AND EXISTING SERVICES AND UTILITIES AS SHOWN ON THE DRAWINGS ARE TO BE CONSIDERED AS APPROXIMATIONS ONLY. VERIFY THE EXACT LOCATIONS, ROUTINGS AND ELEVATIONS OF ALL SERVICES PRIOR TO COMMENCING WORK, AND ASSUME RESPONSIBILITY FOR LAYING OUT ALL WORK. THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ANY DAMAGE TO EXISTING SERVICES AND UTILITIES.

1.3. ALL ASPECTS OF THE INSTALLATION MUST COMPLY WITH THE MOST STRINGENT OF THE APPLICABLE BUILDING CODES, LOCAL REGULATIONS, AND BY–LAWS. BEFORE PROCEEDING WITH THE WORK, OBTAIN APPROVED DRAWINGS AND SPECIFICATIONS FROM THE AUTHORITIES HAVING JURISDICTION.

1.4. PROVIDE ALL NECESSARY NOTICES, OBTAIN ALL REQUIRED PERMITS, PAY ALL FEES REQUIRED BY LAW, AND ARRANGE FOR ALL INSPECTIONS RELATED TO THE PERFORMANCE OF THE SPECIFIED WORK.

1.5. PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT REQUIRED TO COMPLETE THE WORK AS SHOWN AND AS SPECIFIED, SO AS TO LEAVE THE OWNER WITH A COMPLETE AND FUNCTIONING SYSTEM. ALL EQUIPMENT AND MATERIALS SHALL BE NEW AND C.S.A. APPROVED, UNLESS SPECIFICALLY NOTED OTHERWISE. ALL SIMILAR EQUIPMENT AND OR MATERIALS SHALL BE BY THE SAME MANUFACTURER.

1.6. REQUEST FOR APPROVAL OF SUBSTITUTE MATERIAL AND/OR EQUIPMENT FOR THAT SPECIFIED, SHALL BE SUBMITTED TO THE ENGINEER WITH A STAMPED SELF–ADDRESSED ENVELOPE OR RETURN FAX NUMBER AT LEAST FIVE WORKING DAYS PRIOR TO TENDER CLOSING. REQUESTS SHALL INCLUDE ALL PERFORMANCE SPECIFICATIONS, PHYSICAL DATA AND OTHER PERTINENT INFORMATION REQUIRED FOR THE ENGINEER TO MAKE A COMPLETE COMPARISON.

1.7. ALL CUTTING AND PATCHING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. EXISTING EXPOSED SURFACES SHALL BE RETURNED TO AN "AS–FOUND" CONDITION ACCEPTABLE TO THE OWNER.

1.8. PROVIDE ALL REQUIRED ACCESS PANELS WITH SUITABLE FIRE RATINGS FOR THE WALL OR CEILING THAT THEY ARE BEING INSTALLED IN.

1.9. EACH CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS IN ORDER TO AVOID CONFLICTS.

1.10. NEATLY STORE ALL MATERIALS, AND CLEAN UP REFUSE ON A REGULAR BASIS. PROTECT AND MAINTAIN ALL WORK UNTIL THE PROJECT HAS BEEN COMPLETED AND TURNED OVER TO THE OWNER.

1.11. THE INSTALLATION SHALL BE COMPLETELY TESTED, DEMONSTRATING THAT THE EQUIPMENT AND SYSTEMS INSTALLED ARE PERFORMING IN THE MANNER INTENDED.

1.12. AT COMPLETION OF THE INSTALLATION, PROVIDE TWO MARKED–UP COPY OF THE "AS BUILT" DRAWINGS FOR RECORD PURPOSES. PROVIDE THREE SETS OF OPERATION AND MAINTENANCE MANUALS, IN HARD COPY AND ELECTRONIC FORMAT. PROVIDE ELECTRONIC COPY TO CONSULTANT VIA EMAIL FOR REVIEW WITH HARD COPY AS BUILTS. PAY ALL COSTS ASSOCIATED WITH THE PRODUCTION OF THE "AS BUILT" DRAWINGS AND THE MANUALS, SUBMIT THE DOCUMENTS TO THE ENGINEER FOR REVIEW, AND MAKE ANY REQUESTED CHANGES BEFORE DELIVERING THEM TO THE OWNER.

1.13. REVIEW THE OPERATION AND MAINTENANCE OF THE SYSTEMS WITH THE OWNER'S MAINTENANCE PERSONNEL AND PROVIDE WRITTEN AND/OR VERBAL INSTRUCTIONS AS REQUIRED.

1.14. FURNISH CERTIFICATES CONFIRMING THAT THE WORK HAS BEEN INSTALLED TO THE SATISFACTION OF THE AUTHORITIES HAVING JURISDICTION.

1.15. NO CERTIFICATE ISSUED, PAYMENT MADE, OR PARTIAL OR ENTIRE USE OF THE SYSTEMS BY THE OWNER, SHALL BE CONSTRUED AS ACCEPTANCE OF DEFECTIVE WORK OR MATERIALS.

1.16. THE CONTRACTOR SHALL PROVIDE A ONE YEAR LABOR AND MATERIAL WARRANTY ON ALL NEW EQUIPMENT AND COMPONENTS, COMMENCING UPON THE DATE OF ACCEPTANCE BY THE OWNER.

1.17. REPLACE AT NO CHARGE TO THE OWNER, ALL ITEMS WHICH FAIL OR PROVE DEFECTIVE WITHIN A PERIOD OF ONE YEAR AFTER THE DATE OF FINAL ACCEPTANCE BY THE OWNER, PROVIDED THAT THE FAILURE IS NOT DUE TO IMPROPER USAGE BY THE OWNER. MAKE GOOD ALL DAMAGES INCURRED AS A RESULT OF THE FAILURE AND OF THE REPAIRS.

1.18. THE ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL UNIT, FORCEFLOW AND BASEBOARD HEATERS.

### 2. ELECTRICAL SPECIFICATIONS

2.1. REFER TO DIVISION 1 AND ARCHITECTURAL SPECIFICATIONS AND OTHER GENERAL CONDITIONS.

2.2. PROVIDE FOR A COMPLETE AND WORKING INSTALLATION AS HEREIN SPECIFIED AND AS SHOWN ON THE DRAWINGS.

2.3. THE ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE CANADIAN ELECTRICAL CODE, PROVINCIAL AND MUNICIPAL CODES AND REGULATIONS.

2.4. OBTAIN ALL PERMITS, APPROVALS AND PAY ALL RELATED FEES REQUIRED FOR THIS INSTALLATION.

2.5. ALL EQUIPMENT SUPPLIED UNDER THIS CONTRACT SHALL BE NEW AND BE C.S.A. APPROVED.

2.6. ARRANGE FOR, AND COORDINATE, ROUGH–IN AND FINAL INSPECTIONS WITH INSPECTION AUTHORITIES, CONSULTANT AND THE BUILDING OWNER'S REPRESENTATIVE.

2.7. CONFIRM ALL RECEPTACLE CONFIGURATIONS, OUTLETS AND WIRING FOR OWNER SUPPLIED EQUIPMENT BEFORE INSTALLATION OF SAME. VISIT EXISTING SITE WHERE SUCH EQUIPMENT IS PRESENTLY INSTALLED, AND/OR OBTAIN OUTLETS, WIRING AND RECEPTACLE CONFIGURATIONS FROM EQUIPMENT MANUFACTURERS. EXACT CONFIGURATIONS MAY DIFFER FROM THOSE SHOWN ON THE DRAWINGS. INCLUDE ALL COSTS TO PROVIDE NECESSARY OUTLETS WIRING AND RECEPTACLES.

### 3. EXAMINATION

3.1. EXAMINE THE ARCHITECTURAL, INTERIOR DESIGN, STRUCTURAL AND MECHANICAL DRAWINGS TO ENSURE THAT THE WORK UNDER THIS CONTRACT CAN BE SATISFACTORILY CARRIED OUT. REPORT ANY DISCREPANCIES TO THE CONSULTANT PRIOR TO SUBMISSION OF TENDER.

3.2. THE ELECTRICAL SUBCONTRACTOR SHALL EXAMINE THE SITE, LOCAL CONDITIONS AND CONSIDER HOW THEY MAY AFFECT THE PROJECT.

### 4. SUPERVISION

4.1. SUPERVISE THE WORK AT ALL TIMES THROUGH A RESPONSIBLE AND COMPETENT JOURNEYMEN ELECTRICIAN / SUPERVISOR.

4.2. FULL COOPERATION SHALL BE SHOWN WITH OTHER TRADES TO FACILITATE INSTALLATIONS AND TO AVOID DELAYS IN CARRYING OUT THE WORK.

### 5. ACCURACY OF DATA

5.1. DRAWINGS ARE SCHEMATIC; EXACT LOCATIONS, DISTANCES, LEVELS AND OTHER DIMENSIONS SHALL BE GOVERNED BY THE BUILDING AS CONSTRUCTED.

5.2. OUTLETS OR EQUIPMENT SHALL BE MOVED TO ANY POINT WITHIN A 10' RADIUS WHEN RELOCATION IS REQUESTED BY THE CONSULTANT OR OWNER BEFORE THE WORK HAS BEEN SUBSTANTIALLY COMPLETED, WITHOUT ADDITIONAL COST.

5.3. BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITH CIRCUITS ARRANGED EXACTLY AS SHOWN ON THE DRAWINGS. CONDUIT AND CABLE RUNS MAY BE MODIFIED TO SUIT THE INSTALLATION.

### 6. APPROVAL OF MATERIAL

6.1. REQUEST FOR APPROVAL OF MATERIAL AS EQUALS OR ALTERNATES TO THAT SPECIFIED SHALL BE SUBMITTED TO THE CONSULTANT WITH A STAMPED SELF–ADDRESSED ENVELOPE OR RETURN FAX NUMBER AND PERFORMANCE SPECIFICATIONS FIVE (5) WORKING DAYS PRIOR TO THE TENDER SUBMITTAL. SAMPLES SHALL BE PROVIDED ON REQUEST.

### 7. SHOP DRAWINGS

7.1. SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER IN PDF FORMAT VIA EMAIL.

7.2. PROVIDE ELECTRONIC COPIES OF SHOP DRAWINGS FOR REVIEW BY THE ENGINEER. THE SHOP DRAWINGS MUST BE ASSEMBLED INTO COMPLETE BROCHURES, WITH NO LOOSE SHEETS.

7.3. THE REVIEW OF THE SHOP DRAWINGS IS FOR THE SOLE PURPOSE OF ASCERTAINING CONFORMANCE WITH THE GENERAL DESIGN CONCEPT. THE REVIEW SHALL NOT MEAN APPROVAL OF THE DETAILED DESIGN INHERENT IN THE EQUIPMENT, THE RESPONSIBILITY FOR WHICH SHALL REMAIN WITH THE CONTRACTOR. THE REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL REMAIN RESPONSIBLE FOR CONFIRMING AND CORRELATING THE DIMENSIONS ON THE JOBSITE, AND FOR INFORMATION THAT PERTAINS TO THE FABRICATION PROCESS, CONSTRUCTION TECHNIQUES, AND INSTALLATION DETAILS, AND FOR COORDINATING ALL WORK OF THE RELATED SUB–TRADES.

7.4. FABRICATION OF EQUIPMENT SHALL NOT COMMENCE UNTIL SHOP DRAWINGS OF SUCH EQUIPMENT HAVE BEEN REVIEWED BY THE CONSULTANT. TWO SETS SHALL BE SUBMITTED WITH LOCAL INSPECTION DEPARTMENT APPROVAL WHERE REQUIRED.

7.5. THE ELECTRICAL CONTRACTOR SHALL REVIEW ALL MECHANICAL SHOP DRAWINGS – REQUIRING ELECTRICAL CONNECTION – AND COORDINATE VOLTAGE AND SIZES WITH DIVISION 15 AND GENERAL CONTRACTOR.

7.6. REQUIRED SHOP DRAWINGS:

- LIGHT FIXTURES, LAMPS, BALLASTS AND CONTROL SYSTEMS
- ELECTRIC HEATING EQUIPMENT AND CONTROLS.
- EMERGENCY LIGHTING EQUIPMENT
- WIRING DEVICES (RECEPTACLES, SWITCHES, ETC)
- FIRE ALARM SYSTEM

### 8. AS–BUILT DRAWINGS

8.1. KEEP A RECORD SET OF DRAWINGS ON THE SITE AT ALL TIMES RECORDING ANY CHANGES THAT MAY OCCUR. SUBMIT THESE DRAWINGS TO THE CONSULTANT UPON COMPLETION OF THE WORK. AS–BUILTS SHALL INCLUDE CIRCUITING OF NEW AND EXISTING EQUIPMENT TO REMAIN.

8.2. AT THE COMPLETION OF INSTALLATION, PROVIDE TWO MARKED–UP COPY OF THE AS–BUILT DRAWINGS FOR RECORD PURPOSES. PROVIDE THREE SETS OF OPERATION AND MAINTENANCE MANUALS. PAY ALL COSTS ASSOCIATED WITH THE PRODUCTION OF THE AS–BUILT DRAWINGS AND THE MANUALS. SUBMIT THE DOCUMENTS TO THE ENGINEER FOR REVIEW, AND MAKE ANY REQUESTED CHANGES BEFORE DELIVERING THEM TO THE OWNER.

8.3. SUBMIT A CERTIFICATE OF INSPECTION FROM THE LOCAL INSPECTION AUTHORITY UPON COMPLETION OF WORK AND INCLUDE WITH "AS–BUILT" DRAWINGS.

8.4. THE CONSULTANT RESERVES THE RIGHT TO RECOMMEND THAT A PORTION OF THE CONTRACT FUNDS BE WITHHELD PENDING SUBMISSION OF ACCEPTABLE AS–BUILT DRAWINGS.

### 9. TESTING

9.1. THE ELECTRICAL INSTALLATION SHALL BE COMPLETELY TESTED DEMONSTRATING THAT THE EQUIPMENT AND SYSTEMS INSTALLED PERFORM IN THE MANNER INTENDED.

### 10. GUARANTEE

10.1. THE SATISFACTORY OPERATION OF ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF 12 CALENDAR MONTHS AFTER FINAL ACCEPTANCE OF THE BUILDING.

### 11. REQUEST FOR CHANGE

11.1. ALL QUOTATIONS IN RESPONSE TO REQUEST FOR CHANGE SHALL BE SUBMITTED COMPLETE WITH AN ITEMIZED COST BREAKDOWN OF ALL MATERIALS AND LABOUR REQUIRED IN THE CHANGE.

### 12. GROUNDING

12.1. THE ENTIRE INSTALLATION SHALL BE GROUNDED IN ACCORDANCE WITH THE CANADIAN ELECTRICAL CODE AND AS SHOWN ON DRAWINGS.

### 13. WORKMANSHIP

13.1. INSTALL EQUIPMENT, CONDUIT AND CABLES IN A WORKMANLIKE MANNER TO PRESENT A NEAT APPEARANCE TO THE SATISFACTION OF THE CONSULTANT. INSTALL CONDUIT AND CABLE RUNS PARALLEL AND PERPENDICULAR IN CHASES, BEHIND FURRING OR ABOVE CEILINGS. IN AREAS WHERE SYSTEMS ARE TO BE EXPOSED, INSTALL NEATLY AND GROUP TO PRESENT A TIDY APPEARANCE.

13.2. INSTALL EQUIPMENT AND APPARATUS REQUIRING MAINTENANCE, ADJUSTMENT OR EVENTUAL REPLACEMENT WITH ADEQUATE CLEARANCES AND ACCESSIBILITY FOR SAME.

13.3. INCLUDE, IN THE WORK, ALL REQUIREMENTS SHOWN ON THE SHOP DRAWINGS OR MANUFACTURERS' INSTALLATION INSTRUCTIONS.

13.4. REPLACE WORK UNSATISFACTORY TO THE CONSULTANT WITHOUT EXTRA COST.

13.5. USE OF CLIPS FOR SECURING AC90 TO CEILING SYSTEM IS PROHIBITED.

13.6. ALL CONDUITS MUST BE CLIPPED TO STRUCTURAL CONCRETE BY MEANS OF ANCHORS OR SUPPORTED BY UNISTRUT HANGERS AS CLOSE TO UNDERSIDE AS POSSIBLE. TYE WRAPS FOR WIRE HANGING AND FASTENING IS NOT ACCEPTABLE. PERFORATED STRAPPING IS ALSO UNACCEPTABLE. ALL ELECTRICAL COMPONENTS MUST BE SUPPORTED INDEPENDENTLY.

13.7. ALL ELECTRICAL SUPPORTS AND HANGER ARE TO CO–ORDINATED AND ACCEPTABLE TO THE PRE–ENGINEERED MANUFACTURE PRIOR TO INSTALLATION.

### 14. WORK IN EXISTING BUILDING

14.1. THE BUILDING SHALL REMAIN OPEN AND WILL OPERATE NORMALLY DURING THE CONSTRUCTION PERIOD OF THIS CONTRACT.

14.2. REFER TO GENERAL CONDITIONS FOR PHASING AND STAGING OF WORK AND ADHERE TO THAT PROGRAM. COMPLY WITH INSTRUCTIONS REGARDING WORKING HOURS NECESSARY TO MAINTAIN THE BUILDING IN OPERATION. COORDINATE ALL WORK WITH GENERAL CONTRACTOR.

14.3. REFER TO ELECTRICAL, ARCHITECTURAL, STRUCTURAL AND MECHANICAL DRAWINGS AND SPECIFICATIONS FOR NEW WORK INVOLVED IN EXISTING BUILDING.

14.4. EXAMINE THE SITE AND LOCAL CONDITIONS AFFECTING ALL THE WORK TO OBTAIN DETAILS AND ALL INFORMATION NECESSARY TO DO THE WORK. NO EXTRA COMPENSATION WILL BE ALLOWED DUE TO FAILURE TO MAKE THIS EXAMINATION. REFER TO ARCHITECT'S SUMMARY OF WORK SECTION 01010.

14.5. CONTRACTOR IS RESPONSIBLE TO INCLUDE ALL WORK AND ITEMS REQUIRED TO ACCOMMODATE ALL CHANGES AND ALTERATIONS TO THE EXISTING BUILDING. INCLUDE ALL COSTS IN ORIGINAL TENDER PRICE.

14.6. WHERE EXISTING SERVICES SUCH AS ELECTRICAL POWER AND FIRE ALARM SYSTEM, ETC. ARE REQUIRED TO BE DISRUPTED AND/OR SHUT–DOWN, COORDINATE THE SHUT–DOWNS WITH THE OWNER AND CARRY OUT THE WORK AT A TIME AND IN A MANNER ACCEPTABLE TO THEM. CAREFULLY SCHEDULE ALL DISRUPTIONS AND/OR SHUT–DOWNS AND ENSURE THAT THE DURATION OF SAME IS KEPT TO A MINIMUM. SUBMIT FOR APPROVAL, A WRITTEN SCHEDULE OF EACH DISRUPTION AT LEAST 72 HOURS IN ADVANCE OF PERFORMING WORK AND OBTAIN OWNER'S WRITTEN CONSENT PRIOR TO IMPLEMENTING.

14.7. SHOULD ANY CONNECTIONS BE REQUIRED TO MAINTAIN SERVICES DURING WORK IN THE EXISTING BUILDING, SUPPLY AND INSTALL ALL NECESSARY MATERIAL AND EQUIPMENT AND PROVIDE ALL LABOUR AT NO EXTRA COST. SHOULD ANY EXISTING SYSTEM BE DAMAGED, MAKE FULL REPAIRS WITHOUT EXTRA COST, AND TO THE SATISFACTION OF THE OWNER.

14.8. THE DRAWINGS INDICATE MAJOR ITEMS OF EQUIPMENT TO BE DELETED OR RELOCATED BUT MAY NOT INDICATE EVERY ITEM OF EQUIPMENT OR CONDUIT TO BE DELETED OR RELOCATED. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING WHICH EXISTING EQUIPMENT IS TO BE DELETED OR RELOCATED BY EXAMINING THE SITE AND ALL CONSTRUCTION DOCUMENTS.

14.9. WHERE EXISTING DEVICES (RECEPTACLES, SWITCHES, ETC.) MOUNTED ON A WALL WHICH WILL BE COVERED WITH A NEW FINISH, PROVIDE AN EXTENSION RING, COVERPLATE, ETC. AS REQUIRED TO MOUNT THE DEVICE TO THE NEW WALL.

14.10. EXISTING JUNCTION BOXES SHALL REMAIN ACCESSIBLE.

14.11. PROVIDE PIPE GUARD RAILS FOR PANELBOARDS WHERE INDICATED AND WHERE PANELS OR CONDUITS MAY BE SUBJECT TO DAMAGE. COORDINATE ALL WORK WITH G.C.

14.12. RE–WIRE, MODIFY AND EXTEND EXISTING WIRING AS SPECIFIED AND AS MAY BE REQUIRED TO PROVIDE AND COMPLETE, APPROVED AND FULLY OPERATIVE INSTALLATION TO THE SATISFACTION OF THE ENGINEER AND OWNER.

14.13. IN AREAS WHERE EXISTING WALLS, CEILINGS, ETC. ARE REQUIRED TO BE CUT INTO OR REMOVED, OR OTHER SIMILAR CONSTRUCTION ALTERNATIONS ARE REQUIRED, THE EXISTING WIRING IN THE AREAS REQUIRED TO REMAIN IN USE FOR ANY REASON, THE CONTRACTOR SHALL RE–ROUTE, ALTER AND /OR EXTEND ALL SUCH WIRING IN THESE AREAS IN AN APPROVED MANNER, CONCEALED IN THE BUILDING STRUCTURE WHERE REQUIRED, IN SUCH A MANNER THAT THE ORIGINAL ELECTRICAL CAPACITY OR CHARACTERISTICS IS MAINTAINED. ALL WORK SHALL BE TO THE COMPLETE SATISFACTION OF THE ENGINEER AND OWNER.

14.14. DISCONNECT AND REMOVE EXISTING CEILING MOUNTED ELECTRICAL DEVICES FOR THE CONSTRUCTION OF NEW CEILINGS, SKY–LIGHT OPENINGS OR RELATED WORK. ONCE NEW WORK IS COMPLETE, RE–INSTALL AND RE–CONNECT ELECTRICAL DEVICES TO ORIGINAL LOCATIONS AND CIRCUITS. PROVIDE ALL WIRING REQUIRED.

14.15. CONDUITS AND BOXES SHALL BE SURFACE MOUNTED ONLY IN AREAS SPECIFIED.

14.16. ALL EXISTING AND NEW OWNERS EQUIPMENT IS TO BE WIRED AND CONNECTED. SUPPLY AND INSTALL, WIRE AND CONNECT MATCHING RECEPTACLE FOR PORTABLE EQUIPMENT COMPLETE WITH CORD AND CAP. REFER TO EQUIPMENT NAMEPLATE RATING FOR ELECTRICAL CHARACTERISTICS PRIOR TO ROUGH–IN.

14.17. ALL EXISTING OWNER EQUIPMENT WHICH IS NON–PORTABLE, SHALL BE DIRECTLY CONNECTED VIA SOW OR SOWJ CORD MATCHING ELECTRICAL CHARACTERISTICS AS DETERMINED BY NAMEPLATE RATINGS OF EQUIPMENT. CONFIRM NAMEPLATE CHARACTERISTICS PRIOR TO ROUGH–IN.

14.18. MINIMIZE ELECTRICAL SERVICE AND OTHER SYSTEM INTERRUPTIONS. COORDINATE CHANGE–OVER WORK WITH OWNER SITE REPRESENTATIVE ON SITE PRIOR TO INITIATING WORK.

### 15. REMEDIAL WORK SPECIFICATIONS

15.1. ALL AC–90 HOME RUN SHALL BE REMOVED AND REPLACED BY EMT CONDUIT AND RW90 XLPE COPPER CONDUCTORS (MINIMUM #12). NUMBER OF HOME RUNS SHALL BE MINIMIZED.

15.2. ALL UNUSED CABLES AND CONDUITS (INCLUDING COMMUNICATIONS CONDUCTORS) SHALL BE REMOVED FROM SITE.

15.3. AC–90 MAY BE USED FOR DROPS TO LIGHT FIXTURES AND DROPS FROM ZONED CONDUITS TO STEEL STUD WALLS OR DECK RECEPTACLES WHERE THE CABLE WILL NOT BE EXPOSED IN MORE THAN A FIVE FOOT RADIUS OF THE JUNCTION BOX AT THE DECK.

15.4. IT IS THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ANY CORING OF HOLES THROUGH DECKS OR FLOOR SLABS WILL NOT PENETRATE EXISTING CONDUITS, CABLES OR MECHANICAL EQUIPMENT IN OR UNDER DECKS OR FLOOR SLABS. HE SHALL AT HIS COST, BE RESPONSIBLE TO TAKE ALL ACTIONS REQUIRED AND AS MAY BE DEEMED NECESSARY BY THE CONSULTANT/OWNER'S REPRESENTATIVE TO CORRECT ANY DAMAGE. NO CORING SHALL BE UNDERTAKEN UNLESS PERMISSION IS GIVEN BY THE CONSULTANT.

### 16. RE–USE EXISTING EQUIPMENT

16.1. EXISTING 'MANUFACTURER' OF ELECTRICAL DISTRIBUTION EQUIPMENT SHALL BE CONSIDERED 'APPROVED' FOR NEW INSTALLATION WHERE REQUIRED.

16.2. THE CONTRACTOR SHALL VISIT THE WORK SITE PRIOR TO TENDER CLOSE TO DETERMINE WHAT ELECTRICAL DEVICES AND EQUIPMENT CAN BE RE–USED.

16.3. REPLACE OR REPAIR EXISTING ELECTRICAL EQUIPMENT TO BE RE–USED AS NECESSARY, TO EFFECT A GOOD AND "LIKE NEW" WORKING UNIT/SYSTEM.

16.4. WHERE COST EFFECTIVE, AND UNLESS SPECIFIED OTHERWISE, THE CONTRACTOR MAY RE–USE EXISTING ELECTRICAL DEVICES WHICH HE DEEMS TO BE RE–USABLE. CAUTION: THIS DOES NOT APPLY TO MAIN DISTRIBUTION BREAKERS OR OTHER SUCH MAJOR EQUIPMENT THAT ARE SPECIFICALLY NOTED TO BE NEW. COORDINATE ALL EQUIPMENT RELOCATIONS WITH G.C.

## 26 05 01 BASIC MATERIALS AND METHODS

### 1. OUTLET BOXES

1.1. OUTLET, JUNCTION AND SWITCH BOXES SHALL BE GALVANIZED PRESSED STEEL OF SIZE AND TYPE TO SUIT EACH INDIVIDUAL APPLICATION.

1.2. OUTLETS SHALL NOT BE LOCATED ANYWHERE ON THE OUTSIDE CURTAIN WALL. OUTLETS SHOWN THUS SHALL BE MOUNTED ON THE NEAREST DIVIDING WALL 2' FROM OUTSIDE WALL, OR NEAREST FURRED OUT COLUMN.

1.3. PROVIDE ALL REQUIRED ACCESS PANELS WITH SUITABLE FIRE RATINGS FOR THE WALL OR CEILING THAT THEY ARE BEING INSTALLED IN.

### 2. WIRING METHODS

2.1. UNLESS OTHERWISE SHOWN ON THE DRAWINGS, ALL WIRE SHALL BE COPPER, MINIMUM #12 AWG WITH 90 DEGREES CELSIUS X–LINK INSULATION. WIRING TO BE INSTALLED IN CONDUIT (INCLUDING WIRING ON ROOF DECK FLUTES WHERE APPROVED).

2.2. WIRING IN CONCRETE OR MASONRY CONSTRUCTION SHALL BE INSTALLED IN STEEL ELECTRICAL METALLIC TUBING (EMT). PROVIDE A SEPARATE GROUNDING CONDUCTOR IN EMT CONDUIT RUNS EMBEDDED IN CONCRETE SLABS. CONDUITS INSTALLED IN AREAS EXPOSED TO MOISTURE SHALL HAVE WATERTIGHT FITTINGS.

2.3. ALL WIRING IN FINISHED AREAS SHALL BE CONCEALED. ALL CONDUCTORS AND CONDUITS SHALL BE RUN PERPENDICULAR OR PARALLEL TO THE BUILDING CORE WALLS.

2.4. CONDUIT AND WIRING SHALL BE GROUPED WHERE POSSIBLE AND CLIPPED IN A NEAT AND WORKMANLIKE MANNER.

2.5. AC–90 CABLE TO BE USED FOR DROPS FROM CONDUIT SYSTEMS TO RECESSED LIGHTING FIXTURES IN ACCESSIBLE CEILINGS OR OUTLET BOXES IN STEEL STUD WALLS ONLY. HOME RUNS SHALL BE IN CONDUIT. MAXIMUM RUN OF AC–90 IN ACCESSIBLE CEILING SPACE SHALL BE 5'–0".

2.6. EACH CIRCUIT FOR COMPUTER EQUIPMENT, PRINTERS AND COPIERS SHALL HAVE A SEPARATE NEUTRAL CONDUCTOR.

2.7. PROVIDE ONE ISOLATED GROUND CONDUCTOR PER THREE 2 WIRE ISOLATED GROUND CIRCUITS.

2.8. CONDUIT RUNS SHALL BE INSTALLED AND INSPECTED BEFORE AC–90 RUNS ARE INSTALLED TO ENSURE CONFORMANCE WITH ITEM .5 HEREIN.

2.9. THREE WIRE AC–90 SHALL NOT BE USED FOR ISOLATED GROUND WIRING, UNLESS IT INCLUDES A GREEN INSULATED CONDUCTOR FOR THIS PURPOSE.

2.10. ALL AC–90 USED FOR DROPS SHALL BE RUN TIGHT TO DECK AND FOLLOW LINES OF BREAMS AND BUILDING.

2.11. ALL WIRING IN SERVICE AREAS TO BE IN SURFACE MOUNTED EMT. DO NOT RUN CONDUIT HORIZONTALLY ON WALLS, VERTICAL DROPS ONLY.

. ALL CONDUITS TO BE MINIMUM 3/4" IN SIZE.
. DIE CAST SET SCREW COUPLINGS AND CONNECTORS (INSULATED THROAT)

### 3. UNDERGROUND CONDUITS & CABLES

3.1. CONDUITS AND MULTI–CONDUCTOR CABLES TO BE LAID OUT AND SPACED APPROPRIATELY.

3.2. SINGLE CONDUCTOR CABLES TO BE SPACED AS PER CEC.

3.3. INSTALL SAND 6" (150mm) BELOW AND 6" (150 mm) ABOVE CABLES AND CONDUITS.

3.4. INSTALL CONDUIT WITH WATERTIGHT COUPLINGS. MAKE TRANSITIONS, OFFSETS AND CHANGES IN DIRECTION USING 5° BEND SECTIONS. DO NOT EXCEED A TOTAL OF 20° WITH CONDUIT OFFSET. CLEAN CONDUITS BEFORE LAYING. CAP ENDS OF CONDUITS DURING CONSTRUCTION AND AFTER INSTALLATION TO PREVENT ENTRANCE OF FOREIGN MATERIALS. INSTALL PULL CORDS IN EMPTY CONDUITS.

3.5. INSTALL CONTINUOUS OVERLAPPING CUPRINOL–TREATED PLANKING 6" (150mm) ABOVE CABLES AND CONDUITS BEFORE BACKFILLING. INSTALL CONTINUOUS YELLOW MARKER TAPES 6" (150mm) ABOVE TREATED PLANKING.

3.6. IN, AROUND AND UNDER GAS BAR (WHERE APPLICABLE), WIRING SHALL CONFORM WITH CANADIAN ELECTRICAL CODE SECTION 18 – HAZARDOUS AREAS METHODS. CONFIRM LOCAL REQUIREMENTS ALSO WITH AUTHORITY HAVING JURISDICTION.

3.7. WHERE BURIED IN CRAWLSPACE OF BUILDING, INSTALL PRE–CAST CONCRETE SIDEWALK BLOCKS (600x600x50mm) END TO END, 300mm ABOVE CABLES BEFORE BACKFILLING.

3.8. ADVISE CONSULTANT THAT HE MAY INSPECT CABLE AND CONDUIT INSTALLATION PRIOR TO BACKFILLING.

3.9. INCLUDE ON AS–CONSTRUCTED DRAWINGS, EXACT DIMENSIONED POSITION AND ROUTING OF ALL UNDERGROUND CABLE FEEDERS, PULLBOXES, ETC.

3.10. COORDINATE UNDERGROUND INSTALLATION WITH UTILITIES (INCLUDING UNDERGROUND WORK OF OTHER TRADES) BEFORE COMMENCING ANY WORK.

3.11. COORDINATE UNDERGROUND INSTALLATIONS WITH OTHER TRADES BEFORE COMMENCING ANY WORK.

### 4. IDENTIFICATION OF EQUIPMENT

4.1. ALL EQUIPMENT SHALL BE IDENTIFIED WITH 3/8" X 1 ½" (1/8" LETTERS) ENGRAVED LAMACOID NAMEPLATES INDICATING PANEL AND CIRCUIT NUMBER OR FIRE ALARM HORN DESIGNATION. LAMACOIDS SHALL BE EITHER SCREWED OR RIVETED IN PLACE. WITH EXCEPTION TO RECEPTACLES AND LIGHTING SWITCHES, SELF ADHESIVE TYPE IS NOT ACCEPTABLE. LAMACOIDS SHALL BE WHITE LETTERING ON RED FACE FOR EMERGENCY AND FIRE ALARM DEVICES AND WHITE LETTERING ON BLACK FACE TO NORMAL POWER DEVICES AND COMMUNICATION PANELS.

4.2. PROVIDE 1" X 3" LAMACOIDS FOR EACH NEW CDP BREAKER, INDICATING PANEL OR FEED BEING FED.

### 5. MECHANICAL EQUIPMENT WIRING

5.1. POWER WIRING FOR THE MECHANICAL EQUIPMENT SHALL BE PERFORMED BY THE ELECTRICAL CONTRACTOR. OBTAIN A WIRING DIAGRAM FROM THE MECHANICAL SUBCONTRACTOR.

5.2. WHERE CONDUIT IS TO BE INSTALLED IN DESIGNATED EXPOSED AREAS (OPEN BEAM CEILING, ETC), E.C. COORDINATE EXACT INSTALLATION LOCATION WITH G.C. AND ARCHITECT. WHERE CONDUIT IS INSTALLED WITHOUT COORDINATE AND IS NOT BE THE SATISFACTION OF THE CONSULTANT.

5.3. PROVIDE, INSTALL AND CONNECT FORCE FLOW/BASEBOARD HEATERS C/W BUILT–IN THERMOSTAT. AS INDICATED ON DRAWINGS. ACCEPTABLE MANUFACTURERS CHROMALOX, Q–MARK, STELPRO AND OUELLET OR APPROVED EQUAL.

### 6. LUMINAIRES

6.1. SUPPLY AND INSTALL LED FIXTURES COMPLETE WITH ELECTRONIC BALLASTS AS INDICATED ON DRAWINGS.

6.2. INSTALL LUMINAIRES SUPPLIED BY THE OWNER, AS INDICATED.

6.3. ALL SWITCHING SHALL BE RUN IN CONDUIT.

6.4. ALL FIXTURES RATED 150V OR LARGER TO BE COMPLETE WITH AN ACCESSIBLE INTEGRAL DISCONNECTING SWITCH.

6.5. ELECTRICAL CONTRACTOR TO CONSTRUCT A FULL SCALE LIGHTING MOCK–UP OF THE PROPOSED RIB LIGHTING SYSTEM IN ONE OF THE STRUCTURAL BAYS. THE MOCK UP WORK IS TO BE CARRIED OUT AFTER THE REMOVAL OF THE EXISTING CORRUGATED METAL ROOF AND THE NEW HORIZONTAL STEEL RIBS ARE INSTALLED. ALLOW FOR ANY ASSIATNCE IN THE MOCK UP TO DETERMINE THE EFFICACY OF THE PROPOSED RIB LIGHTING SYSTEM.

### 7. PANELBOARDS

7.0.1. AFFIX TYPEWRITTEN DIRECTORY TO THE INSIDE OF THE PANELBOARD INDICATING LOADS CONTROLLED BY EACH CIRCUIT INCLUDE COPY IN OPERATION AND MAINTENANCE MANUALS.

### 8. CUTTING AND PATCHING

8.1. ARRANGE AND PAY FOR ALL CUTTING AND PATCHING AS REQUIRED FOR THE ELECTRICAL INSTALLATION.

8.2. PROVIDE APPROPRIATE FIRE STOP AT ALL FIRE WALL PENETRATIONS. ACCEPTABLE MANUFACTURERS: DOW CORNING, FIRE–STOP SYSTEMS (ELASTA–SEAL) OR G.E. SILICONE.

8.3. REFER TO ARCHITECTURAL SPECIFICATIONS FOR PRODUCT AND INSTALLATION DETAILS.

### 9. DEVICES

9.1. COLORS OF RECEPTACLES, SWITCHES, OUTLETS AND COVERPLATES SHALL BE WHITE IN OFFICE AREAS AND BROWN IN ALL OTHER AREAS, UNLESS NOTED OTHERWISE. RECEPTACLES SHALL BE DECORA STYLE.

9.2. SWITCHES SHALL BE HUBBELL, ARROW HART, BRYANT, LEVITON, WOODHEAD, PASS & SEYMOUR, 15 AMPS, 125 / 347 VAC. MOUNT SWITCHES 1200MM A.F.F. TO CENTRE UNLESS OTHERWISE NOTED. SWITCHES SHALL BE DECORA STYLE.

9.3. ACCEPTABLE MANUFACTURERS FOR RECEPTACLES SHALL BE HUBBELL, ARROW HART, BRYANT, LEVITON, WOODHEAD, PASS & SEYMOUR. CATALOGUE NO.5252 FOR ALL MANUFACTURERS. ISOLATED GROUND RECEPTACLES TO BE ORANGE FACE. MOUNT RECEPTACLES 400MM A.F.F. TO BOTTOM. UNLESS OTHERWISE NOTED.

9.4. RECEPTACLES IN RESIDENTIAL SUITE SHALL BE TAMPER PROOF TYPE UNLESS INTENDED FOR SPECIFIC APPLIANCE OR ABOVE COUNTER.

9.5. INCANDESCENT LIGHTING DIMMER CONTROLS SHALL BE LUTRON NOVA T* RATED AT 1500, 1000 OR 600 WATTS AS INDICATED ON DRAWING. COLOUR OF DIMMER SNAP–ON COVER TO BE AS SELECTED BY ARCHITECT, INTERIOR DESIGNER, OR AS INDICATED ON THE DRAWING. MOUNT DIMMERS 1200MM A.F.F. TO CENTRE UNLESS OTHERWISE NOTED.

9.6. PROVIDE STAINLESS STEEL COVERPLATES FOR RECESSED DEVICES.

9.7. WHERE HANDICAP WHEELCHAIR ACCESS IS CONSIDERED, INSTALL ELECTRICAL DEVICES AT THE FOLLOWING HEIGHTS:
9.7.1. SWITCHES, DIMMERS, PUSHBUTTONS: 1200mm TO CENTER
9.7.2. RECEPTACLES, TELEVISION, TELEPHONE: 400mm TO BOTTOM
9.7.3. THERMOSTATS: 1200mm TO CENTER
9.7.4. FIRE ALARM PULLSTATIONS, INTERCOMS: 1200mm TO CENTER

### 10. OWNER SUPPLIED EQUIPMENT

10.1. WIRE AND CONNECT ALL OWNER SUPPLIED EQUIPMENT AS SHOWN ON THE DRAWINGS. VERIFY NAMEPLATE RATINGS WITH POWER PROVISIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE CONSULTANT.

10.2. ALL OWNER SUPPLIED EQUIPMENT, WITH THE EXCEPTION OF PLUG–IN TYPES, SHALL BE HARD–WIRED AT LOCATIONS SHOWN ON THE DRAWINGS.

IRONWOOD BUILDING CORP
Calgary, Alberta
587.230.1970
ironwood.ca
IRONWOOD BUILDING SYSTEMS®

ryan schmidt architecture studio ltd

GENERAL NOTES:

1. ALL CONSTRUCTION AND RELATED WORK SHALL COMPLY WITH THE 2014 EDITION OF THE ALBERTA BUILDING CODE (A.B.C.), APPLICABLE STANDATA AND LOCAL BYLAWS AND REGULATIONS.
2. ONE FULL SET OF APPROVED CONSTRUCTION DOCUMENTS IS TO BE KEPT ON SITE AND AVAILABLE FOR CHECKING AT ALL TIMES DURING CONSTRUCTION.
3. ENSURE ACCESS TO ALL FIRE EXITS ARE MAINTAINED DURING CONSTRUCTION.
4. ALL DIMENSIONS ARE FROM FACE OF STUD, FACE OF GIRTS, FACE OF CONCRETE, FACE OF BLOCK OR CENTRE LINE OF GRID UNLESS NOTED OTHERWISE. FOR STRUCTURAL DRAWINGS, ALL INTERIOR DIMENSIONS ARE FROM CENTRE LINE OF WALL, CENTRE LINE OF CONCRETE PILE, CENTRE LINE OF CONCRETE FOOTING, CENTRE LINE OF STEEL OR CENTRE LINE OF GRID UNLESS NOTED OTHERWISE.
5. DRAWINGS ARE NOT TO BE SCALED FOR SIZES OR DIMENSIONS.
6. DETAILS SHOWN ARE TYPICAL TO THE IRONWOOD SYSTEM. REFER TO CONTRACT DOCUMENTS FOR SPECIFIC INCLUSIONS.
7. THE USE OF THESE DRAWINGS IS LIMITED TO THAT IDENTIFIED IN THE REVISION COLUMN. DO NOT USE THESE DRAWINGS FOR CONSTRUCTION UNLESS THEY ARE MARKED "ISSUED FOR CONSTRUCTION".
8. THE ENGINEER(S) / ARCHITECTS(S) ARE RESPONSIBLE ONLY FOR ITEMS NOTED ON THIS DRAWING.
9. THE ENGINEER(S) / ARCHITECT(S) DO NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR METHODS, CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES OR PROCEDURES, FOR SAFETY PRECAUTION AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

10. THESE DRAWINGS AND DESIGNS ARE COPYRIGHTED AND REMAIN THE EXCLUSIVE PROPERTY OF IRONWOOD BUILDING CORP. REPRODUCTION OR USE WITHOUT PRIOR CONSENT IS STRICTLY PROHIBITED.

CONSULTANTS:

TOWER PROJECT NUMBER: 193011

TOWER ENGINEERING GROUP
200-2139-4th AVENUE NW CALGARY, AB T2N 0N6
TEL: 403-235-2655 FAX:403-235-2602
towereng@towereng.ca www.towereng.ca
• WINNIPEG • CALGARY

| NO. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| 1 | RE-ISSUED FOR DEVELOPMENT PERMIT | Jul. 22/19 | GJW |

DRAWING ISSUE NUMBER / REVISIONS

STAMPS

PROFESSIONAL ENGINEER
YEVGENY LOEVSKY
ALBERTA
P06752
2019-07-22

CLIENT
1499013 ALBERTA LTD.
CANMORE, ALBERTA

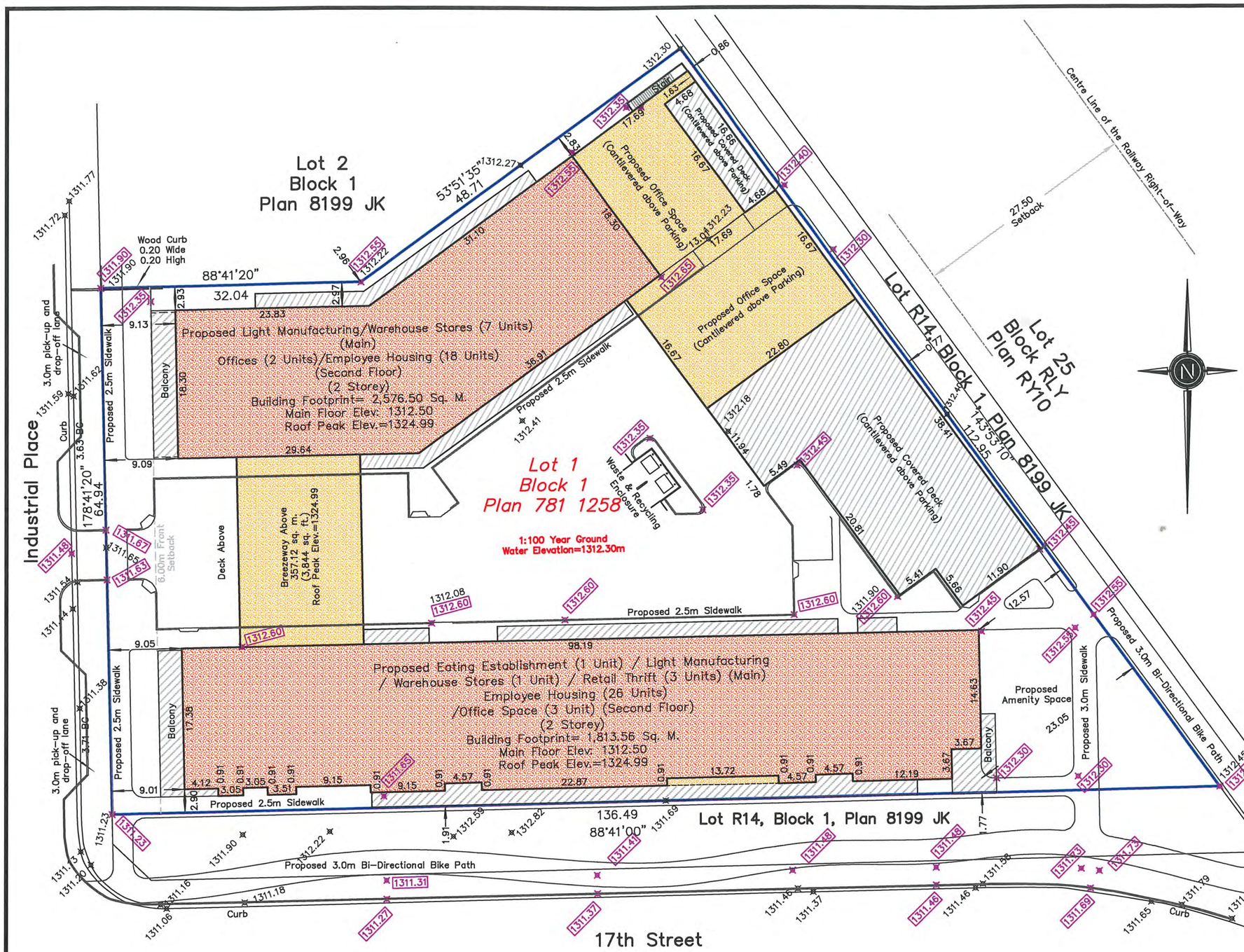
PROJECT
17TH STREET CANMORE
CANMORE, ALBERTA

TITLE
ELECTRICAL SPECIFICATIONS

| SCALE | DATE | DRAWING NO. |
|---|---|---|
| 1:250 | JAN 2019 | E2.0 (revision 1) |

| DRAWN BY | CHECKED BY | FILE NO. |
|---|---|---|
| GJW | YL | P-406 |

# PLOT PLAN




## LEGEND

ELEVATIONS ARE SHOWN THUS: ⊠ 1000.00 = 1000.00 METRES.(GEODETIC)
DISTANCES ARE IN METRES AND DECIMALS THEREOF.
ELEVATIONS ARE REFERRED TO GEODETIC DATUM
AND ARE DERIVED FROM ASCMS 61275 AND 21931
ASCM 61275 IS HELD FOR VERTICAL POSITIONING.
CONTOUR INTERVAL=0.10M

THE FOLLOWING ABBREVIATIONS MAY APPEAR ON THIS PLAN:

- ✕ ----- denotes Calculation points
- ○ ----- denotes Gate Pole
- △ ----- denotes Sign
- ☼ ----- denotes Light Standard
- —X—X— denotes Chainlink Fence
- — — — denotes Utility Right of Way Line
- ——— denotes Property Line
- ----- denotes Main Building
- ----- denotes Cantilever
- ----- denotes Deck/Balcony
- 1312.55 ----- denotes Proposed Elevation
- 1312.55 ----- denotes Existing Elevation

**SCALE** 1:500

**LEGAL DESCRIPTION:**

Lot 1
Block 1
Plan 781 1258

**MUNICIPAL ADDRESS:**

Industrial Place and 17 Street
Canmore, Alberta

**PREPARED FOR:** Steve Landi
**DATE OF SURVEY:** August 28th, 2018.

Title information is based on the C. of T. 181 272 833 which was searched on the 31st day of January, 2019, and is subject to the following instruments:

Mortgage No. 181 272 834
Caveat No. 181 272 835
Mortgage No. 181 272 836

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P 282
ELEMENT LAND SURVEYS INC.

| BUILDING FOOTPRINT / COVERAGE | SITE AREA |
|---|---|
| BUILDING 1 – 2,576.50 sq. m. (27,733 sq. ft.) | 8,223.3 sq. m. (2.03 ACRES) |
| BUILDING 2 – 1,813.56 sq. m. (19,521 sq. ft.) | LOT COVERAGE |
| BREEZEWAY – 357.12 sq. m. (3,844 sq. ft.) | 57.77% |
| TOTAL – 4,747.18 sq. m. (51,098 sq. ft.) | (4,747.18 sq. m. of 8,223.3 sq. m.) |

James G. Durant, A.L.S.
This document is not valid unless it bears an original signature in blue ink and an Element Land Surveys Inc. permit stamp in red ink.

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Element Land Surveys Inc.
#203, 1201 5th Street SW
Calgary, Alberta T2R 0Y6
Ph.: 286-7937
Fax: 247-0325

| | |
|---|---|
| Surveyed: TB | Drawn: Wang |
| File No.: 196103–Rev9 | Date: July 17, 2019 |

# Sustainability Screening Report Process
# Impact - Offset Matrix

## Summary Page

| Overall Results | Impact | % | Offset | % |
|---|---|---|---|---|
| Economic Sustainability | 0.00 | 0.00 | 5.56 | 7.14 |
| Environmental Stewardship | -14.07 | 43.40 | 13.81 | 17.73 |
| Social Fabric | -18.35 | 56.60 | 58.53 | 75.13 |
| Total Impact | -32.41 | Total Offset | 77.90 | Net Score 45.49 |

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

| Economic Sustainability | |
|---|---|
| 0.00 | InfraCycle Assessment |
| 1.24 | Increasing commercial assessment |
| 0.00 | New employment above median salary |
| 0.00 | New employment outside of 4 significant sectors |
| 0.00 | Floor space for Economic Development & Tourism |
| 4.32 | Percentage of local construction labour value |
| 0.00 | Economic leadership or innovation |

| Environmental Stewardship | |
|---|---|
| Residential Water Consumption | -1.59 |
| Commercial Water Consumption | -1.33 |
| Residential Solid Waste Generation | -1.13 |
| Commercial Solid Waste Generation | -2.66 |
| All Building Energy use and GHG emissions | -5.77 |
| Transportation | 0.00 |
| Infrastructure (sanitary-gravity) | -0.19 |
| Infrastructure (sanitary-pressure) | 0.00 |
| Environmentally Sensitive Lands | 0.00 |
| Land Consumption | -0.16 |
| Efficient Residential Land Use | 0.00 |
| Efficient Commercial Land Use | 0.00 |
| Efficient Industrial Land Use | 0.00 |
| Efficient Mixed Use Residential Land Use | 0.00 |
| Efficient Mixed Use Commercial Land Use | 0.00 |
| Metres of trails / capita | -1.24 |
| Metres of new roads to service development | 0.00 |

| Environmental Stewardship | |
|---|---|
| 0.90 | Residential / commercial mix of uses |
| 0.76 | Higher density than current levels |
| 2.70 | Access to community services from residences |
| 1.80 | Access to services from the commercial site |
| 0.90 | Water saving measures |
| 0.90 | Rain water harvesting system or infiltration |
| 0.45 | Construction waste diversion rate |
| 0.90 | Long-term, operating waste diversion |
| 0.00 | Parking stalls are un-assigned |
| 1.35 | Bike parking of adequate quality |
| 1.80 | Average size of the dwellings |
| 0.00 | LEED Certified |
| 0.00 | Built Green Certified |
| 0.00 | Other green building certification programs |
| 0.45 | Commercial energy consumption reduction |
| 0.00 | Residential energy consumption reduction |
| 0.90 | Environmentally sensitive land protection |
| 0.00 | Minimize density adjacent to sensitive lands |
| 0.00 | Reuse an existing contaminated site |
| 0.00 | Environmental leadership or innovation |

| Social Fabric | |
|---|---|
| Affordability of Market housing (in relation to median income) | 0.00 |
| PAH Housing | -3.60 |
| Seniors Housing | -2.88 |
| Employee Housing | -2.16 |
| Childcare spaces | -2.86 |
| Library | -1.15 |
| Food Bank Usage | -2.29 |
| Social Assistance Payments | -2.25 |
| Crimes Against Persons and Property | -1.15 |

| Social Fabric | |
|---|---|
| 0.00 | Units of perpetually affordable housing |
| 0.00 | Cash contribution towards PAH |
| 49.53 | Bedrooms of employee housing |
| 0.00 | Bedrooms for employees earning < median income |
| 0.00 | Cash contribution towards employee housing |
| 0.00 | Units of seniors housing |
| 7.20 | Percentage of the employees housed |
| 0.00 | Employees rental assistance 10% below market levels |
| 1.80 | Percentage of site ares for social interaction |
| 0.00 | Reuse an existing historic property or building |
| 0.00 | Exceed minimum municipal reserve requirements |
| 0.00 | Accessible recreation or cultural facilities or programs |
| 0.00 | Contribution to recreation facilities |
| 0.00 | Support school enrollment |
| 0.00 | Support for current childcare facilities |
| 0.00 | Support for cultural establishments |
| 0.00 | Support for other non-profit community organizations |
| 0.00 | Unique supports for community programming |
| 0.00 | Support for special events |
| 0.00 | Public art component |
| 0.00 | Public consultation program |
| 0.00 | Social leadership or innovation |

**From:** Fusion Graphics + Print <
**Sent:** Saturday, July 20, 2019 9:13 AM
**To:** Nathan Grivell <nathan.grivell@canmore.ca>
**Subject:** New building - iPlace

Hello Nathan,

My house is located directly across from the proposed iPlace building development.

Can you email the proposed design specifications and variances or send a link to where I can find them. Is the town removing the burm and trees across the street from my house as well?
Below are the types of questions I have and how it will affect my home.
How will the height variance and lighting affect my house and are there tress being planted in place of any trees being removed?
where are the employees housing units and parking located? What are the building timelines? Or any relevant timelines that would affect the neighbourhood to be aware of?

Thank you.

Laura Clippingdale

# CANMORE PLANNING COMMISSION

Town of CANMORE

## STAFF REPORT

| | |
|---|---|
| **DATE:** | November 29, 2023 |
| **PROPOSED DEVELOPMENT:** | SITE PLAN AND BUILDING DESIGN AMENDMENTS TO PL20220303 |
| **APPLICATION NUMBER:** | PL20230343 |
| **LEGAL DESCRIPTION:** | BLOCK A, PLAN 6122JK |
| **CIVIC ADDRESS:** | 1724 BOW VALLEY TRAIL |
| **CURRENT USE(S):** | UNDER PL20220303:<br>VISITOR ACCOMODATION (98)<br>EMPLOYEE HOUSING (1)<br>RETAIL SALES |
| **APPLICANT:** | COURTNEY CLARK, METAFOR ARCHITECTURE |
| **REFERENCED DOCUMENTS:** | LAND USE BYLAW 2018-22:<br>• SECTION 1.13.2 DEVELOPMENT AUTHORITY – DUTIES AND RESPONSIBILITIES – CANMORE PLANNING COMMISSION<br>• SECTION 4.6 BOW VALLEY TRAIL GENERAL COMMERCIAL DISTRICT<br>• SECTION 11 COMMUNITY ARCHITECTURAL AND URBAN DESIGN STANDARDS |

## EXECUTIVE SUMMARY

This application proposes site and building amendments to PL20220303, a development consisting of 98 visitor accommodation units, with one employee housing unit, and retail sales, that was approved by the Canmore Planning Commission (CPC) on April 26, 2023. The subject site is located at 1724 Bow Valley Trail. The site is currently being prepared for construction. Administration considers the amendments to the site plan and building design to be minor in nature, and recommends APPROVAL of the application, which would replace the original development permit (PL20220303).

## BACKGROUND

The staff report for PL20220303 is attached to this report for background (Attachment 6).

This application is considered under the Municipal Government Act to be 'de novo' or new. At its discretion, the CPC may decide to review the development in its entirety or just the proposed amendments.

## AMENDMENTS

The applicant's revised plans, containing their overall rationale for the proposed amendments, are included as Attachment 4. A summary of the amendments is listed below:

1. Revision to location of roof mechanical equipment for efficiency and loading purposes. Not visible from street.
2. Revision to parkade layout resulting in two stalls being moved from the parkade to surface parking. No change to overall parking stall count.
3. Removal of the parking island which requires the relocation of four bicycle stalls from the parking island closer to the building entrance.
4. Relocation of bicycle parking resulting in a less than 1% change to the landscaping area.
5. Reduction in the waste enclosure width to accommodate additional surface parking.
6. Reduction in "channel" screening along exterior of building resulting from structural support challenges.
7. Revisions to material tags to provide clarity on type of material and allow omit manufacturer information.
8. Revision to seating design in plaza to allow organic tie in between plaza and pathway.
9. Addition of fencing and locking gate to courtyard to meet safety requirements.
10. Revision to addressing.

These changes comply with the requirements of the Land Use Bylaw (LUB). As the Canmore Planning Commission was the original development authority for PL20220303, Section 1.13.2.1.d of the LUB requires the CPC to consider changes, which amend any aspect of a decision it previously made.

## SUBMITTED COMMENTS

The notice of application sign for PL20220303 was posted on the property on January 5, 2023. As PL20230343 is for a permitted use and will not create any new variances to the LUB, the applicant was not required to post a new notice of application sign on the subject site. Administration received no comments or questions regarding this application.

## OPTIONS FOR CONSIDERATION

The CPC has three options:

1. Approve the application subject to the conditions contained in Schedule A or with additional conditions.
2. Refuse the application, specifying reason(s) for refusal.
3. Postpone the application, pending submission of any additional details requested by CPC.

## RECOMMENDATION

Planning recommends that the Canmore Planning Commission APPROVE PL20230343, subject to the conditions of approval listed in Schedule A (Attachment 5).

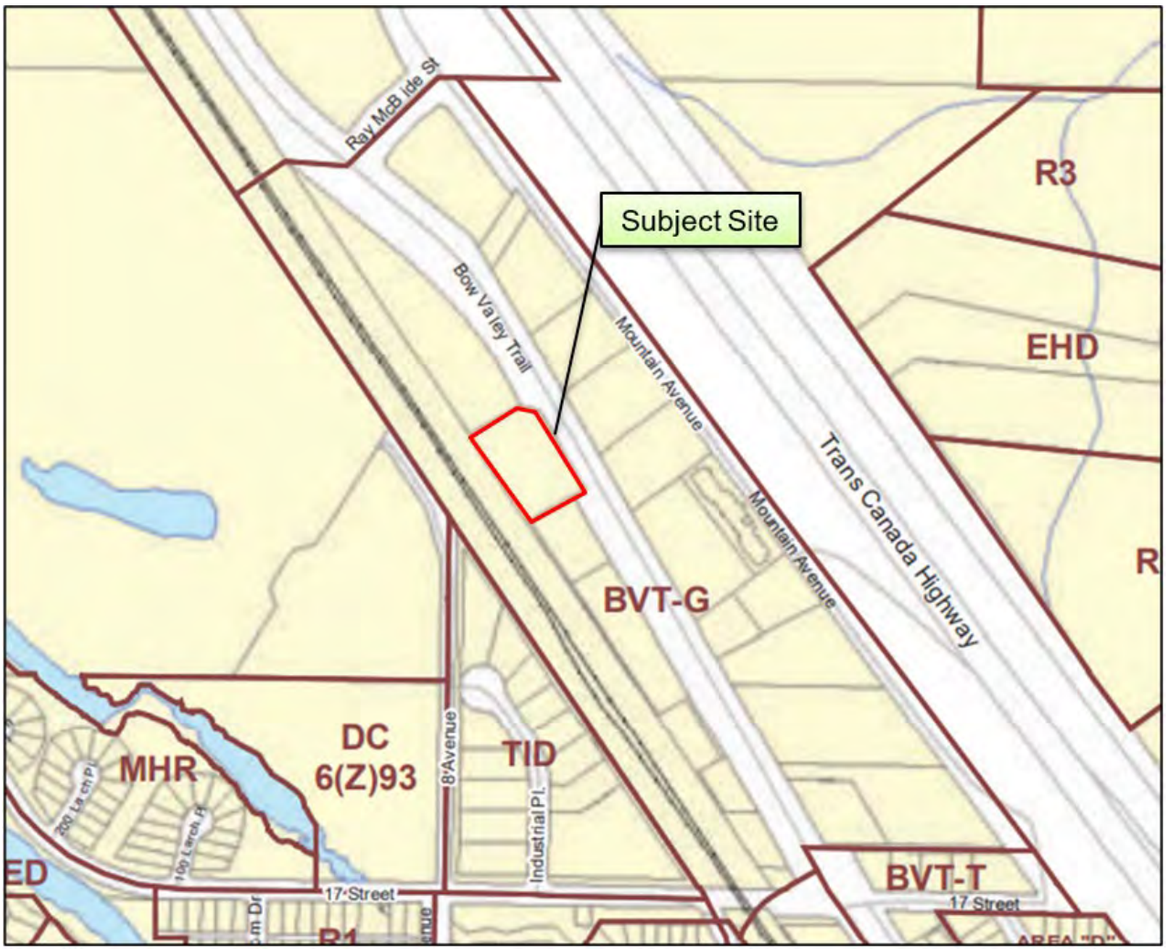
## ATTACHMENTS:

1. Site Context
2. Zoning
3. Bylaw Conformance Review
4. Amended Plans containing Applicant Rationale
5. Schedule A – Conditions of Approval
6. Staff Report for PL20220303

**Anika Drost, RPP, MCIP**
Development Planner

## ATTACHMENT 1 – SITE CONTEXT

**ATTACHMENT 2 – ZONING**



## ATTACHMENT 3 - BYLAW CONFORMANCE REVIEW

| | BYLAW 2018-22 | PROPOSED | VARIANCE |
|---|---|---|---|
| Max Floor Area Ratio (FAR) | Min 0.75<br>Max 1.5 | 1.5 | **NO** |
| Max Building Site Coverage | 55% | 48% | **NO** |
| Front Yard Setback (Measured from future road widening) | 2.0 m<br>with min 20% of building at 2.0m | 2.0 m<br>with 39% at 2.0 m | **NO** |
| Side Yard Setback (southeast) | 3.0 m | > 3.0 m | **No** |
| Side Yard Setback (northwest) | 3.0 m | 3.0 m | **No** |
| Rear Yard Setback | 6.0 m | 6.0 m | **No** |
| Max Building Height | 16 m | 19.2 m | **YES**<br>**3.2 m** |
| Max Building Eaveline Height | 7.0 m | 9.0 m at front façade<br>13.0 m other facades | **Yes**<br>**2 m & 6 m** |
| Floor area above eaveline setback min of 70% of the elevation | required | 30% provided | **YES**<br>**40%** |
| Landscaping | | | |
| Area | 25% | 47% | **No** |
| Trees | 134 | 139 | **No** |
| Shrubs | 141 | 334 | **No** |
| Parking | | | |
| Visitor Accommodation Vehicle Parking | 98 Units = 98 Vehicle Parking Stalls | 98 Vehicle Parking Stalls | **No** |
| Visitor Accommodation Bicycle Parking | 30 Long Term Bicycle Stalls<br>15 Short Term Bicycle Stalls | 30 Long Term Bicycle Stalls<br>16 Short Term Bicycle Stalls | **No**<br>**No** |
| Commercial Retail Unit Vehicle Parking | 2 stalls/100 m2 =<br>2 Vehicle Parking Stalls | 2 Vehicle Parking Stalls | **No** |
| Commercial Retail Unit Bicycle Parking | 1 Long Term Bicycle Stalls<br>2 Short Term Bicycle Stalls | 1 Long Term Bicycle Stalls<br>2 Short Term Bicycle Stalls | **No** |
| Employee Housing Unit Vehicle Parking | No requirement | None | **No** |
| Employee Housing Unit Bicycle Parking | No requirement | 1 Long Term Bicycle Stall | **No** |

# ATTACHMENT 4 – Amended Plans Containing Applicant Rationale

METAFOR

RUNDLE PARK

## RE-ISSUED FOR DP
## 2023-11-09

Sheets included are highlighted.
For full set refer to PL20220303 approved DP


DP0.00 COVER
DP0.01 GENERAL INFORMATION
DP0.02 SITE SURVEY
DP1.01 SITE PLAN
DP1.02 SITE DETAILS
DP2.00 PARKADE PLAN
DP2.01 MAIN FLOOR PLAN
DP2.02 LEVEL 2 PLAN
DP2.03 LEVEL 3 PLAN
DP2.04 LEVEL 4 PLAN
DP2.05 LEVEL 4 LOFT PLAN
DP2.06 ROOF PLAN
DP3.01 BUILDING ELEVATIONS
DP3.02 BUILDING ELEVATIONS
DP4.01 BUILDING SECTIONS
DP5.01 PERSPECTIVE VIEWS
DP6.01 SUN STUDY

L0.00 LANDSCAPE STATS PLAN
L0.01 PLANT LIST, PLANT LEGEND, LEGEND & GENERAL NOTES
L1.00 LANDSCAPE PLAN
L1.01 COURTYARD - LANDSCAPE PLAN
L1.02 PUBLIC PLAZA - LANDSCAPE PLAN
L2.00 LANDSCAPE DETAILS
L2.01 LANDSCAPE DETAILS
L2.02 LANDSCAPE DETAILS
L2.03 LANDSCAPE DETAILS
L2.04 LANDSCAPE INSPIRATION

E000 ELECTRICAL COVER PAGE
E001 SITE PLAN - ELECTRICAL
E002 AGI SITE PLAN
E003 AGI RENDERINGS & LUMINAIRE SCHEDULE

C-100 SURFACEWORKS & GRADING
C-200 UNDERGROUND UTILITY
C-300 STORM DESGIN
C-400 DETAILS – SHEET 1-5
C-401 DETAILS – SHEET 2-5
C-402 DETAILS – SHEET 3-5
C-403 DETAILS – SHEET 4-5
C-404 DETAILS – SHEET 5-5


**KEYNOTE REVISIONS - REVIEWED 2023-10-12, FOR DP SUBMISSION NOVEMBER 9 2023:**
*BASED UPON DETAILED DESIGN, THE FOLLOWING MINOR MODIFICATIONS CAPTURE REVISIONS TO THE APPROVED DP FILE PL20220303 THAT DO NOT IMPACT ANY PREVIOUSLY APPROVED VARIANCES, OR CHANGE PROJECT DENSITY. PLEASE REFER TO DRAWINGS FOR BUBBLED KEYNOTES.*

**1-REVISED LOCATION OF ROOF COOLER WELL -** ADJUSTED LOCATION TO ALIGN WITH STRUCTURAL FOR EFFICIENCY AND LOADING PURPOSES. RECESSED BACK, THE WELL LOCATION IS NO LONGER VISIBLE FROM STREET AND PERMITS A CONTINOUS RIDGE LINE ALONG THE STREET-FACING ELEVATION.

**2A-REVISED PARKADE LAYOUT, 2 STALLS MOVE TO SURFACE -** REVISION TO PARKADE LAYOUT THROUGH DETAILED DESIGN RESULTED IN 2 STALLS MOVING FROM PARKADE TO SURFACE (SEE ITEM 2B). THIS UPDATE WAS COMPLETED TO REALIZE SIGNIFICANT EFFICIENCIES REMOVING STRUCTURAL COLUMN TRANSFERS, REDUCING THICKER TRANSFER BEAMS AND RESULTING MATERIAL REQUIRED. THOUGH NOT EFFECTING THESE DRAWINGS, PARKADE DEPTH UNDER THE NORTHEAST WAS ALSO REDUCED AS A RESULT. NO CHANGE TO OVERALL PROPOSED PARKING COUNTS. SEE ITEM 2B.

**2B- 2 PARKING STALLS MOVE TO SURFACE -** AS A RESULT OF ITEM 2A, THE PARKING ISLAND WAS REMOVED AND 4 BIKE STALLS (2 RACKS) SHIFTED CLOSER TO BUILDING ENTRY.

**2C-REVISED WASTE/RECYCLING ENCLOSURE FOR PRIVATE COLLECTION.** RELATED TO ITEM 2A/B, MINOR REDUCTION IN ENCLOSURE WIDTH.
**3-NOT USED**

**4-LOUVRE/CHANNEL LOCATIONS ON ELEVATION:** SECONDARY LOUVRE OR 'CHANNEL' SCREEN CODED #5 ON MATERIAL LEGEND REDUCED IN SELECT AREAS. DETAILED REVIEW OF THE SCREEN'S STRUCTURAL SUPPORTS POSED CHALLENGES TO BOTH PROJECT BUDGET AND BUILDING ENVELOPE DUE TO THERMAL BRIDGING. LOCATIONS WITH HIGH VISUAL IMPACT TO THE PUBLIC REALM REMAIN. VERTICAL SIDING (#1) REMAINS BEHIND, RESULTING IN MINIMAL IMPACT TO ELEVATIONS. NO CHANGE TO LOCATION OF WALL, MATERIAL OR SETBACKS.

**5-MATERIAL LEGEND DESCRIPTIONS (PRODUCTS UPDATED) -** MANUFACTURER INFORMATION WAS OMITTED TO PERMIT SOURCING OF EQUAL ALTERNATE FINISHES.
**6-NOT USED**

**7-MATERIAL TAG UPDATED-** MATERIAL TAG ADJACENT TO MAIN ENTRY CLARIFIED- THIN STONE VENEER (AS PER RENDERINGS AND APPROVED DP).

**8-LANDSCAPE AREA-**UNDER 1% CHANGE TO LANDSCAPE AREA (DUE TO CHANGES LISTED UNDER ITEM 2B, ITEM 9).

**9-PLAZA SEATING MATERIAL-** SEATING DESIGN IN PLAZA SPACE IS REVISED TO A POURED-IN PLACE CONCRETE SEAT DESIGN. THIS SOLUTION RESPONDS TO THE PLANTING IN AN ORGANIC AND REFINED MANNER. THE PROPOSED TIE IN OF PLAZA TO PATHWAY WAS PREVIOUSLY REVIEWED WITH PLANNING TO SATISFY CONDITIONS OF APPROVAL OF DP PL20220303.

**10-2m FENCE SURROUNDING HOT TUB POOL IN COURTYARD, SEPARATION FROM ADJACENT WALK-OUT SUITES -** FOR LIFE SAFETY PURPOSES AND TO MEET CODE, A 2m GLASS GUARD RAIL WITH LOCKING CAPABILITY (SECURED GATES) IS PROPOSED AROUND THE COURTYARD -MAIN FLOOR PATIOS WITH OPERABLE LUMON GLASS CANNOT BE LOCKED, TO MEET INTENT OF CODE AND SAFETY THIS WAS INTRODUCED.

**11- CIVIC ADDRESSING AS ADVISED BY TOWN UPDATED ON DRAWINGS**

# RUNDLE PARK

## 1724 Bow Valley Trail, Canmore, AB

#11

## PREPARED FOR CIELLE PROPERTIES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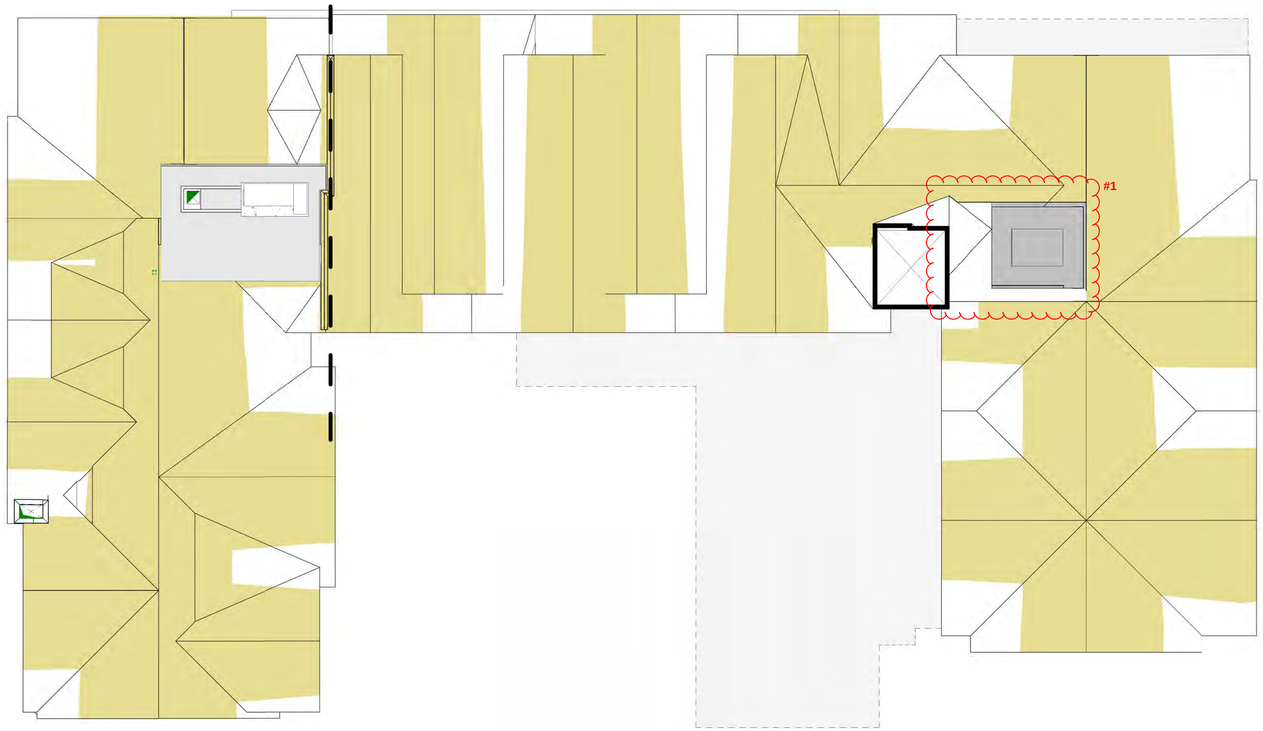
**PROJECT NO.**
21.158




1 DP0.01 ROOF PLAN - VARIANCE DIAGRAM

1 : 200

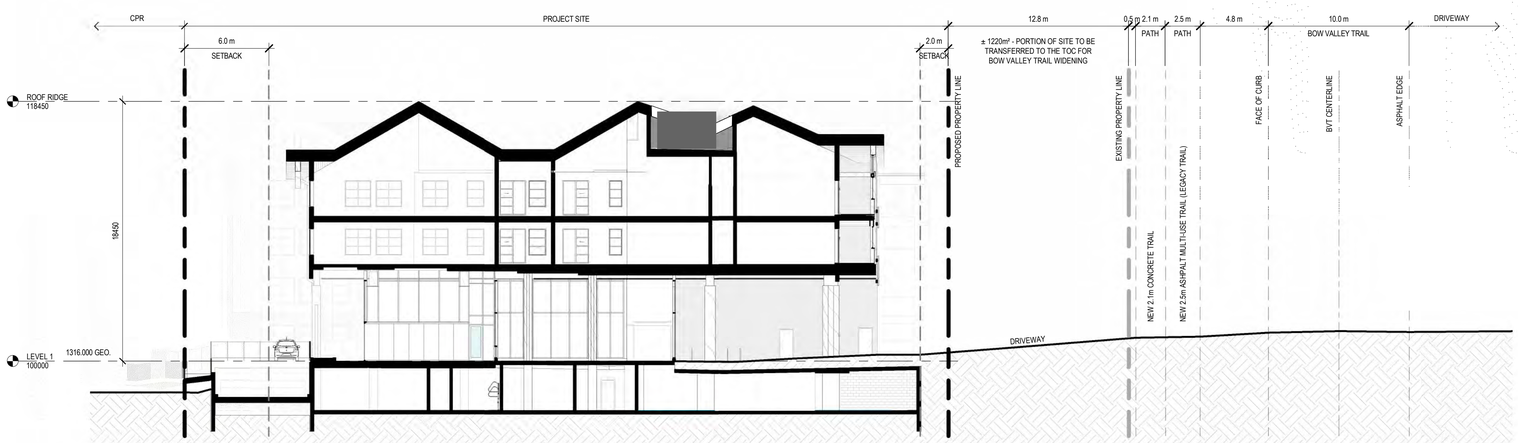
ROOF AREA ABOVE 16.0m FROM GRADE

ROOF AREA AT GRADE

| | |
|---|---|
| ROOF AREA ABOVE 16.0m: | 2094.23m² |
| TOTAL ROOF AREA: | 3618.03m² |

57.9% OF ROOF AREA IS ABOVE 16.0m FROM GRADE

NO REVISION TO RATIO




2 DP0.01 SITE SECTION THROUGH BVT

1 : 200

## PROJECT STATISTICS

**DEVELOPMENT DESCRIPTION**

Cielle Canmore is a 4 storey building with 98 visitor accommodation units and 1 CRU.

**MUNICIPAL ADDRESS**

1734 Bow Valley Trail, Canmore, AB

**LEGAL ADDRESS**

Block A, Plan 6122 JK

**ZONING DISTRICT**

BVT Bow Valley Trail General Commercial District (BVT-G)

**LAND USE REGULATIONS**

| | |
|---|---|
| Front yard setback (facing BVT) | Max. 2m away from property line |
| Side yard setback | Min. 3m |
| Rear yard setback | Min. 6m |

**EAVELINE HEIGHT**

| | |
|---|---|
| Allowable height: | 7.0m; may be raised to 9.0m if approved by Development Authority |
| Proposed height: | 9.0m |

**1:100 YEAR GROUNDWATER FLOOD ELEVATION**

1311.6m

**BUILDING HEIGHT**

| | |
|---|---|
| Allowable height: | 16.0m; 20% relaxation permitted for architectural integrity |
| Proposed height: | 16.0m with portions of the building at 19.2m (20% height variance) |

**SITE AREA**

6985m²

**CONFIRMED POST-LAND TRANSFER SITE AREA:**

5759m²

**SITE COVERAGE:**

| | |
|---|---|
| Allowable site coverage: | 55% maximum |
| Proposed site coverage: | 48% |

**LANDSCAPE AREA:**

| | |
|---|---|
| Required landscape area: | 1440m² (25% minimum) |
| Proposed landscape area: | 2670.56m2(46.42%) |

#8

UNIT DEPLOYMENT MATRIX

| UNIT TYPE | BEDROOMS | FLOOR NO. | TOTAL NO. OF UNITS |
|---|---|---|---|
| UNIT A | 0 | 01 | 07 |
| UNIT B | 1 | 01 | 04 |
| UNIT D1 | 2 | 01 | 06 |
| UNIT D2 | 2 | 01 | 01 |
| UNIT F | 3 | 01 | 01 |
| UNIT G | 2 | 01 | 02 |
| UNIT H | 3 | 01 | 01 |
| UNIT A | 0 | 02 | 07 |
| UNIT B | 1 | 02 | 04 |
| UNIT D1 | 2 | 02 | 06 |
| UNIT D2 | 2 | 02 | 01 |
| UNIT F | 3 | 02 | 01 |
| UNIT G | 2 | 02 | 02 |
| UNIT H | 3 | 02 | 01 |
| UNIT A | 0 | 03 | 09 |
| UNIT B | 1 | 03 | 06 |
| UNIT C2 | 3 | 03 | 01 |
| UNIT C3 | 3 | 03 | 01 |
| UNIT D1 | 2 | 03 | 06 |
| UNIT D2 | 2 | 03 | 01 |
| UNIT E | 2 | 03 | 01 |
| UNIT F | 3 | 03 | 02 |
| UNIT G | 2 | 03 | 03 |
| UNIT H | 3 | 03 | 01 |
| UNIT A | 0 | 04 | 03 |
| UNIT C1(LOFT) | 3 | 04 | 03 |
| UNIT C2 (LOFT) | 3 | 04 | 01 |
| UNIT C3 (LOFT) | 3 | 04 | 01 |
| UNIT E (LOFT) | 3 | 04 | 01 |
| UNIT F (LOFT) | 4 | 04 | 02 |
| UNIT G (LOFT) | 3 | 04 | 03 |
| UNIT H | 3 | 04 | 01 |
| UNIT J | 2 | 04 | 01 |
| UNIT J (LOFT) | 3 | 04 | 03 |
| UNIT K (LOFT) | 3 | 04 | 02 |
| UNIT L1 (LOFT) | 3 | 04 | 01 |
| UNIT L2 (LOFT) | 3 | 04 | 01 |
| TOTAL NUMBER OF STUDIOS | | | 26 |
| TOTAL NUMBER OF 1 BEDROOMS | | | 14 |
| TOTAL NUMBER OF 2 BEDROOMS | | | 30 |
| TOTAL NUMBER OF 3 BEDROOMS | | | 21 |
| TOTAL NUMBER OF 4 BEDROOMS | | | 07 |
| **TOTAL NUMBER OF UNITS** | | | **98** |

(PLUS ONE STAFF ACCOMMODATION UNIT)

**GROSS FLOOR AREA**

| | BUILDING A | BUILDING B |
|---|---|---|
| Main Floor: | 1112m² | 883m² |
| Second Floor: | 852m² | 883m² |
| Third Floor: | 1494m² | 883m² |
| Fourth floor: | 1372m² | 841m² |
| Loft: | 184m² | 124m² |
| **Total:** | **5014m²** | **3614m²** |

Parkade Area: 3523m2 #2a

**FLOOR AREA RATIO**

1.50

**PARKING REQUIREMENTS**

Parking stall requirement for non-residential developments (2.7-2):
Visitor accommodation - 1 stall per accommodation unit
Retail - 2 stalls per 100m² of GFA

Number of parking stalls required: 100
Number of parking stalls provided: 100

Bike parking stalls provided:
Short Term: Required: 17 Provided: 18
Long Term: Required: 31 Provided: 31

RUNDLE PARK

1724 Bow Valley Trail, Canmore, AB

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GENERAL INFORMATION

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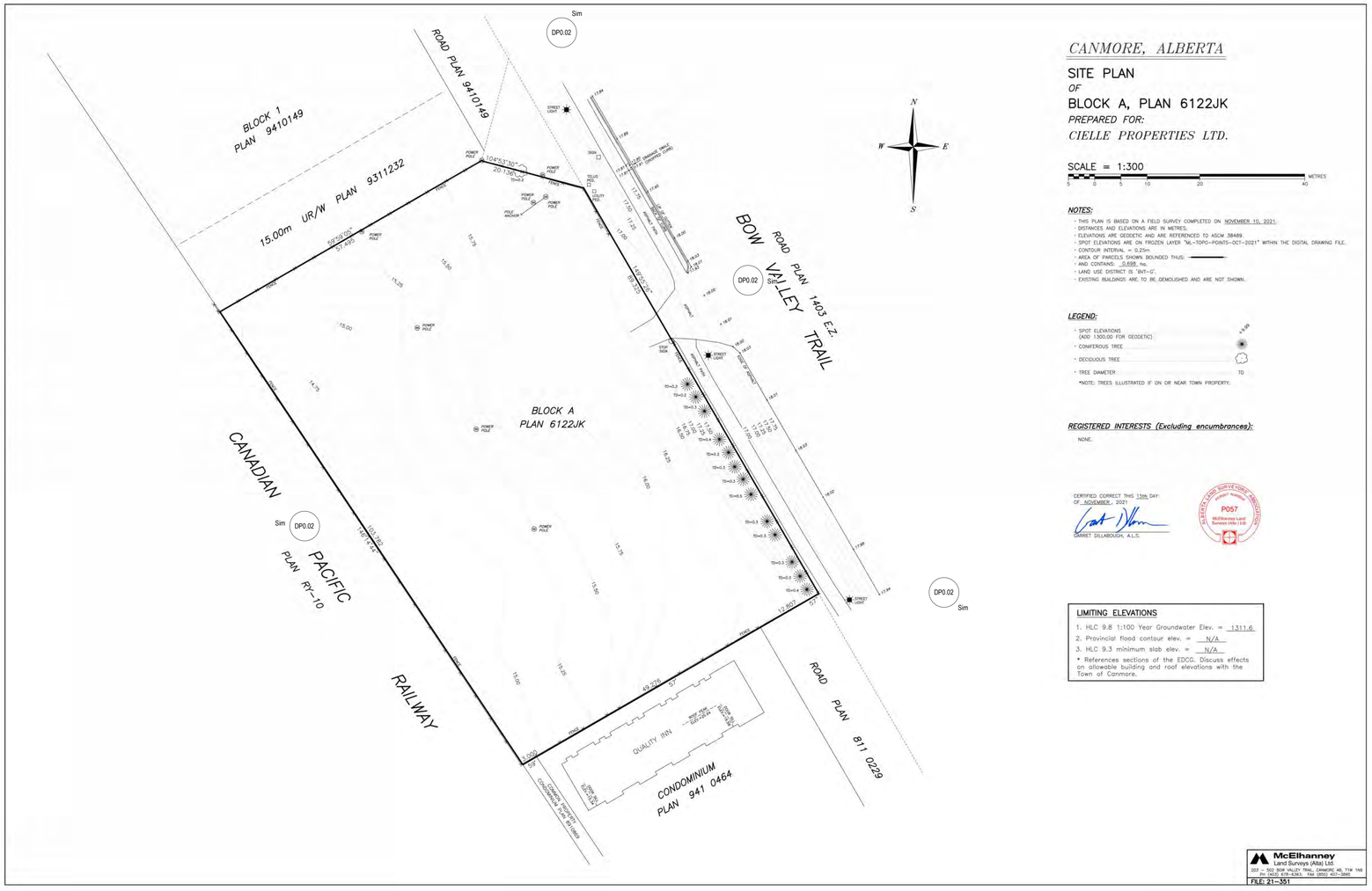

2 DP0.02 EXISTING SITE CONTEXT IMAGE
N.T.S.

1 DP0.02 SITE SURVEY
N.T.S.

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3 DP0.02 EXISTING SITE IMAGE
N.T.S.

4 DP0.02 EXISTING SITE IMAGE
N.T.S.

5 DP0.02 EXISTING SITE IMAGE
N.T.S.

6 DP0.02 EXISTING SITE IMAGE
N.T.S.

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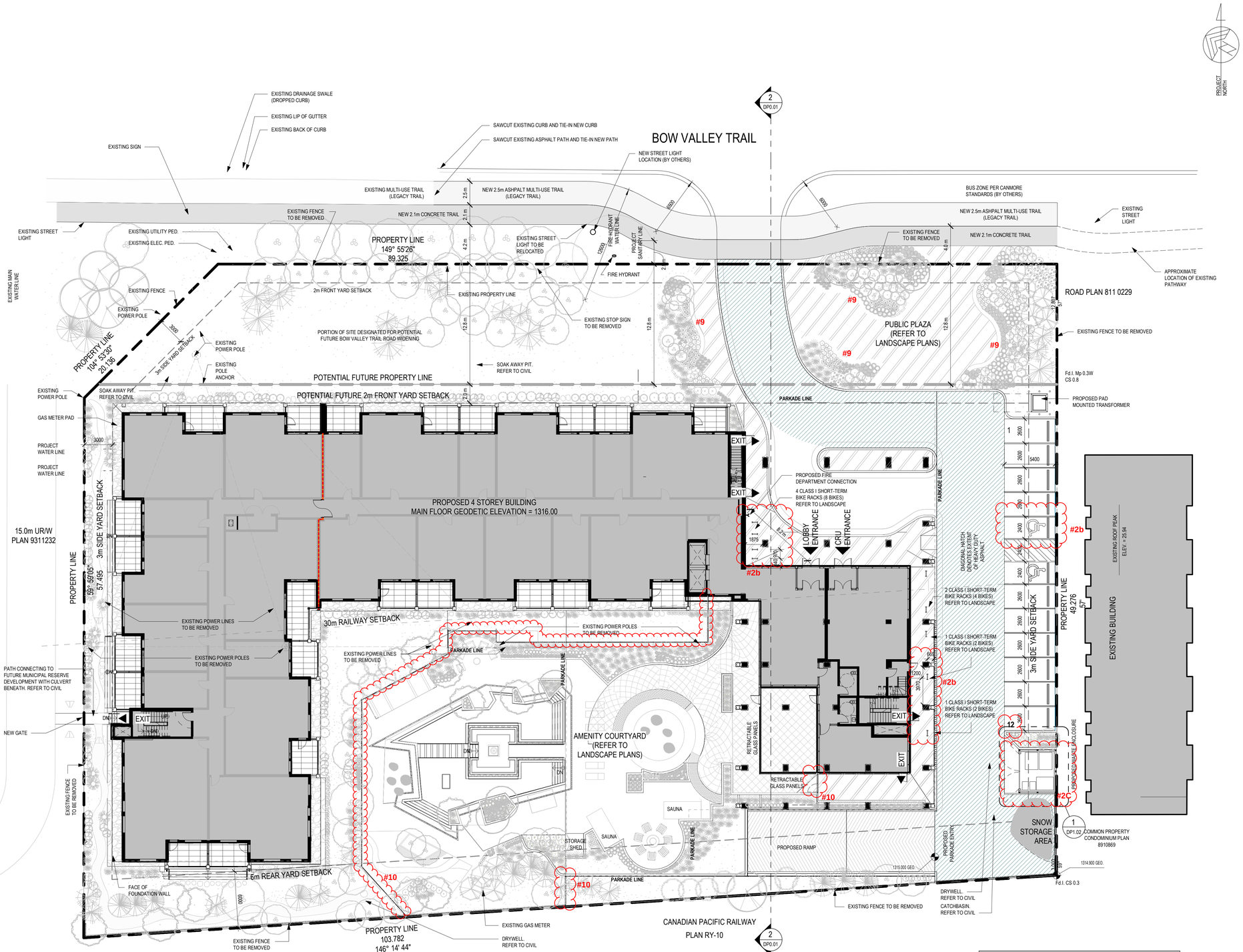


1 DP1.01 DP SITE PLAN

1 : 200

RUNDLE PARK

1724 Bow Valley Trail, Canmore, AB

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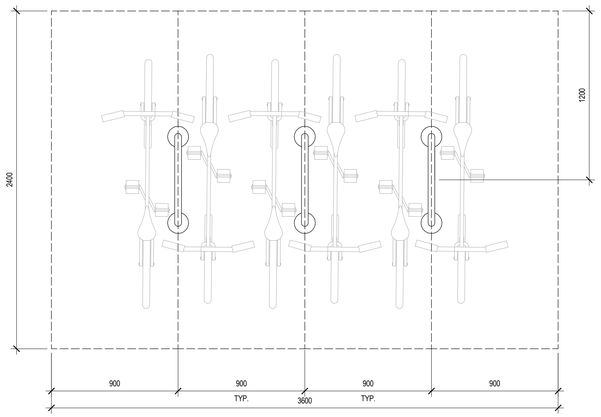
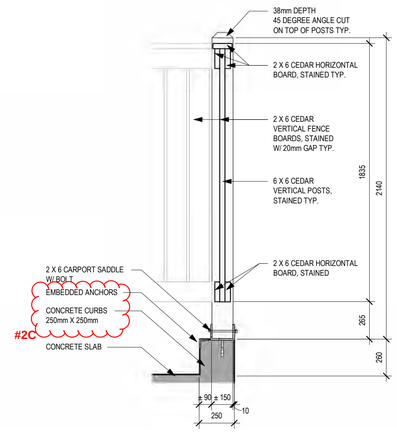
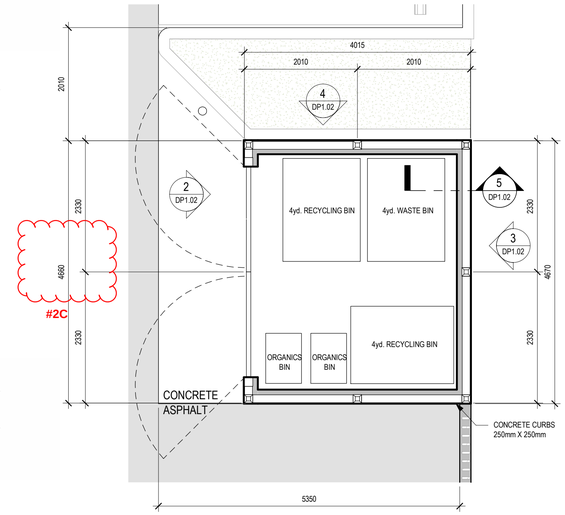


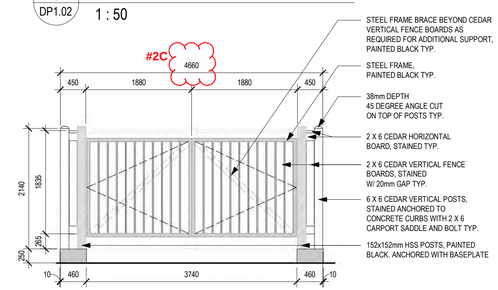

6 DP1.02 TYPICAL BIKE RACK LAYOUT
1 : 20



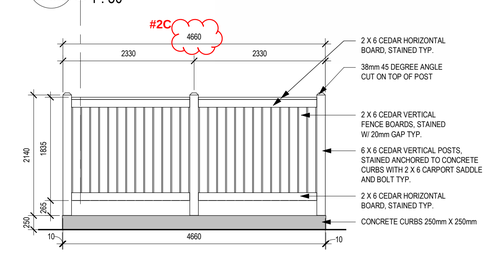

5 DP1.02 WASTE ENCLOSURE SECTION TYP.
1 : 20



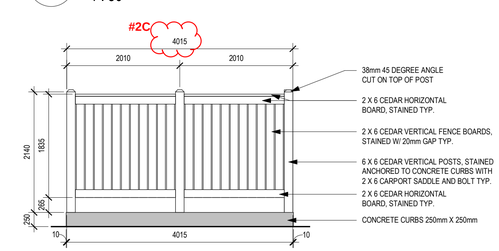

1 DP1.02 WASTE ENCLOSURE PLAN
1 : 50



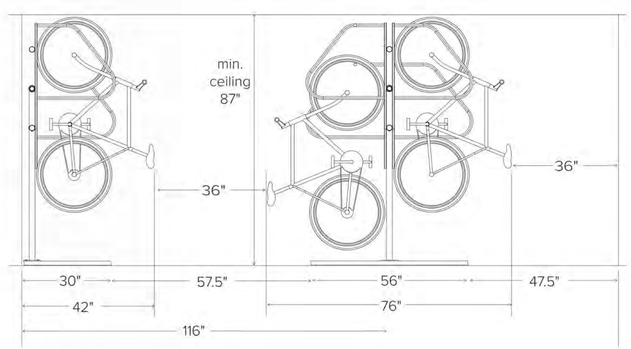

2 DP1.02 WASTE ENCLOSURE FRONT ELEVATION
1 : 50




3 DP1.02 WASTE ENCLOSURE BACK ELEVATION
1 : 50




4 DP1.02 WASTE ENCLOSURE SIDE ELEVATION
1 : 50




7 DP1.02 TYP. CLASS III LONG-TERM PARKING IN U/G PARAKADE
NTS

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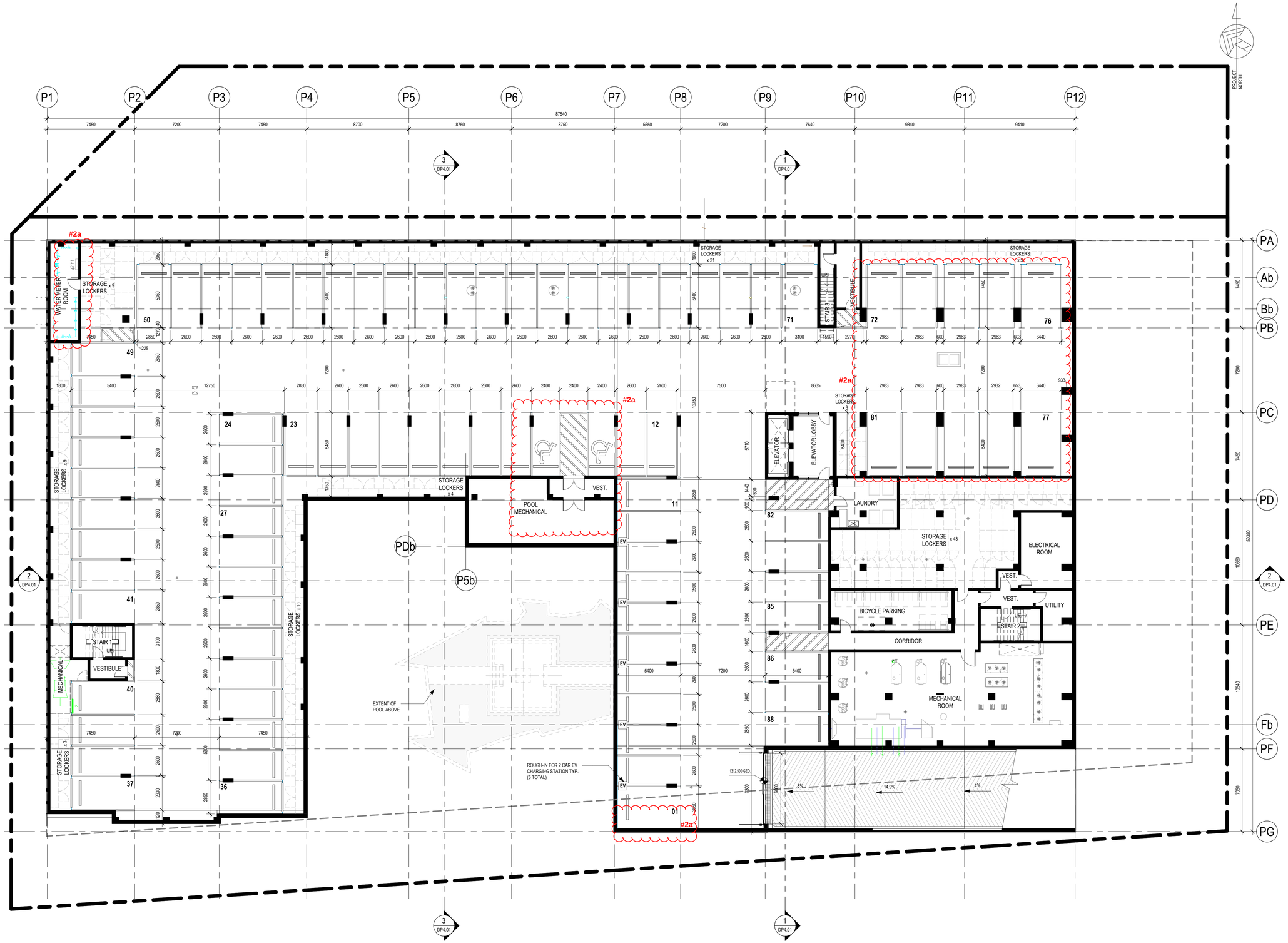


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PARKADE PLAN

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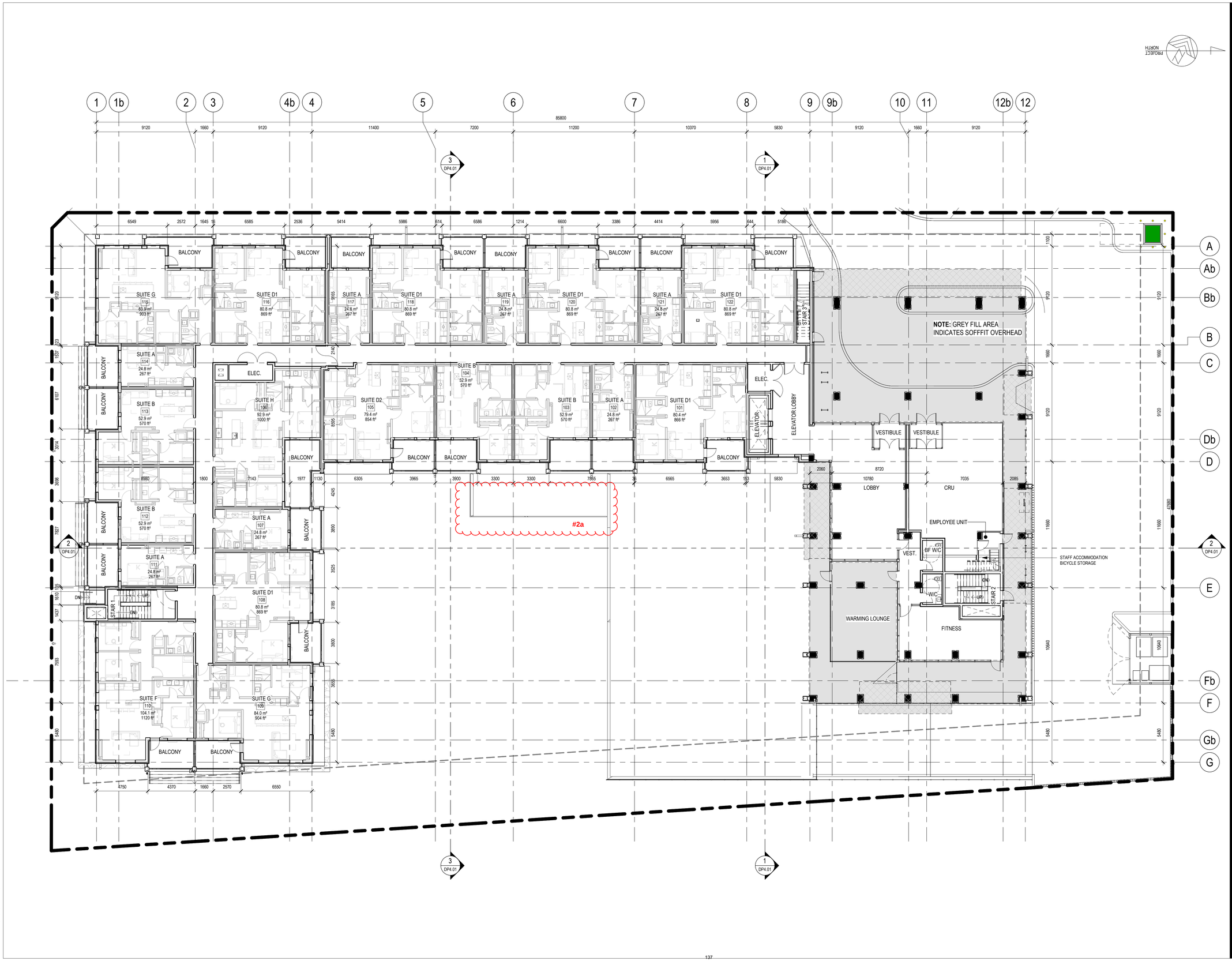


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MAIN FLOOR PLAN

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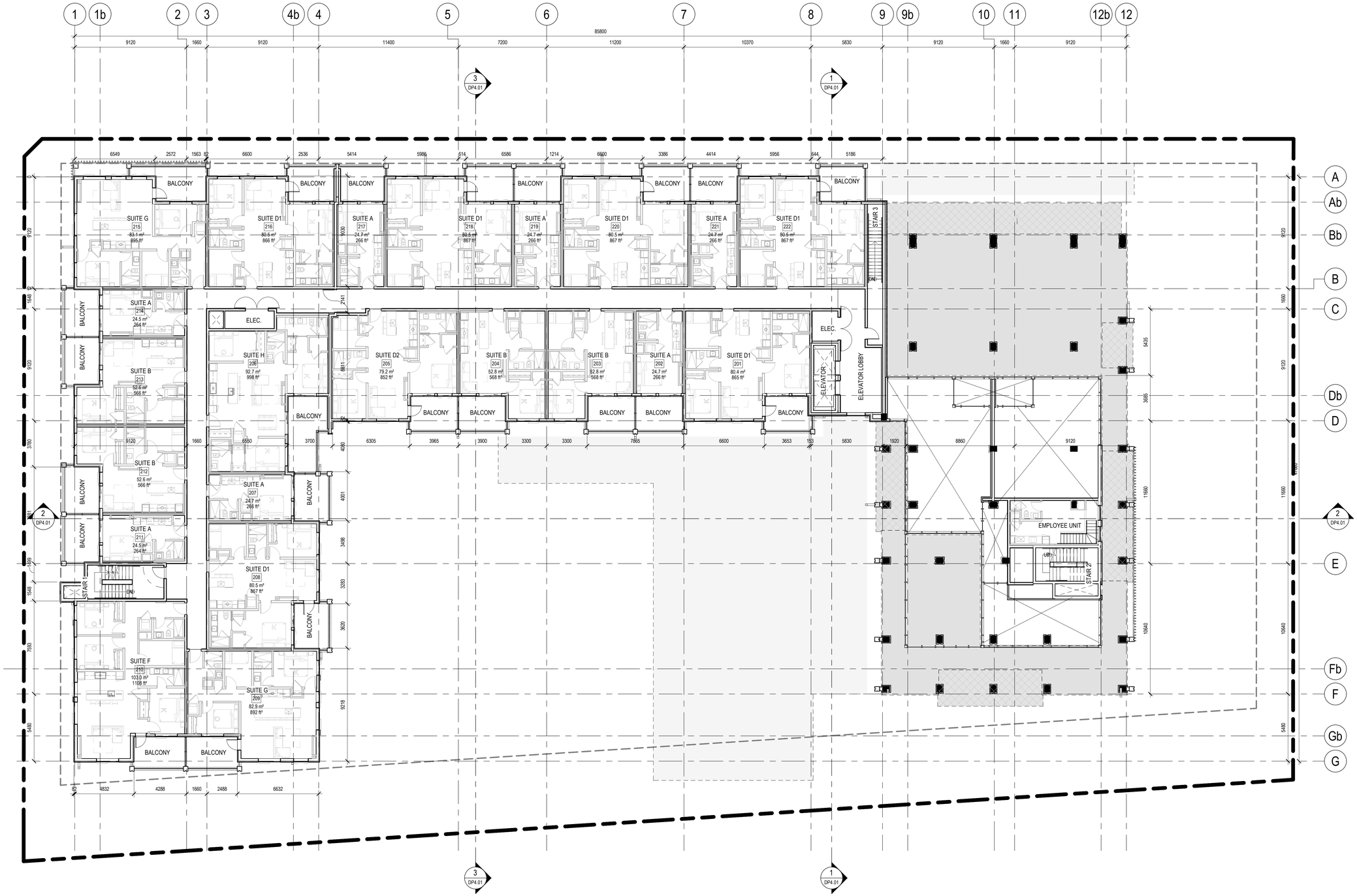


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LEVEL 2 PLAN

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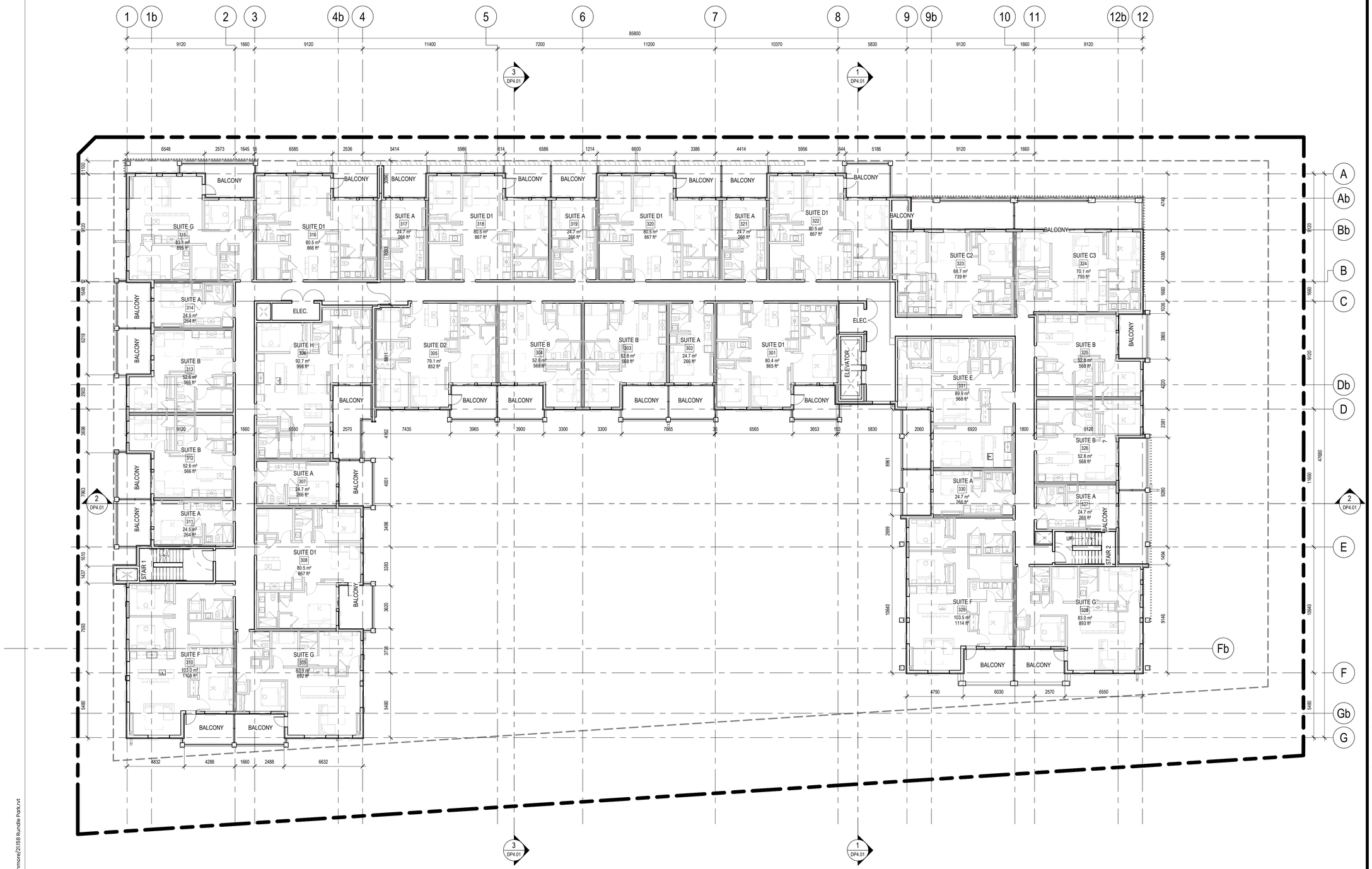


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LEVEL 3 PLAN

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DP2.03

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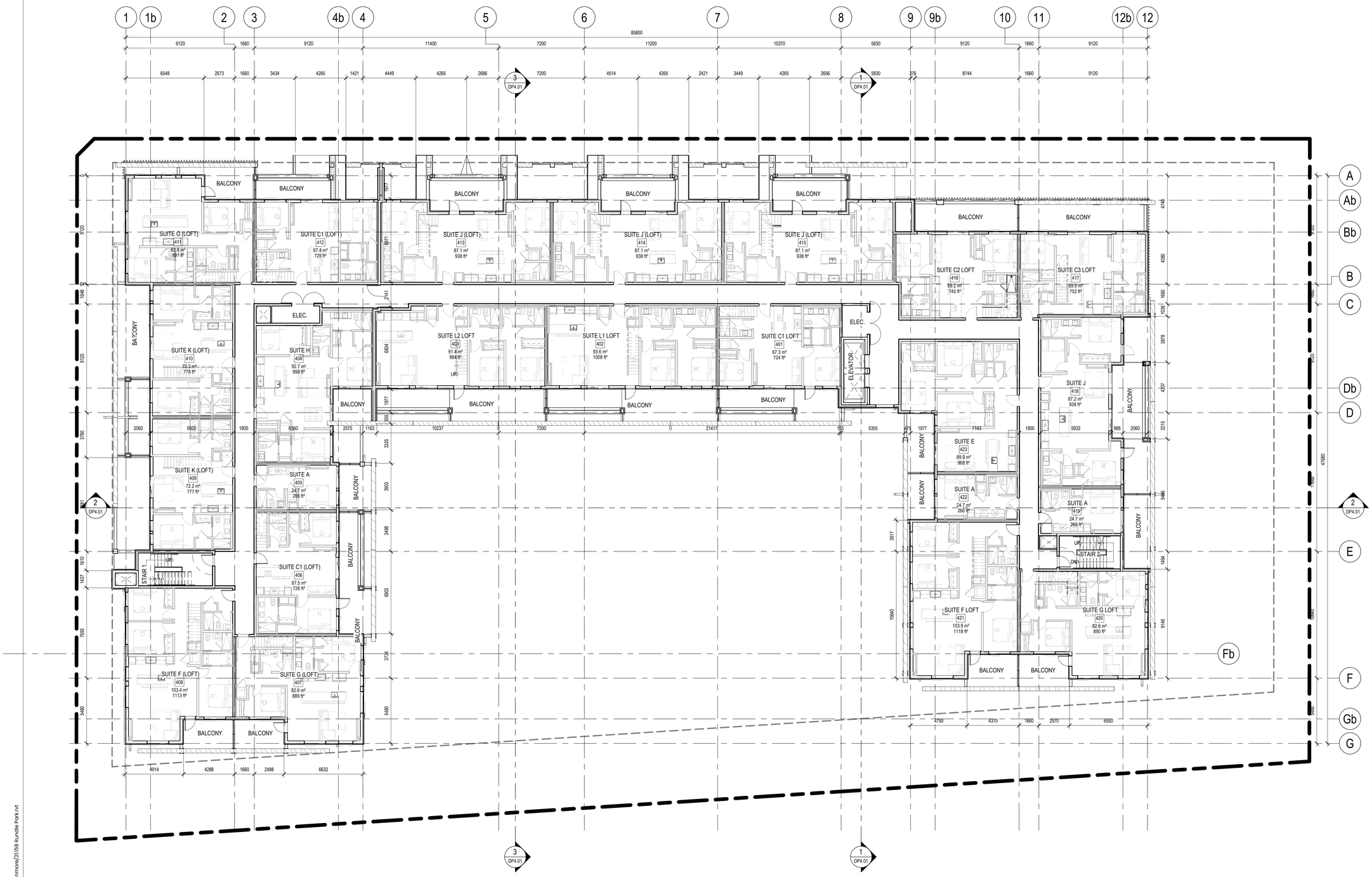


# RUNDLE PARK

1724 Bow Valley Trail,
Canmore, AB

Issued/ Revision Schedule

| no. | description | date |
|---|---|---|
| 1 | ISSUED FOR DEVELOPMENT PERMIT | 22/09/30 |
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LEVEL 4 PLAN

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DP2.04

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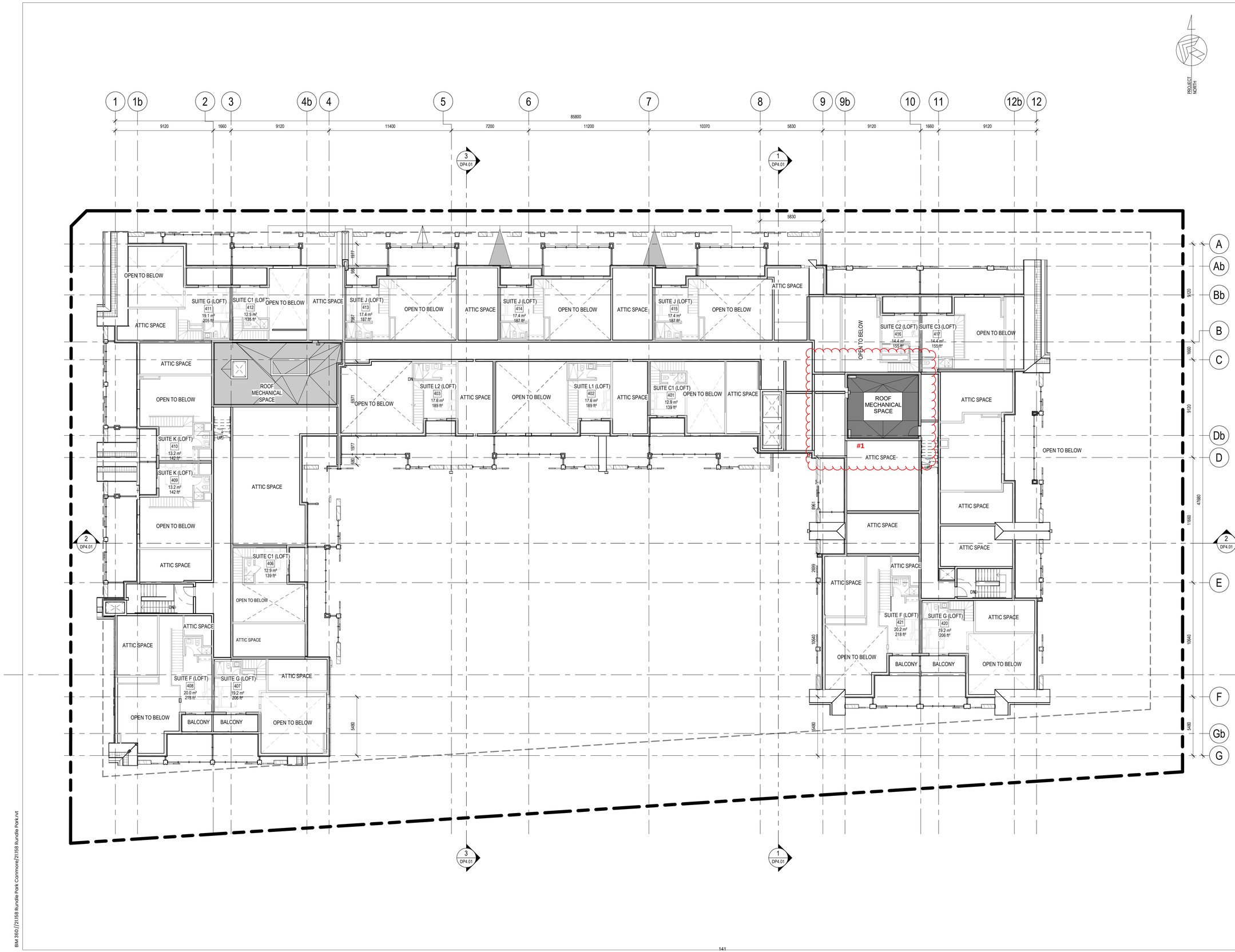


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LEVEL 4 LOFT PLAN

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DP2.05

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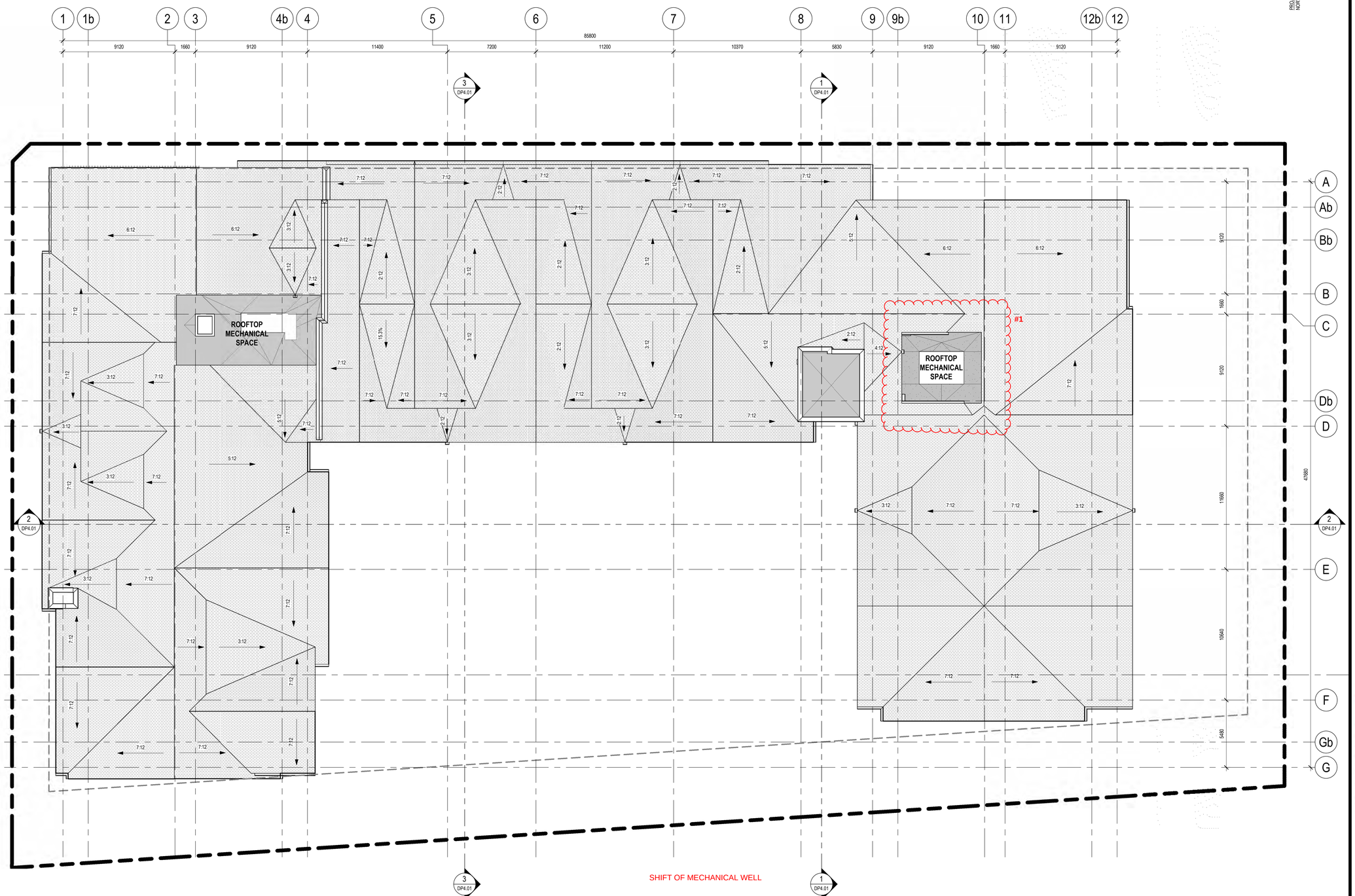


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ROOF PLAN

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| EXTERIOR MATERIALS LEGEND | | | |
|---|---|---|---|
| 01 MATERIAL: COMPOSITE VERTICAL PLANKS<br>COLOUR: PALE GOLDEN<br>SIZE: 6" O.C. | 05 MATERIAL: COMPOSITE CLADDING CHANNEL<br>COLOUR: TO MATCH #01 | 09 MATERIAL: BALCONY GLASS WALL<br>MANUFACTURER: LUMON | 13 MATERIAL: WALL SCONCE<br>(REFER TO ELECTRICAL)<br>COLOUR: BLACK |
| 02 MATERIAL: GLUE-LAMINATED TIMBER<br>COLOUR: COLOUR MATCHED WITH COMPOSITE VERTICAL PLANKS | 06 MATERIAL: ALUMINUM CLAD VINYL WINDOW FRAMES<br>COLOUR: BLACK | 10 MATERIAL: FASCIA<br>COLOUR: BLACK | 14 MATERIAL: LIGHT BOLLARD<br>(REFER TO ELECTRICAL)<br>COLOUR: BLACK |
| 03 MATERIAL: TEXTURE COMPOSITE VERTICAL PLANKS<br>COLOUR: SHO SUGI BAN-LIGHT CHARRED<br>SIZE: 6" O.C. | 07 MATERIAL: ALUMINUM CURTAIN WALL<br>COLOUR: BLACK | 11 MATERIAL: WOOD FENCE BOARD<br>COLOUR: STAINED TO MATCH EXISTING FENCE | |
| 04 MATERIAL: THIN STONE VENEER<br>COLOUR: BLACK RUNDLE<br>SIZE: 4" CUT BED | 08 MATERIAL: ASHPALT SHINGLE<br>COLOUR: BLACK | 12 MATERIAL: GLASS GUARDRAIL | |

1 DP3.01 BUILDING ELEVATION - NORTH

1 : 150

2 DP3.01 BUILDING ELEVATION - SOUTH

1 : 150

RUNDLE PARK

1724 Bow Valley Trail,
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BUILDING ELEVATIONS

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|---|---|---|---|
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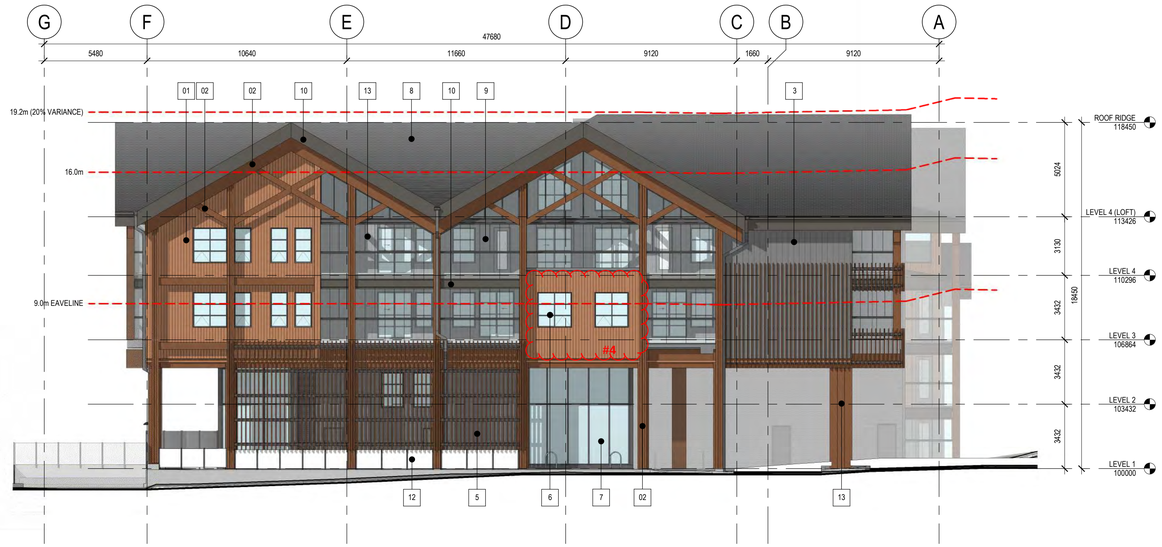
| 02 MATERIAL: GLUE-LAMINATED TIMBER<br>COLOUR: COLOUR MATCHED WITH COMPOSITE VERTICAL PLANKS | 06 MATERIAL: ALUMINUM CLAD VINYL WINDOW FRAMES<br>COLOUR: BLACK | 10 MATERIAL: ALUMINUM FASCIA<br>COLOUR: BLACK | 14 MATERIAL: LIGHT BOLLARD<br>(REFER TO ELECTRICAL)<br>COLOUR: BLACK |
| 03 MATERIAL: TEXTURE COMPOSITE VERTICAL PLANKS<br>COLOUR: SHO SUGI BAN-LIGHT CHARRED<br>SIZE: 6" O.C. | 07 MATERIAL: ALUMINUM CURTAIN WALL<br>COLOUR: BLACK | 11 MATERIAL: WOOD FENCE BOARD<br>COLOUR: STAINED TO MATCH EXISTING FENCE | |
| 04 MATERIAL: THIN STONE VENEER<br>COLOUR: BLACK RUNDLE<br>SIZE: 4" CUT BED | 08 MATERIAL: ASHPALT SHINGLE<br>COLOUR: BLACK | 12 MATERIAL: GLASS GUARDRAIL | |

1 DP3.02 BUILDING ELEVATION - EAST COURTYARD

1 : 150




3 DP3.02 BUILDING ELEVATION - EAST

1 : 150

2 DP3.02 BUILDING ELEVATION - WEST COURTYARD

1 : 150

4 DP3.02 BUILDING ELEVATION - WEST

1 : 150

RUNDLE PARK

1724 Bow Valley Trail,
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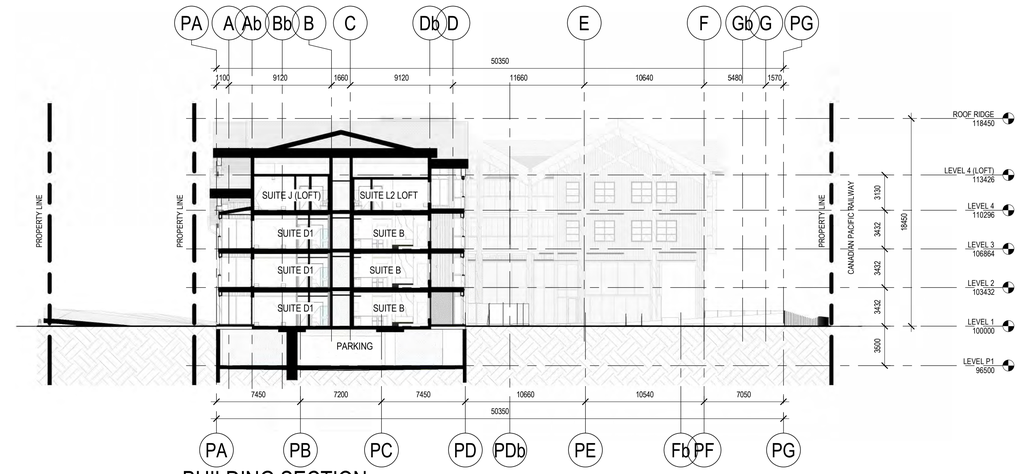
1 DP4.01 BUILDING SECTION
1 : 200




3 DP4.01 BUILDING SECTION
1 : 250

2 DP4.01 BUILDING SECTION
1 : 200

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BUILDING SECTIONS

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DP4.01

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1 DP5.01 PERSPECTIVE FROM ACROSS THE STREET

2 DP5.01 PERSPECTIVE FROM THE PLAZA

3 DP5.01 PERSPECTIVE FROM THE NORTH

4 DP5.01 PERSPECTIVE FROM THE CPR LAND

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PERSPECTIVE VIEWS

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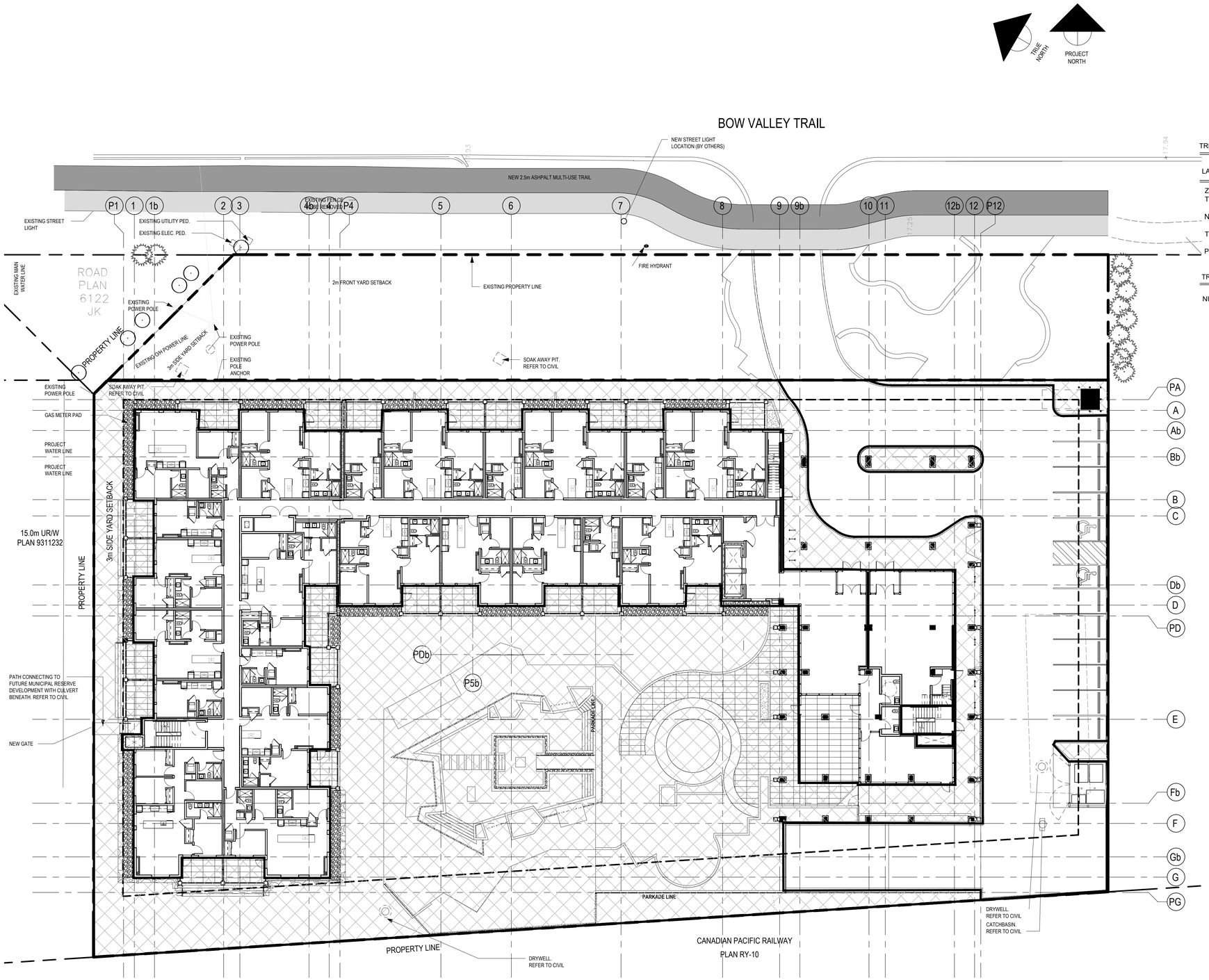


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## LANDSCAPE STATS PLAN

1:200

TREE CALCULATIONS & LANDSCAPE REQUIREMENTS:

LANDSCAPE AREA CALCULATION:

| | |
|---|---|
| ZONING: BVT-G<br>TOTAL SITE AREA | 6,182.00m² |
| NEW PROPERTY SITE AREA | 5,755.00m² |
| TOTAL LANDSCAPING AREA | 2,670.56 m² |
| PERCENTAGE OF LANDSCAPE AREA | 46.42% |

TREE CALCULATION:

NUMBER OF TREES REQUIRED = 1 TREE / 20 m² OF TOTAL LANDSCAPED AREA

$$\frac{2{,}670.56\ m^2}{20} = 134\ \text{TREES}$$

| DECIDUOUS TREES | REQUIRED | PROVIDED |
|---|---|---|
| LARGE - 85mm CAL.(20%) | 20 | 32 |
| MEDIUM - 70mm CAL.(30%) | 30 | 25 |
| SMALL - 50mm CAL.(50%) | 50 | 43 |
| TOTAL | 100 | 100 |

| CONIFEROUS TREES | REQUIRED | PROVIDED |
|---|---|---|
| LARGE - 4.0M Ht.(20%) | 07 | 15 |
| MEDIUM - 3.0M Ht.(30%) | 11 | 14 |
| SMALL - 2.0M Ht.(50%) | 17 | 09 |
| TOTAL | 34 | 38 |

PERCENTAGE OF CONIFEROUS TREES PROVIDED: 28%

TOTAL NUMBER OF SHRUBS REQUIRED: 141
TOTAL NUMBER OF SHRUBS PROVIDED: 292

RUNDLE PARK

1734 Bow Valley Trail
Canmore, AB

RUNDLE PARK

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| 1 | DP SUBMISSION | 09/30/22 |
| 2 | DP SUBMISSION - DPR1 | 02/02/23 |
| 3 | DP SUBMISSION - COA | 06/27/23 |
| 4 | SITE REVISIONS | 10/11/23 |

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| checked | project no. |
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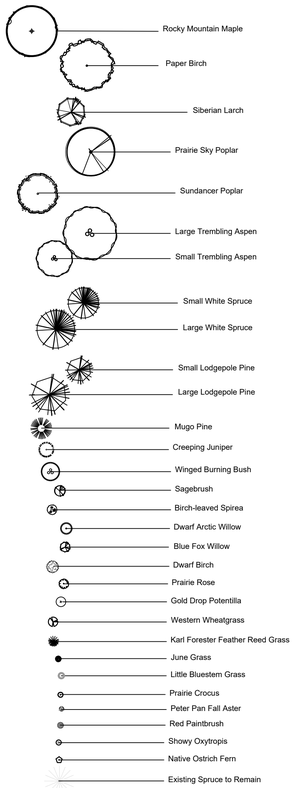
PLANT LEGEND:




LEGEND:

FEATURES

- FESCUE SOD
- BROOM FINISH CONCRETE
- COLOURED CONCRETE - COLOURED ONYX - 3 BAGS
- COLOURED SAWCUT CONCRETE - BALSAM WOOD 1 BAG
- BISON 4' X 2' IPÉ WOOD TILE – SMOOTH
- EXPOCRETE ARISTOKRAT SERIES PAVERS - BLACKSTONE 598mm x 1200mm x 20mm
- POURED IN PLACE RUBBER PLAY SURFACE
- 40mm RUNDLE ROCK
- PROPOSED LANDSCAPE WALL
- LIMESTONE BOULDERS - SEATING
- LIMESTONE BOULDERS
- BIKE RACKS
- ROUND FIRE PIT
- SQUARE FIRE PIT
- ANDIRONDACK CHAIR
- SOMA STONES - SMALL, MEDIUM & LARGE
- OUTDOOR CHAIRS
- OUTDOOR LOUNGE CHAIR
- MOBILE SURF ISLE BY STREET LIFE
- OUTDOOR SAUNA
- CABANA
- AIRSTREAM TRAILER
- WOOD BENCH
- 2000MM HIGH WOOD FENCE
- 1200MM HIGH WOOD FENCE

## PLANT LIST:

CONIFEROUS TREES

| QTY | SCIENTIFIC NAME | COMMON NAME | PLANT SIZE |
|---|---|---|---|
| 08 | Picea glauca | White Spruce | 4.0m ht. B&B, 1220mm root ball dia. |
| 02 | Picea glauca | White Spruce | 3.0m ht. B&B, 800mm root ball dia. |
| 02 | Picea glauca | White Spruce | 2.0m ht. B&B, 700mm root ball dia. |
| 07 | Pinus contora 'Latifolia' | Lodgepole Pine | 4.0m ht. B&B, 1220mm root ball dia. |
| 12 | Pinus contorta 'Latifolia' | Ponderosa Pine | 3.0m ht. B&B, 800mm root ball dia. |
| 07 | Pinus contorta 'Latifolia' | Ponderosa Pine | 2.0m ht. B&B, 700mm root ball dia. |

DECIDUOUS TREES

| QTY | SCIENTIFIC NAME | COMMON NAME | PLANT SIZE |
|---|---|---|---|
| 05 | Acer glabrum | Rocky Mountain Maple | 50mm cal. (B&B), min 850mm wide x 550mm depth root ball |
| 13 | Betula papyrifera | Paper Birch | 80 mm cal. (B&B), min 950mm wide x 650mm depth root ball |
| 08 | Larix sibirica | Siberian Larch | 3.0 m height, (B&B), min 850mm wide x 550mm depth root ball |
| 05 | Populus x canadensis 'Prairie Sky' | Prairie Sky Poplar | 80mm cal. (B&B), min 850mm wide x 550mm depth root ball |
| 17 | Populus 'ACWS151' | Sundancer Poplar | 70mm cal. (B&B), min 850mm wide x 550mm depth root ball |
| 38 | Populus tremuloides | Trembling Aspen - small | 50mm cal. (B&B), min) 850mm wide x 550mm depth root ball |
| 14 | Populus tremuloides | Trembling Aspen - Large | 80mm cal.(B&B), min 900mm wide x 750mm depth root ball |

CONIFEROUS SHRUBS

| QTY | SCIENTIFIC NAME | COMMON NAME | PLANT SIZE |
|---|---|---|---|
| 25 | Juniperus sabina ' Calgary Carpet' | Calgary Carpet Juniper | Min. 600 spr, root ball dia. 350mm, #5 container size |
| 14 | Pinus mugo pumila | Dwarf Mugo Pine | Min. 600 spr, root ball dia. 350mm, #5 container size |

DECIDUOUS SHRUBS

| QTY | SCIENTIFIC NAME | COMMON NAME | PLANT SIZE |
|---|---|---|---|
| 65 | Artemisia tridenta | Sage Brush | Min. 600mm ht., Min. 4 major basal stems. Root Spread 300mm. - #2 cont. |
| 07 | Betula nana | Dwarf Birch | Min. 600mm ht., Min. 4 major basal stems. Root Spread 300mm. - #2 cont. |
| 10 | Euonymus alatus | Winged Burning Bush | Min. 600mm ht., Min. 4 major basal stems. Root Spread 300mm. - #2 cont. |
| 28 | Potentilla fruticos 'Gold Drop' | Gold Drop Potentilla | Min. 600mm ht., Min. 4 major basal stems. Root Spread 300mm. - #2 cont. |
| 10 | Rosa arkansas | Prairie Rose | Min. 600mm ht., Min. 4 major basal stems. Root Spread 300mm. - #2 cont. |
| 53 | Salix brachycarpa 'Blue Fox' | Blue Fox Willow | Min. 600mm ht., Min. 4 major basal stems. Root Spread 300mm. - #2 cont. |
| 62 | Salix purpurea 'Nana' | Dwarf Arctic Willow | Min. 600mm ht., Min. 4 major basal stems. Root Spread 300mm. - #2 cont. |
| 18 | Spiraea betulifolia | Birch-leaved Spirea | Min. 600mm ht., Min. 4 major basal stems. Root Spread 300mm. - #2 cont. |

ORNAMENTAL GRASSES

| QTY | SCIENTIFIC NAME | COMMON NAME | PLANT SIZE |
|---|---|---|---|
| 325 | Calamagrostis acutiflora 'Karl Foerester' | Karl Foerster Feather Reed Grass | Min. 200mm ht., #2 cont. |
| 65 | Koeleria macrantha | June Grass | Min. 200mm ht., #2 cont. |
| 84 | Pascopyrum smithii | Western Wheatgrass | Min. 200mm ht., #2 cont. |
| 183 | Schizachyrium scoparium | Little Bluestem Grass | Min. 200mm ht., #2 cont. |

PERENNIALS

| QTY | SCIENTIFIC NAME | COMMON NAME | PLANT SIZE |
|---|---|---|---|
| 31 | Anemone patens | Prairie Crocus | Min. 150mm ht., 150mm pot. |
| 104 | Aster dumosus 'Peter Pan' | Peter Pan Aster | Min. 150mm ht, 150mm pot |
| 168 | Castilleja miniata | Red Paintbrush | Min. 150mm ht., 150mm pot.. |
| 51 | Matteuccia struthiopteris | Ostrich Fern | Min. 150mm ht., #1 cont |
| 172 | Oxytropis splendens | Showy Oxytropis | Min. 200mm ht. 150mm pot |

NOTES:

1. ALL TREE AND SHRUB BEDS TO BE MULCHED WITH 75mm BARK MULCH.

2. TREES NOT PLANTED IN BEDS SHALL BE SURROUNDED BY A TREE WELL TO A DEPTH OF 100MM AFTER PLANTING AND WATERING. ALL TREES TO BE MULCHED STARTING 50MM FROM THE ROOT FLARE (TRUNK) AND EXTENDING THE LENGTH OF HOLE.

3. ALL SOFT LANDSCAPE AREAS TO BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.

## PLANT IMAGES:

TREES

*White Spruce* | *Lodgepole Pine* | *Rocky Mountain Maple* | *Paper Birch* | *Siberian Larch* | *Prairie Sky Poplar* | *Sundance Poplar* | *Trembling Aspen*

SHRUBS

*Creeping Juniper* | *Dwarf Mugo Pine* | *Winged Burning Bush* | *Birch-Leaved Spirea* | *Blue Fox Willow*

*Sage Brush* | *Dwarf Birch* | *Prairie Rose* | *Gold Drop Potentilla* | *Dwarf Arctic Willow*

GRASSES/PERENNIALS

*Blue Gramma Grass* | *Karl Foerster Reed Grass* | *June Grass* | *Little Bluestem Grass* | *Prairie Crocus*

*Peter Pan Aster* | *Red Paintbrush* | *Showy Oxytropis* | *Native Ostrich Fern*

GENERAL NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION FOR NURSERY STOCK.
2. WARRANTY ON ALL LANDSCAPE TO BE TWO YEARS FROM DATE OF ACCEPTANCE.
3. CONTRACTOR TO CO-ORDINATE WORK WITH ALL OTHER CONTRACTORS ON SITE.
4. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AT TIME OF CONSTRUCTION.
5. CONTRACTOR TO VERIFY ALL UNDERGROUND SERVICES PRIOR TO ANY WORK.
6. DURING CONSTRUCTION, ANY DAMAGE OCCURRING TO PUBLIC AND PRIVATE LANDS, RESULTING FROM ENCROACHMENT WILL BE MADE GOOD AT TIME OF CONSTRUCTION.
7. ALL EXISTING TREES WITHIN 6.0m OF CONSTRUCTION TO BE PROTECTED WITH A TREE PROTECTION FENCE ALONG THE DRIPLINE.
8. NEW TREE LOCATIONS TO BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION.
9. TREES SHALL BE WATERED IN FOR THE WINTER TO ENSURE THAT THE ROOTS ARE FROZEN. TREES SHALL BE REGULARLY CHECKED IN WINTER TO ENSURE THAT ROOTS ARE STILL FROZEN. IF THE WINTER WEATHER VARIES TO PLUS TEMPERATURES WATERING OF THE TREES SHALL BE DONE BY WATER TRUCK TO ENSURE HEALTHY PLANT MATERIAL.
10. CONTRACTOR TO ENSURE ADEQUATE SUPPORT FOR ALL PLANT MATERIAL NOTED ON DRAWINGS.
11. ANY SUBSTITUTIONS OF PLANT MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE SUBSTITUTIONS BEING MADE.
12. ANY DAMAGE TO EXISTING HARD AND SOFT SURFACING TO BE MADE GOOD BY THE CONTRACTOR.
13. ALL TREE AND SHRUB BEDS TO BE MULCHED WITH 75mm BARK MULCH.
14. TREES NOT PLANTED IN BEDS SHALL BE SURROUNDED BY A TREE WELL TO A DEPTH OF 100MM AFTER PLANTING AND WATERING. ALL TREES TO BE MULCHED STARTING 50MM FROM THE ROOT FLARE (TRUNK) AND EXTENDING THE LENGTH OF HOLE.
15. ANY DAMAGE OCCURRING TO THE EXISTING CONSTRUCTION, BUILDINGS, VEGETATION, LANDSCAPING, PATHWAYS AND/OR OTHER SITE AMENITIES ON THE SITE, ADJACENT PRIVATE PROPERTY OR PUBLIC LANDS SHALL BE REHABILITATED, RESTORED AND/OR MADE GOOD, BY THE CONTRACTOR TO THE OWNERS AND/OR THE CITY OR TOWN AUTHORITY'S REQUIREMENTS.
16. ALL SITE GRADES SHALL MATCH EXISTING GRADES OF ADJACENT LANDS, WITH GRADING CONFINED TO THE SITE. SEE CIVIL PLAN FOR GRADING, CURB AND SERVICING INFORMATION.
17. THE CONTRACTOR SHALL OBTAIN, AT THE CONTRACTOR'S SOLE EXPENSE, ALL UTILITY LOCATES PRIOR TO COMMENCING WORK. ANY AND ALL DAMAGES TO UTILITIES, REGARDLESS OF WHETHER LOCATES WERE COMPLETED, SHALL BE REHABILITATED, RESTORED AND/OR MADE GOOD BY THE CONTRACTOR, TO THE OWNERS AND/OR THE CITY OR TOWN AUTHORITY'S REQUIREMENTS.
18. ANY DISCREPANCIES BETWEEN SITE CONDITION AND THOSE ON THE DRAWING TO BE REPORTED IMMEDIATELY TO THE CONSULTANT AT TIME OF CONSTRUCTION.

PLANTING NOTES

1. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT TOWN OF CANMORE STANDARDS AND GUIDELINES (CURRENT EDITION).
2. THE OWNER'S REPRESENTATIVE WILL INSPECT PLANTS AT THE FOLLOWING STAGES; AT TIME OF DELIVERY PRIOR TO INSTALLATION, INSTALLED PLANTS BEFORE COMMENCEMENT OF MAINTENANCE PERIOD AND AT THE END OF MAINTENANCE PERIOD. NOTIFY OWNER'S REPRESENTATIVE 72 HOURS IN ADVANCE OF EACH REQUIRED INSPECTION. CONTRACTOR SHALL ENSURE REQUIRED PLANTS WILL BE AVAILABLE OR MEET SPECIFICATIONS BEFORE ARRANGING INSPECTION FOR SELECTION AND TAGGING OF PLANTS.
3. ALL PLANT MATERIAL TO BE DISEASE FREE AND TRUE TO FORM. SPECIMEN GRADE SINGLE STEM STOCK - UNLESS NOTED OTHERWISE, PLANTS WILL BE REJECTED IF: SOIL BALLS HAVE BEEN CRACKED OR BROKEN BEFORE OR DURING PLANTING OR WHEN BURLAP ROPES REQUIRED IN CONNECTION WITH THEIR TRANSPLANTING HAVE BEEN REMOVED. DO NOT USE PLANTS DAMAGED DURING CONTACT WITH EQUIPMENT, OR PLANTS THAT ARE WILTED, WIND BURNED OR STRESSED. CONTRACTOR TO REPLACE DAMAGED OR REJECTED PLANTS AT NO ADDITIONAL COST TO OWNER
4. STAKE OUT LOCATIONS OF TREES, SHRUBS AND PLANTING BEDS. LOCATIONS OF ALL PLANTS SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE ON SITE BEFORE PLANTING. PLANTS INSTALLED WITHOUT REVIEW AND APPROVAL MAY REQUIRE TRANSPLANTING OR RELOCATION AS DIRECTED BY OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST
5. CONTRACTOR SHALL VERIFY THAT ALL MINIMUM CLEARANCES ARE PROVIDED BETWEEN PROPOSED TREES AND UNDERGROUND AND/OR OVERHEAD UTILITIES AS DEFINED BY THE LOCAL PARKS AND PLANNING DEPARTMENT
6. PART OF PLANT MATERIAL INSTALLATION SHALL INCLUDE SUFFICIENT PROTECTION TO PREVENT BARK AND TREE DAMAGE DUE TO FORAGING ANIMALS AND ANCHORING SYSTEM TO PREVENT ROOT BREAKAGE DUE TO STRONG WINDS. LANDSCAPE ARCHITECT NOT RESPONSIBLE FOR ANY DAMAGES THAT INCUR DUE TO IMPROPER INSTALLATION
7. ALL DEVELOPMENT AND CONSTRUCTION ACTIVITIES WITHIN 5 METERS OF EXISTING VEGETATION MUST BE SUPERVISED BY AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST
8. ALL PRUNING OF EXISTING VEGETATION MUST BE SUPERVISED BY AN ISA CERTIFIED ARBORIST.

LANDSCAPE REMEDIATION

1. ANY TURF AREAS DISTURBED DURING THE CONSTRUCTION PROCESS ARE TO BE AMENDED WITH A MINIMUM OF 150 MM DEPTH TOPSOIL AND SOD, AS PER THE TOWN OF CANMORE DESIGN STANDARDS.
2. ANY PLANTING BEDS DISTURBED DURING CONSTRUCTION ARE TO BE AMENDED WITH A MINIMUM OF 450 MM DEPTH TOPSOIL AND A MINIMUM OF 150 MM DEPTH WOOD CHIP MULCH, AS PER THE CITY OF CALGARY DESIGN STANDARDS.
3. ANY PLANT MATERIAL DAMAGED DURING CONSTRUCTION IS TO BE REMOVED, DISPOSED OF, AND REPLACE BY THE CONTRACTOR, ANY REPLACEMENT PLANT MATERIAL MUST BE THE SAME SPECIES OF THE REMOVED ITEM

EXISTING LANDSCAPE

1. LOCATIONS AND SIZES OF EXISTING PLANT MATERIAL ARE APPROXIMATE.

GRADING NOTES:

1. REFER TO CIVIL ENGINEERING DRAWINGS FOR GRADING INFORMATION.

SOD:

1. CERTIFIED NO. 1 CULTIVATED TURF FESCUE SOD; WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEALTHY GROWTH AND DELIVERED 24 HOURS FROM THE TIME OF CUTTING. SOD SHOWING SIGNS OF DETERIORATION DUE TO AGE OR LACK OF MOISTURE WILL BE REJECTED. SOD MUST BE FREE OF STONES, BURNS, DRY OR BARE SPOTS, TEARS AND DELIVERED MOIST, CUT IN STRIPS OF UNIFORM WIDTH AND THICKNESS

RUNDLE PARK

1734 Bow Valley Trail
Canmore, AB

RUNDLE PARK

[redacted]

issued/ revision schedule

| no. | description | date |
|---|---|---|
| 1 | DP SUBMISSION | 09/30/22 |
| 2 | DP SUBMISSION - DPR1 | 02/02/23 |
| 3 | DP SUBMISSION - COA | 06/27/23 |
| 4 | SITE REVISIONS | 10/11/23 |

[redacted]

seal

[redacted]

permit

[redacted]

consultant

pLAnt studio
landscape architecture + planning

[redacted]

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drawing title

PLANT LIST, PLANT LEGEND
LEGEND & GENERAL NOTES

sheet

L0.01

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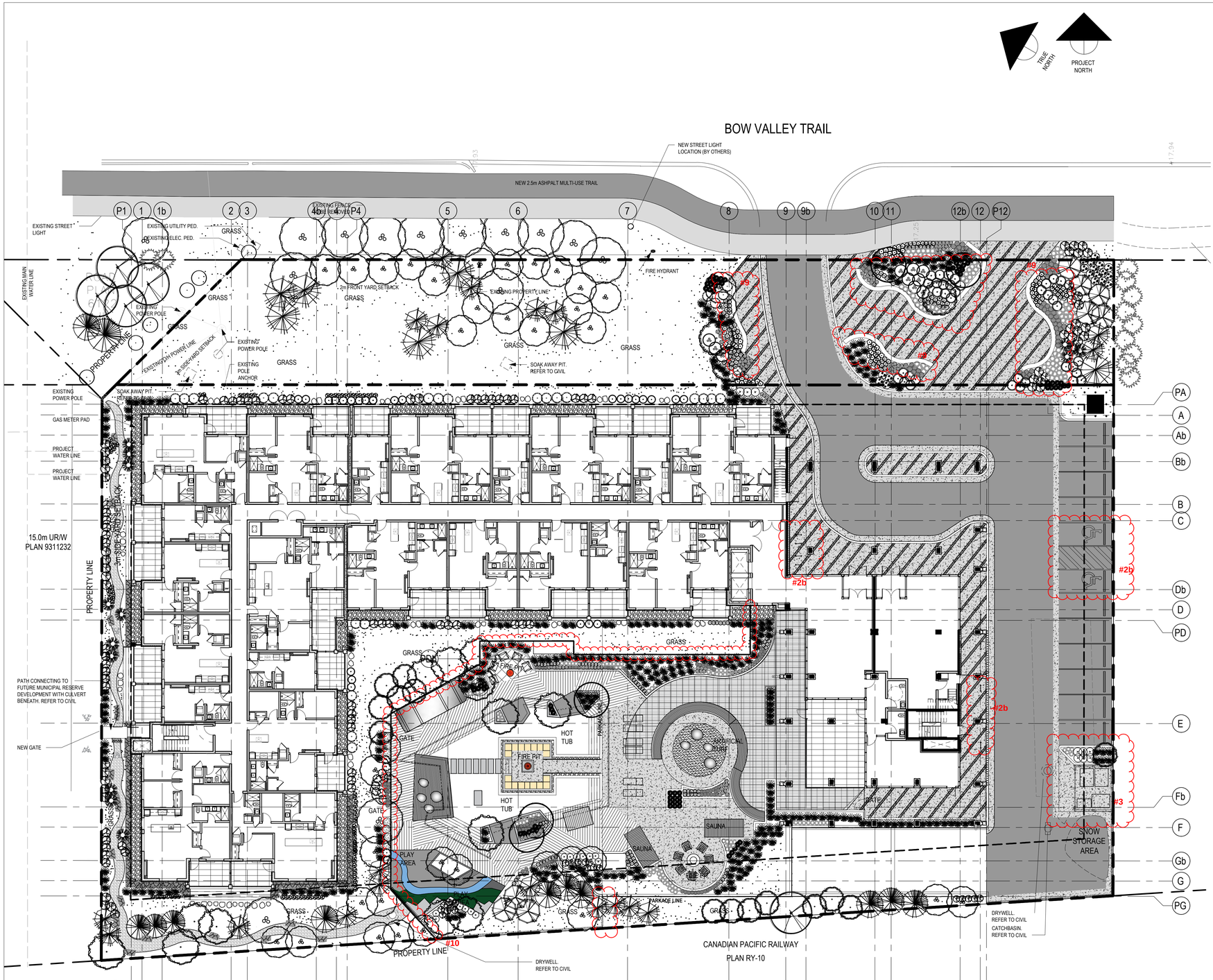
| CK | NTS |
| checked | project no. |
| VK | 21.158 |




01 L1.00 LANDSCAPE PLAN

1:200

PLANT LEGEND:

- Rocky Mountain Maple
- Paper Birch
- Siberian Larch
- Prairie Sky Poplar
- Sundancer Poplar
- Large Trembling Aspen
- Small Trembling Aspen
- Small White Spruce
- Large White Spruce
- Small Lodgepole Pine
- Large Lodgepole Pine
- Mugo Pine
- Creeping Juniper
- Winged Burning Bush
- Sagebrush
- Birch-leaved Spirea
- Dwarf Arctic Willow
- Blue Fox Willow
- Dwarf Birch
- Prairie Rose
- Gold Drop Potentilla
- Western Wheatgrass
- Karl Forester Feather Reed
- June Grass
- Little Bluestem Grass
- Prairie Crocus
- Peter Pan Fall Aster
- Red Paintbrush
- Showy Oxytropis
- Native Ostrich Fern

SITE LEGEND:

FEATURES

- FESCUE SOD
- BROOM FINISH CONCRETE
- COLOURED CONCRETE - COLOURED ONYX - 3 BAGS
- COLOURED SAWCUT CONCRETE - BALSAM WOOD 1 BAG
- BISON 4' x 2' IPÊ WOOD TILE – SMOOTH
- CASSIO SLATE PAVERS -TK11205MM / 600x1200X20mm - CASSIO-DARK-GREY
- POURED IN PLACE RUBBER PLAY SURFACE
- 40mm RUNDLE ROCK
- ROSETTA® GRAND FLAGSTONE - NORTHERN CHARCOAL
- PROPOSED LANDSCAPE WALL
- LIMESTONE BOULDERS - SEATING - 600x1000x750mm - 600x16500x750mm
- LIMESTONE BOULDERS
- BIKE RACKS
- ROUND FIRE PIT
- SQUARE FIRE PIT
- ANDIRONDACK CHAIR
- SOMA STONES - SMALL, MEDIUM & LARGE
- OUTDOOR CHAIRS
- OUTDOOR LOUNGE CHAIR
- MOBILE SURF ISLE BY STREET LIFE
- OUTDOOR SAUNA
- CABANA
- AIRSTREAM TRAILER
- WOOD BENCH
- 2000MM HIGH WOOD FENCE
- 1200MM HIGH WOOD FENCE
- #10 2000MM HIGH GLASS PANEL FENCE

# RUNDLE PARK

1734 Bow Valley Trail
Canmore, AB

RUNDLE PARK

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drawing title

LANDSCAPE PLAN

sheet

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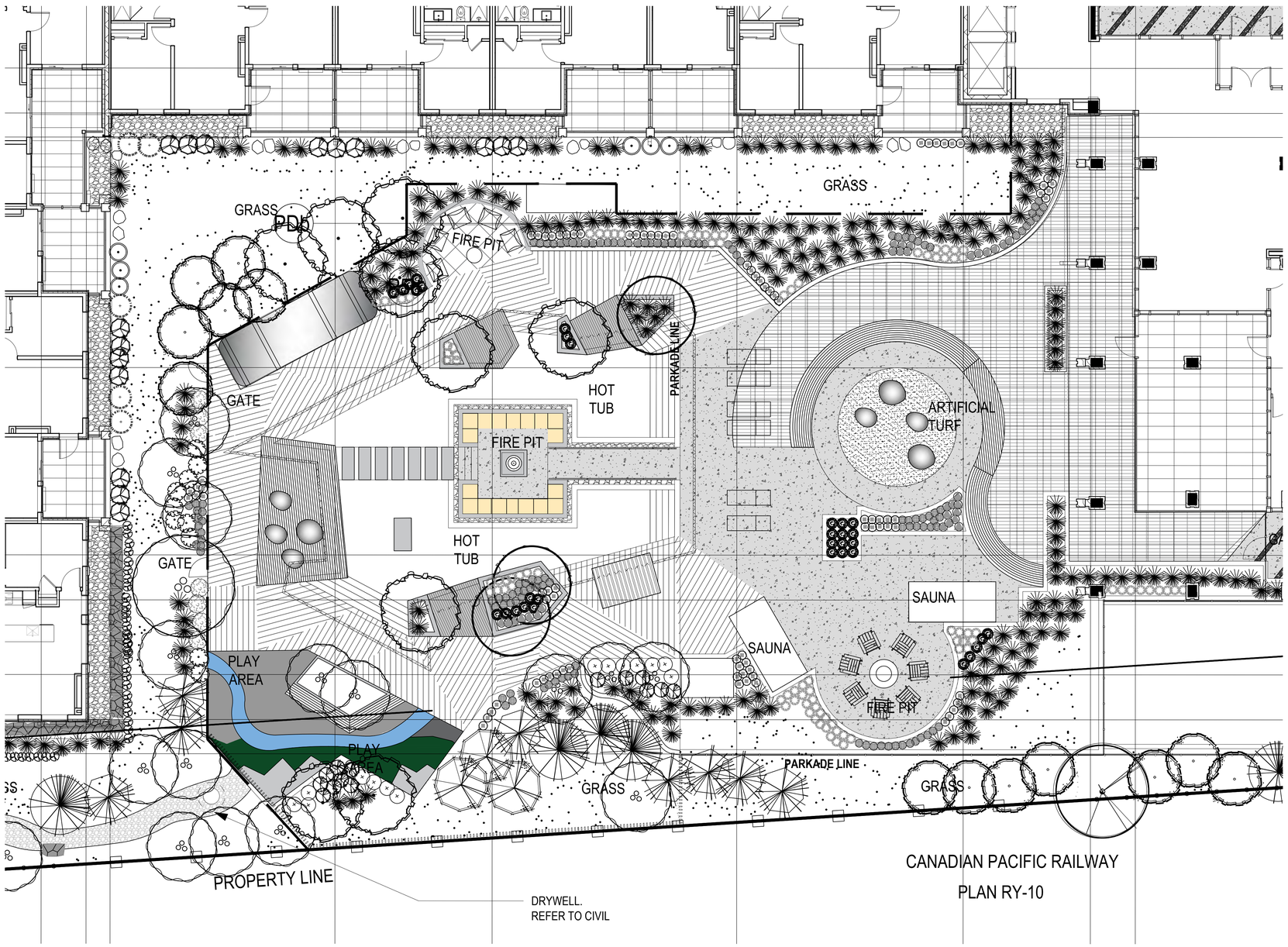
| CK | 1:200 |
| checked | project no. |
| VK | 21.158 |




01
L1.01

## COURTYARD LANDSCAPE PLAN

1:100

PLANT LEGEND:

- Rocky Mountain Maple
- Paper Birch
- Siberian Larch
- Prairie Sky Poplar
- Sundancer Poplar
- Large Trembling Aspen
- Small Trembling Aspen
- Small White Spruce
- Large White Spruce
- Small Lodgepole Pine
- Large Lodgepole Pine
- Mugo Pine
- Creeping Juniper
- Winged Burning Bush
- Sagebrush
- Birch-leaved Spirea
- Dwarf Arctic Willow
- Blue Fox Willow
- Dwarf Birch
- Prairie Rose
- Gold Drop Potentilla
- Western Wheatgrass
- Karl Forester Feather Reed Grass
- June Grass
- Little Bluestem Grass
- Prairie Crocus
- Peter Pan Fall Aster
- Red Paintbrush
- Showy Oxytropis
- Native Ostrich Fern

SITE LEGEND:

FEATURES

- FESCUE SOD
- BROOM FINISH CONCRETE
- COLOURED CONCRETE - COLOURED ONYX - 3 BAGS
- COLOURED SAWCUT CONCRETE - BALSAM WOOD 1 BAG
- BISON 4' x 2' IPÊ WOOD TILE – SMOOTH
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- SQUARE FIRE PIT
- ANDIRONDACK CHAIR
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- OUTDOOR CHAIRS
- OUTDOOR LOUNGE CHAIR
- MOBILE SURF ISLE BY STREET LIFE
- OUTDOOR SAUNA
- CABANA
- AIRSTREAM TRAILER
- WOOD BENCH
- 2000MM HIGH WOOD FENCE
- 1200MM HIGH WOOD FENCE
- 2000MM HIGH GLASS PANEL FENCE

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Canmore, AB

RUNDLE PARK

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COURTYARD LANDSCAPE PLAN

sheet

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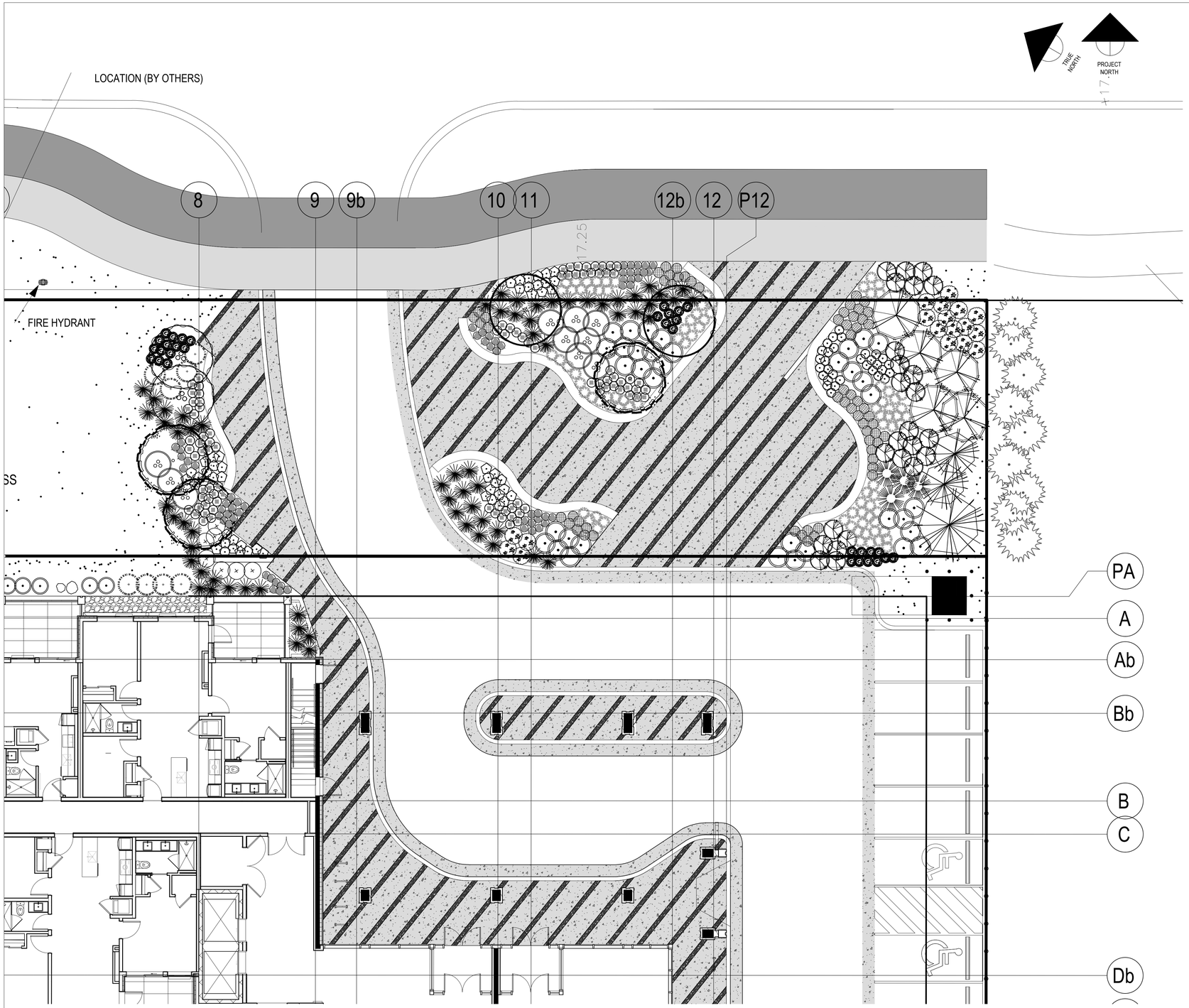
| VK | 21.158 |




01
L1.02

## PUBLIC PLAZA LANDSCAPE PLAN

1:100

PLANT LEGEND:

- Rocky Mountain Maple
- Paper Birch
- Siberian Larch
- Prairie Sky Poplar
- Sundancer Poplar
- Large Trembling Aspen
- Small Trembling Aspen
- Small White Spruce
- Large White Spruce
- Small Lodgepole Pine
- Large Lodgepole Pine
- Mugo Pine
- Creeping Juniper
- Winged Burning Bush
- Sagebrush
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- Prairie Rose
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- Western Wheatgrass
- Karl Forester Feather Reed Grass
- June Grass
- Little Bluestem Grass
- Prairie Crocus
- Peter Pan Fall Aster
- Red Paintbrush
- Showy Oxytropis
- Native Ostrich Fern

SITE LEGEND:

FEATURES

- FESCUE SOD
- BROOM FINISH CONCRETE
- COLOURED CONCRETE - COLOURED ONYX - 3 BAGS
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# RUNDLE PARK

1734 Bow Valley Trail
Canmore, AB

RUNDLE PARK

[redacted]

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drawing title

PUBLIC PLAZA
LANDSCAPE PLAN

sheet

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| checked | project no. |
| VK | 21.158 |

# SCHEDULE A
CONDITIONS OF APPROVAL

| | |
|---|---|
| **DEVELOPMENT PERMIT No.:** | PL20230343 |
| **LAND USE DISTRICT:** | BOW VALLEY TRAIL GENERAL COMMERCIAL (BVT-G) DISTRICT |
| **APPROVED USE(S):** | VISITOR ACCOMMODATION<br>EMPLOYEE HOUSING<br>RETAIL SALES |
| **APPROVED VARIANCE(S):** | MAXIMUM BUILDING HEIGHT<br>MAXIMUM PERCENTAGE OF BUILDING OVER BUILDING HEIGHT<br>MAXIMUM EAVELINE HEIGHT<br>REDUCED MINIMUM PERCENT OF BUILDING ELEVATIONSTEPBACK ABOVE EAVELINE |
| **MUNICIPAL ADDRESS:** | 1724 Bow Valley Trail |
| **LEGAL ADDRESS:** | Lot A Plan 6122JK |

---

**APPROVED VARIANCES**

1. Section 4.6.3.11 - Maximum Building Height: Increase maximum building height from 16.0 m to 19.2 m.

2. Section 4.6.9.1 a – 20% of the building may exceed maximum building height: Increase 20% of building exceeding building height to 57.9% of building exceeding building height.

3. Section 4.6.3.12 - Maximum Eaveline Height: Increase maximum eaveline height from 7.0 m to 9.0 m and 13.0 m.

4. Section 4.6.3.13 – Floor area above eaveline shall be incorporated into the roof structure and step back from the front building face for a minimum of 70% of the elevation. Decrease minimum step back from building face from 70% of elevation to 30% of elevation.

**STANDARD CONDITIONS**

1. Prior to the release of the Development Permit, the applicant shall enter into a Development Agreement with the Town of Canmore to do the following:
    a. Construct or pay for the construction of the municipal improvements, infrastructure and services required by the development, which may include but shall not be limited to:
        - Transportation;
        - Water;
        - Sanitary;
        - Storm; and
        - Fire
    b. Pay the off-site levies imposed by the Off-Site Levy Bylaw 2020-27; and

c. Provide security in accordance with the Engineering Design and Construction Guidelines (EDCG) to ensure the terms of the Development Agreement are carried out.

2. All construction associated with the approval of this Development Permit shall comply with the regulations of the Land Use Bylaw (LUB) 2018-22, unless otherwise stated under the approved variances section of this document.

3. All construction associated with the approval of this Development Permit shall comply with the Town of Canmore Engineering requirements outlined in the Engineering Design and Construction Guidelines (EDCG).

4. All construction associated with the approval of this Development Permit shall comply with the Tree Protection Bylaw 2019-10 and ensure all tree protection measures are appropriately put in place prior to development of the site, where determined necessary by the Town of Canmore Parks Branch.

5. All construction, landscaping and exterior finishing materials are to be as shown on the approved plans and other supporting material submitted with the application.

6. Any trees, shrubs or other plant material installed as part of the landscaping plan which may die or are blown over, shall be replaced on an ongoing basis, prior to receipt by the developer of a Development Completion Certificate.

7. Any roof top mechanical apparatus, including chimneys and vents, shall be screened to the satisfaction of the Development Authority.

8. Access to the site for emergency vehicles shall be to the satisfaction of the Fire Chief.

9. All signs shall require a separate development permit.

10. **No occupancy** shall be permitted until an Occupancy Certificate has been issued by the Town of Canmore.

**SPECIFIC CONDITIONS:**

1. The applicant shall provide security to the Town of Canmore to ensure the completion of the project, in the form of cash or an irrevocable Letter of Credit. The amount should be equal to or no less than 1.25 (125%) of the estimated project costs for the project for landscaping and all hard surfacing, paving; and, site servicing; both to the satisfaction of the Town. The Letter of Credit shall be supplied at the time of the signing of the Development Agreement, and shall be in a format acceptable to the Town of Canmore.

2. The Developer shall pay off site levies according to the approved bylaw adopted by Council at the time of the signing of the Development Agreement. The Development Agreement shall specify the manner of the payment of these monies and all other relevant fees and contributions as determined by approved Town of Canmore policy(ies).

3. The Developer shall submit and follow their approved Construction Management Plan. The construction management plan submitted shall be followed through all stages of construction. If any problems arise where the Town Bylaws are being violated, a Stop Work Order will be delivered without warning and all construction shall cease until all problems have been rectified to the satisfaction of the Town of Canmore.

4. The Developer is required to provide 100 vehicle parking stalls, 32 long term bicycle stalls and 18 short term bicycle stalls as shown more or less in the approved plans to the satisfaction of the Development Officer. All on-site parking stalls shall be graded and paved to dispose of drainage to the satisfaction of the Development Officer.

5. The Developer shall ensure deliveries to the retail sales unit occur outside of business operating hours and that one surface vehicle parking stall is available for delivery vehicles.

6. The Developer shall provide landscaping generally in accordance with the approved landscaping plan.

7. The Developer agrees to comply with the requirements for enhanced green construction, and that the development will be a minimum 11% better than the current NECB in place at the time of development as outlined in Section 11 Green Building Regulations of the Land Use Bylaw.

8. Commitments expressed in the Developer's Sustainability Screening Report become conditions of approval upon the signing of this Schedule A and will be included in the development agreement.

9. No plant material is permitted between 0.0m and 1.5m from the building.

10. The development is approved for Visitor Accommodation use, which is defined in the Town of Canmore Land Use Bylaw 2018-22 as "a building or group of buildings not intended for residential use where sleeping facilities are provided for persons for periods of up to 30 days and which may also contain a variety of services and amenities for the benefit of guest". A visitor accommodation development shall:

    a. Provide a central management and reservation service;
    b. Have a single address for mail (not for individual units);
    c. Not serve as a residential address for utility billing or electoral enumeration purposes; and
    d. Provide signage designating the development as a "hotel" or similar visitor use.

11. Unless permission is granted by the Town of Canmore, snow clearing shall be handled on-site. No snow shall be pushed onto public land.

12. The Developer shall screen any mechanical equipment or vents to the satisfaction of the Development Officer.

**Prior to the Release of the Development Permit Conditions**

1. **Prior to the release of the Development Permit**, the Developer shall pay the following variance fees:
   Four (4) approved variances:

   Discretion limited in Land Use Bylaw 1@ $370.00 = $370.00
   Discretion not limited in Land Use Bylaw 3@ $200.00 = $600.00
   TOTAL FEES PAYABLE: $970.00

**Prior to the Release of the Building Permit and Commencement of Construction Conditions**

1. **Prior to the release of the Building Permit**, the Developer shall provide a pre-construction energy report estimating that the building will achieve a minimum of 11% **better** than the current NECB in place at the time of development, to the satisfaction of the Development Officer.

2. **Prior to the release of the Building Permit**, the Developer shall submit addressing in accordance with the Town's Civic Addressing Protocol.

3. **Prior to the release of the Building Permit**, the applicant shall submit and have approved a maintenance agreement satisfactory to the Town regarding the proposed landscaping and public plaza to be located within the future municipal Road Right-of-Way. This agreement shall include construction/installation, maintenance, replacement, and any other matters the Town deems necessary.

4. **Prior to the release of the Building Permit**, the applicant shall confirm street lighting will meet standards to the satisfaction of the Town of Canmore.

5. **Prior to Commencement of Construction,** the Developer shall protect all natural vegetation in the road right of way with fencing unless such vegetation has been approved for removal as

indicated on approved plans, including any approved Tree Protection Plan. Any unnecessary vegetation removal may result in a Stop Order, fines, and compensation.

**Prior to Occupancy and Operation Conditions**

1. **Prior to occupancy of the building**, the Developer shall provide evidence of **compliance** with the Town's Enhanced Green Construction requirements.

2. **Prior to occupancy of the building**, the Developer shall apply for, receive approval for, and install signage for the development that designates the development as a hotel or similar visitor accommodation use, to the satisfaction Development Officer.

Signature
Chair, Canmore Planning Commission

Date

**IS A NOTICE POSTING REQUIRED**: ☐ **YES** ☒ **NO**

# CANMORE PLANNING COMMISSION

Town of CANMORE

## STAFF REPORT

| | |
|---|---|
| **DATE:** | APRIL 26, 2023 |
| **PROPOSED DEVELOPMENT:** | 98-UNIT VISITOR ACCOMMODATION, ONE (1) RETAIL SALES UNIT AND ONE (1) EMPLOYEE HOUSING UNIT |
| **APPLICATION NUMBER:** | PL2020303 |
| **LEGAL DESCRIPTION:** | BLOCK A, PLAN 6122JK |
| **CIVIC ADDRESS:** | 1734 BOW VALLEY TRAIL |
| **CURRENT USE(S):** | RV PARK AND CAMPGROUND |
| **APPLICANT:** | MTA URBAN DESGIN AND ARCHITECTURE |
| **REFERENCED DOCUMENTS:** | LAND USE BYLAW 2018-22:<br>• SECTION 4.6 BOW VALLEY TRAIL GENERAL COMMERCIAL DISTRICT (BVT-G)<br>• SECTION 11.0 COMMUNITY ARCHITECTURE & URBAN DESIGN STANDARDS |

Documents from April 26, 2023 CPC Meeting

## EXECUTIVE SUMMARY

This application proposes a 98-unit Visitor Accommodation building with one Retails Sales unit and an Employee Housing Unit at 1734 Bow Valley Trail. The following four variances are requested: increase maximum building height; increase maximum building area over building height; increase of maximum eaveline height; and decrease minimum percent of building elevation step-back above eaveline. The building height and eaveline height variances are contemplated under Section 1.14 and the 'Special Variance Provisions" of the Bow Valley Trail General Commercial District. Administration recommends approving the application, as the proposed development aligns with the policy direction of the Municipal Development Plan (MDP), Bow Valley Trail Area Redevelopment Plan (BVT ARP), and the Land Use Bylaw (LUB).

## BACKGROUND

### Municipal Development Plan

The Municipal Development Plan (MDP) divides Canmore into various conceptual land use areas (MDP, Map 2). This site is located in the Tourist Service area (MDP, Map 5). Relevant policy direction includes:

> *10.4.1 Tourist/Service commercial areas should provide commercial accommodation developments and a variety of limited size retail and service uses that serve visitors and residents.*

### Bow Valley Trail Area Redevelopment Plan

The site is also within the Bow Valley Trail Area Redevelopment Plan (BVT ARP), in the General BVT precinct. Relevant policies include the following:

> *6.2.1 Purpose*
>
> *The General BVT Precinct is intended as a commercial area primarily focused on serving visitors. Historical development patterns have resulted in this area having a large number of visitor accommodation units. The main floor of buildings should be reserved for uses that require and facilitate strong interaction with people on the street, such as hotel entrances, small retail stores, or eating establishments. Particular emphasis should be placed on the BVT frontage of properties. Uses that are predominantly focused on serving visitors are encouraged in this precinct.*
>
> *6.2.4.1 Efficient Use of Land*
>
> *The efficient and aesthetic development of properties within the BVT area is important to maximize the use of limited commercial lands, to promote the desired streetscape and to generate a critical mass of residents, businesses and visitors that create synergies with each other.*
>
> *7.1.1 Continuous Pedestrian and Multi-Use Pathways on Both Sides of the Road*
>
> *Multi-use pathways are the preferred alternative to accommodate pedestrian and some cyclist movement throughout the Bow Valley Trail (BVT) area. These should be built on both sides of Bow Valley Trail. These pathways do not need to be straight, but can meander within the right-of-way, and need not be tied to the curb like a traditional sidewalk, unless adjacent to on street parking. Moving the paths away from the traffic flow will increase the sense of safety for pedestrians. These paths should be wide enough to allow two strollers/burleys to comfortably pass each other.*

## EXISTING SITE

1734 Bow Valley Trail is designated BVT-G Bow Valley Trail General Commercial District, which is intended to provide a variety of commercial uses included visitor-oriented services and activities, and small retail outlets that serve both residents and visitors.

Visitor Accommodation and Retails Sales are both listed as Permitted Uses, while Employee Housing is listed as a Discretionary Use; therefore this application aligns with the purpose and use provisions of this district. The site fronts onto Bow Valley Trail and is one of the few remaining lots that has not dedicated land for road widening. The front property line is currently located closer to the road and trail surfaces than the surrounding parcels.

Documents from April 26, 2023 CPC Meeting

Please see Attachment 1 for images of the site. As a result, a 12.8 m setback as per LUB Section 2.4.7.1 is provided to accommodate the future road widening for Bow Valley Trail.

Adjacent uses include (see Attachment 1):

- Visitor Accommodation developments to the north, south and east; and
- The Canmore Recreation Center to the west, across the CP Rail Line.

## BYLAW CONFORMANCE/VARIANCE DISCUSSION

There are 90 parkade and 10 surface vehicle stalls proposed, which is consistent with the minimum and maximum parking standards. In accordance with Section 2.7.3.1 a loading stall was not provided. Section 2.7.3.1 states the following:

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

The proposed Visitor Accommodation development will not experience frequent deliveries or loading/unloading of goods that other commercial businesses may require. Apart from the initial delivery of furniture and appliances upon construction, delivery/loading is expected to be infrequent for the Visitor Accommodation use on this site. If these deliveries do occur, it is reasonable to expect this parking demand can be managed onsite. The development also proposes a small commercial retail unit for retail sales. The demand for deliveries for this use is low and is expected to occur outside of business operating hours.

The retail unit requires two parking spaces, which are provided on the surface parking lot. Delivery vehicles, which are expected to be a passenger van or cube van, can utilize one of these stalls when making deliveries to the business outside of business hours. A condition requiring this has been added to Schedule A. The Development Authority was satisfied loading can reasonably take place without a dedicated on-site stall through low loading demand and onsite parking management. As a result, Section 2.7.3.1 was considered met. No variance was required due to development authority discretion being integrated within this section.

The application aligns with policies of the Bow Valley Trail Area Redevelopment Plan and Municipal Development Plan as it is a commercial hotel development that intensifies an existing site in the Bow Valley Trail area. The development meets the requirements of the Community Architectural & Urban Design Standards and contributes to the Rocky Mountain architectural character. Some of the key elements are steeply pitched roofs, stepping back the upper floor (partially), a distinct base, middle and top, appropriate detailing, a great use of natural materials, relief and texture in the building facades, and acceptable colour palate. The development proposes a retractable glass balcony enclosure system that allows outdoor balcony use in all seasons. Although this system increases the window glazing on the building, it allows for the architectural elements to be seen and therefore does not detract from Canmore's Traditional Rocky Mountain architectural character.

The development includes a small retail unit that will provide services to both residents and visitors. The retail unit and visitor accommodation have entrances that face the street but are setback interior to the site when compared to the front building façade. The entrances will be visible from the street and a pedestrian/bicycle pathway will lead directly from the trail to the entrances (see Attachment 4).

The proposed development includes improvements to the pedestrian and bicycle trail system by including a new trail/sidewalk adjacent to the existing Legacy Trail pathway. The trail/sidewalk will help reduce conflict between different users (e.g. pedestrians and cyclists). This also aligns with policy from the BVT ARP to create Continuous Pedestrian and Multi-Use Pathways.

Section 4.6.5.5 states *the ground floor of developments for sites lower than the crown of road should be raised to be closer to the elevation of the crown of the road.*

Documents from April 26, 2023 CPC Meeting

The building is located slightly lower than the crown of the road, and in this case, it is not practical to raise the building without significant re-grading. The purpose of this regulation is to align the building with the road surface elevation to allow for easy access to the businesses/shops that may be located adjacent Bow Valley Trail. Given this development is a Visitor Accommodation with one commercial retail unit, and is located over 13.0 m away from the pathway, the proposed grade is appropriate.

The development complies with the land use requirements and regulations, with the exception of the 16.0 m maximum building height, 7.0 m maximum eaveline height, and the requirement for 70% of the floor area above the eaveline to step back from the floor below.

The proposed development does not conform with the Town of Canmore Land Use Bylaw 2018-22 and requires the following variances:

## 1. Maximum Building Height and Eaveline Height

**Variance Authority**

Section 1.14 provides limitations and considerations for variances related to building height. Building Height variances up to 20% can be considered by CPC. When considering variances to building height and/or eavelines, the following impacts may be considered:

- Access to light for neighbouring properties;
- Protection of views of neighbouring properties;
- Privacy of neighbouring properties; and
- Site constraints.

The BVT-G District includes "Special Variance Considerations", which include the following:

> *4.6.9.1 Notwithstanding the variance regulations set out in 1.14, the following variances may also be considered within this District:*
>
> *a. Where the Development Authority is satisfied that the architectural integrity of a building would be enhanced, variances may be granted to allow 20% of the building to exceed the maximum height by up to 20%. No height variances shall be granted beyond the 20% relaxation.*
>
> *b. The required eaveline height of a proposed development may be raised to 9.0 m where the Development Authority is satisfied that the intent of the "Massing and Scale Guidelines" in Section 11: Community Architectural and Urban Design Standards, are still met.*

The application proposes the following:

a. 19.2 m building height (3.2 m variance = 20%);
b. 57.9% of building over 16.0 m building height (37.9% variance); and
c. 9.0 m front façade eaveline height (2.0 m variance) and a 13.0 m eaveline height along the side and rear facades (6.0 m variance).

Section 1.14.1.1- Discretion of the Development Authority, allows the Canmore Planning Commission to grant a variance to maximum building height up to 20%. Section 1.14.1.2 provides the Development Authority the discretion to grant variances to other regulations and guidelines in the Land Use Bylaw with no limitation. Therefore, the Canmore Planning Commission has the authority to grant the variances requested.

**Discussion**

Section 4.6.9.1 allows for 20% of a building to exceed the maximum height requirement to a maximum of 20% where the architectural integrity of the building would be enhanced. The proposed 19.2 m building height at the peak is 20% over the 16.0 m maximum height requirement. Also, 57.9% of the roof area is located above the 16.0 m maximum height requirement (See Figure 1).

Documents from April 26, 2023 CPC Meeting

Figure1: Roof Plan Showing Area Over 16.0m Height

The application requires a relaxation to allow 57.9% of the building to exceed the 16.0 m height requirement The building roof design incorporates multiple steeply pitched roof peaks and lines that complements and reflects Canmore's Rocky Mountains and architectural character. The roof incorporates a cascade of roofs along the front (north) facade as well as wood cross beams along all facades that breaks up the perception of building massing and adds visual interest.

Additionally, this regulation allows the eaveline to be raised to 9.0 m where the massing and scale guidelines are met. The application proposes to raise the eaveline to 9.0 m along the front building façade facing Bow Valley Trail (See Figure 2) and to 13.0 m along the other building facades (See Figure 3).

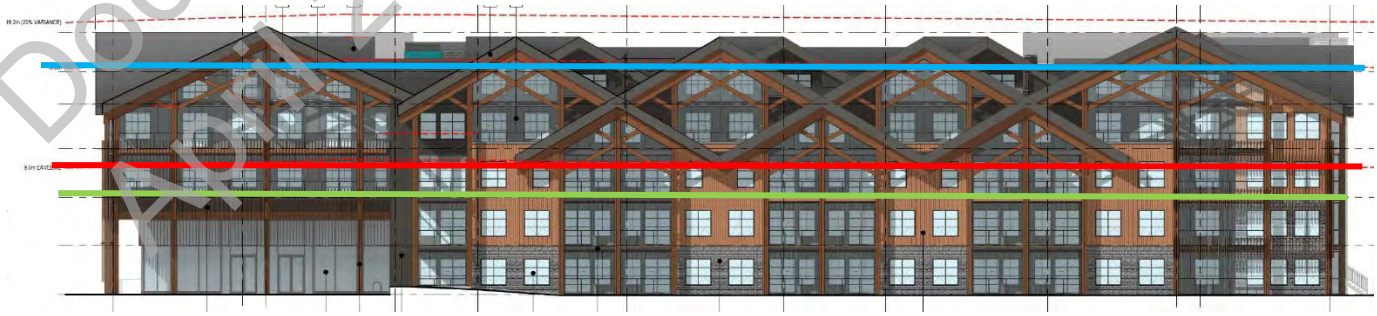

Figure 2: Front (North) Elevation Showing 7.0m Maximum Eaveline Height in Green, Proposed 9.0m Eaveline Height in Red, and 16.0m Maximum Building Height in Blue.

Documents from April 26, 2023 CPC Meeting

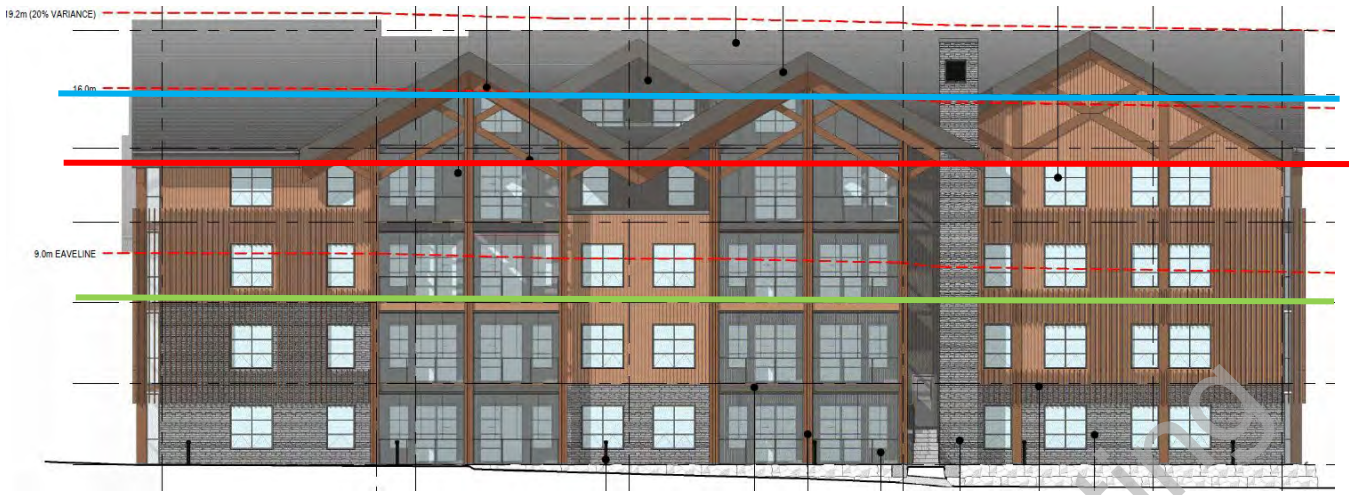

Figure 3: Side (West) Elevation Showing 7.0m Maximum Eaveline Height in Green, Proposed 13.0m Eaveline Height in Red and 16.0m Maximum Building Height in Blue

The 9.0 m eaveline is consistent with the parameters of this regulation, however the 13.0 m eaveline is beyond what the regulation contemplates. To address the massing and scale impacts of the additional eaveline height, the building incorporates a high degree of articulation and detailing, including a "distinct base, middle, and top", vertical wooded 'screens', wooden beams, vertical siding and windows with mullions. The applicant also provided a view and sun/shadow study that show minimal impact to the neighbouring properties with respect to views, access to light and shadows (see Attachment 4).

The site contains the following limitations:
- a maximum of 84 m of building frontage can be located within 30 m of the CP Railway right-of-way;
- site access required to be offset from existing access across Bow Valley Trail;
- 12.8 m setback from existing property line.

Overall, the building utilizes natural materials and incorporates a high degree of detailing and articulation to provide a quality architectural design reflective of Canmore's Rocky Mountain character. Although beyond the specific variance considerations, the site and building design does a good job of meeting the intent of the established criteria and minimizing the impacts on adjacent parcels. With these considerations in mind, Administration is supportive of the variances.

The applicant provided rationale for the proposed variances, which is included in Attachment 7.

**2. Floor Area Above the Eaveline Step Back**

Section 4.6.3.13 states that *floor area above the eaveline shall be incorporated into the roof structure and step back from the front building face for a minimum of 70% of the elevation*. The intent of this regulation is to minimize the impact of the massing and scale of the building and access to sunlight and views on pedestrians and bicyclists passing by along the pathway. The application proposes floor area above the eaveline with a step back of 30% of the building façade and therefore does not conform with this regulation.

The building is setback from the current road right-of-way by a little more than 12.8 m from the existing and future pathway/sidewalk. The pathway/sidewalk is not located near the building, minimizing the impact of the reduced building stepback. Also, portions of the building's front façade are stepped back from grade to eaveline, adding to the high degree of articulation a detailing provided in the building design, and contributing to breaking up the overall perceived mass and scale of the building. The distance from the road right-of-way and high degree of building articulation and detailing contributes to mitigating the impact caused by the reduced front façade stepback of floor area above the eaveline and therefore, Planning supports this variance.

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For variances to be approved, section 1.14.1.6 requires the development meet the Enhanced Green status:

> *1.14.1.6 Notwithstanding 1.14.1.1, in accordance with the Green Building Regulations of this Bylaw, neither a Development Officer nor the Canmore Planning Commission shall grant a variance to a commercial, industrial or institutional development, or a residential development to which the EnerGuide program cannot be applied, unless the development meets the Town's Enhanced Green Construction requirements.*

The applicant has committed to achieve a minimum of 11% improvement better than the NECB - Current Version requirements for building energy design. This is consistent with the requirement for Enhanced Green Construction. To achieve this, the applicant's have included heat pumps within each unit, triple pane glazing with U-Value of 1.65, and will install conduit for 10 electric vehicle charging stations.

## SUSTAINABILITY SCREENING REPORT (SSR)

The applicant's Sustainability Screening Report and score of 3.55, suggests that the development will have a positive impact on the community (see Attachment 5). The offsets include adding an employee housing unit, increase to density, proximity to services, waste diversion, and enhanced green construction.

## OFF-SITE LEVIES

Offsite levies will be collected for this development at the current rate at the time of signing the Development Agreement.

## LIGHTING

Details on exterior and site lighting have been provided with this application and conform to the requirements of the LUB.

## SUBMITTED COMMENTS

A Notice of Application has been posted on the site pursuant to the Land Use Bylaw. No comments were received at the time of writing this report.

## OPTIONS FOR CONSIDERATION

The CPC has three options:

1. Approve the application subject to the conditions or in addition to others than those contained in Schedule A.
2. Refuse the application, specifying reason(s) for refusal.
3. Postpone the application, pending submission of any additional details requested by CPC.

## RECOMMENDATION

The Planning and Development Department recommends that the Canmore Planning Commission **APPROVE** PL20220303, subject to the conditions of approval set out in Schedule A attached to this report.

Documents from April 26, 2023 CPC Meeting

**ATTACHMENTS:**

1. Site Context
2. Zoning
3. Bylaw Conformance Review
4. Submitted Plans
5. Sustainability Screening Report (SSR)
6. Schedule A – Conditions of Approval
7. Variance Rationale

**Riley Welden, RPP, MCIP**
Development Planner

**Lauren Miller, RPP, MCIP, AICP**
Manager of Planning and Development

Documents from April 26, 2023 CPC Meeting

## ATTACHMENT 1 – SITE CONTEXT

Figure 1: Overview of Site and Adjacent Uses (looking Northwest)

Figure 2: View of existing entrance from Bow Valley Trail

Documents from April 26, 2023 CPC meeting

## ATTACHMENT 1 – SITE CONTEXT

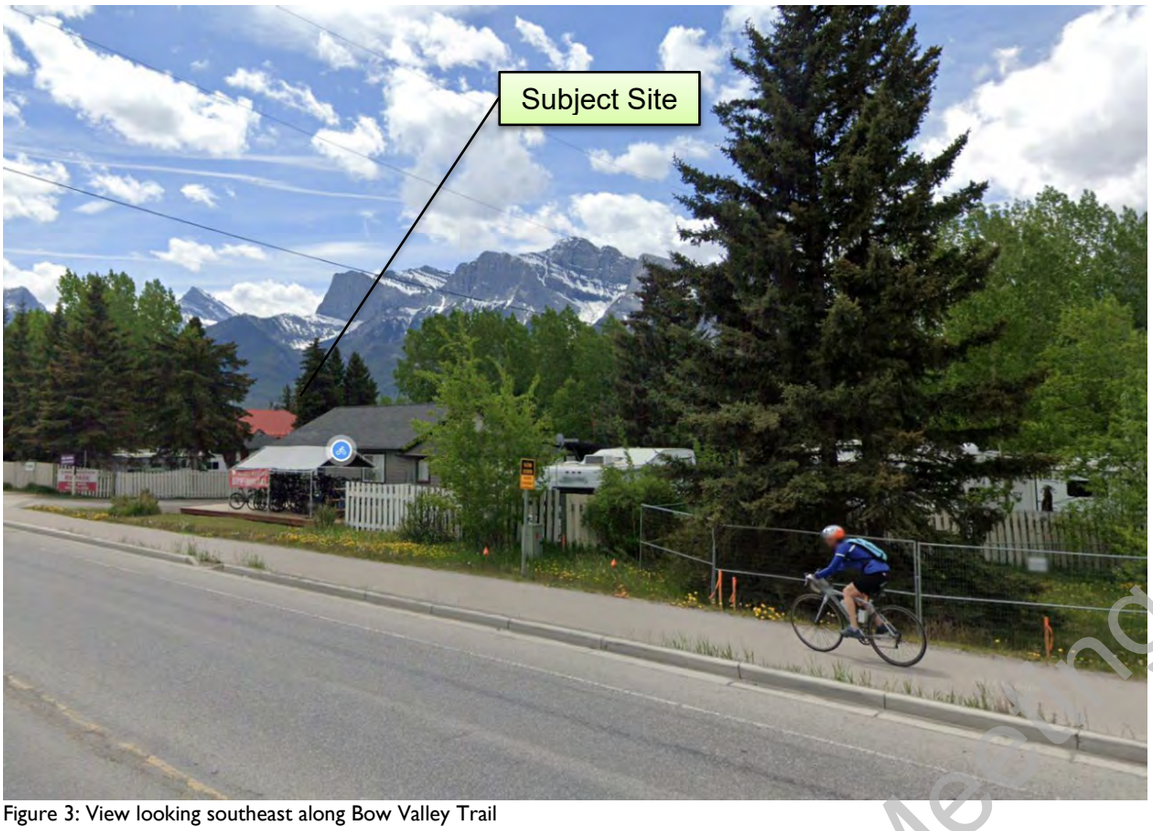
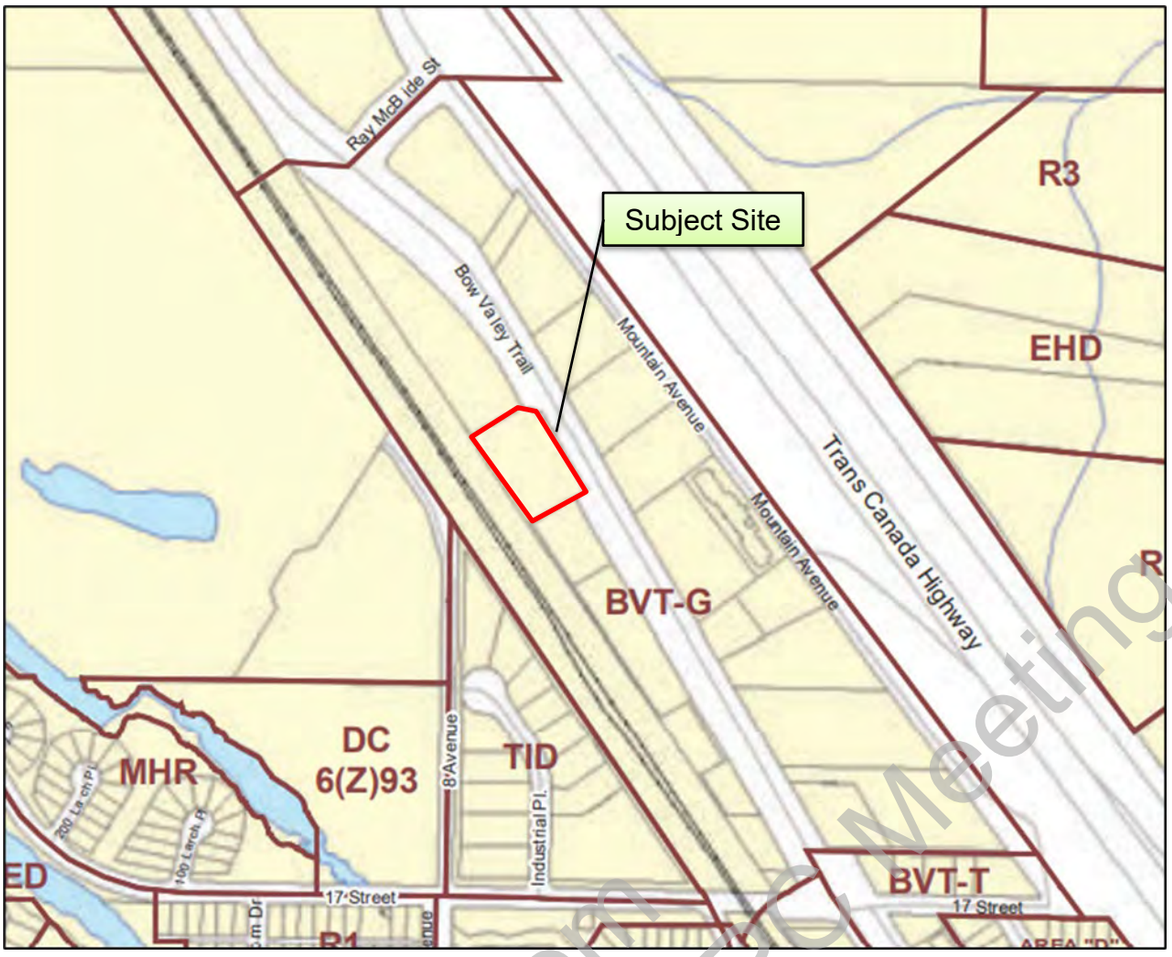



Figure 3: View looking southeast along Bow Valley Trail

Figure 4: View looking northwest along Bow Valley Trail

Documents from April 26, 2023 CPC Meeting

**ATTACHMENT 2 – ZONING**




Documents from
April 26, 2023 CPC Meeting

## ATTACHMENT 3 - BYLAW CONFORMANCE REVIEW

| | BYLAW 2018-22 | PROPOSED | VARIANCE |
|---|---|---|---|
| Max Floor Area Ratio (FAR) | Min 0.75<br>Max 1.5 | 1.5 | **NO** |
| Max Building Site Coverage | 55% | 48% | **NO** |
| Front Yard Setback (Measured from future road widening) | 2.0 m<br>with min 20% of building at 2.0m | 2.0 m<br>with 39% at 2.0 m | **NO** |
| Side Yard Setback (southeast) | 3.0 m | > 3.0 m | **No** |
| Side Yard Setback (northwest) | 3.0 m | 3.0 m | **No** |
| Rear Yard Setback | 6.0 m | 6.0 m | **No** |
| Max Building Height | 16 m | 19.2 m | **YES**<br>**3.2 m** |
| Max Building Eaveline Height | 7.0 m | 9.0 m at front façade<br>13.0 m other facades | **Yes**<br>**2 m & 6 m** |
| Floor area above eaveline setback min of 70% of the elevation | required | 30% provided | **YES**<br>**40%** |
| Landscaping | | | |
| Area | 25% | 47% | **No** |
| Trees | 134 | 139 | **No** |
| Shrubs | 141 | 334 | **No** |
| Parking | | | |
| Visitor Accommodation Vehicle Parking | 98 Units = 98 Vehicle Parking Stalls | 98 Vehicle Parking Stalls | **No** |
| Visitor Accommodation Bicycle Parking | 30 Long Term Bicycle Stalls<br>15 Short Term Bicycle Stalls | 30 Long Term Bicycle Stalls<br>16 Short Term Bicycle Stalls | **No**<br>**No** |
| Commercial Retail Unit Vehicle Parking | 2 stalls/100 m2 =<br>2 Vehicle Parking Stalls | 2 Vehicle Parking Stalls | **No** |
| Commercial Retail Unit Bicycle Parking | 1 Long Term Bicycle Stalls<br>2 Short Term Bicycle Stalls | 1 Long Term Bicycle Stalls<br>2 Short Term Bicycle Stalls | **No** |
| Employee Housing Unit Vehicle Parking | No requirement | None | **No** |
| Employee Housing Unit Bicycle Parking | No requirement | 1 Long Term Bicycle Stall | **No** |

Documents from April 26, 2023 CPC Meeting

**ATTACHMENT 4 – SUBMITTED PLANS**

Documents from
April 26, 2023 CPC Meeting

MTa

Urban Design Architecture Interior Design

# RE-ISSUED FOR DEVELOPMENT PERMIT

23/02/01

DP0.00 COVER
DP0.01 GENERAL INFORMATION
DP0.02 SITE SURVEY
DP1.01 SITE PLAN
DP1.02 SITE DETAILS
DP2.00 PARKADE PLAN
DP2.01 MAIN FLOOR PLAN
DP2.02 LEVEL 2 PLAN
DP2.03 LEVEL 3 PLAN
DP2.04 LEVEL 4 PLAN
DP2.05 LEVEL 4 LOFT PLAN
DP2.06 ROOF PLAN
DP3.01 BUILDING ELEVATIONS
DP3.02 BUILDING ELEVATIONS
DP4.01 BUILDING SECTIONS
DP5.01 PERSPECTIVE VIEWS
DP6.01 SUN STUDY

L0.00 LANDSCAPE STATS PLAN
L0.01 PLANT LIST, PLANT LEGEND, LEGEND & GENERAL NOTES
L1.00 LANDSCAPE PLAN
L1.01 COURTYARD - LANDSCAPE PLAN
L1.02 PUBLIC PLAZA - LANDSCAPE PLAN
L2.00 LANDSCAPE DETAILS
L2.01 LANDSCAPE DETAILS
L2.02 LANDSCAPE DETAILS
L2.03 LANDSCAPE DETAILS
L2.04 LANDSCAPE INSPIRATION

E000 ELECTRICAL COVER PAGE
E001 SITE PLAN - ELECTRICAL
E002 AGI SITE PLAN
E003 AGI RENDERINGS & LUMINAIRE SCHEDULE

C-100 SURFACEWORKS & GRADING
C-200 UNDERGROUND UTILITY
C-300 STORM DESGIN
C-400 DETAILS – SHEET 1-5
C-401 DETAILS – SHEET 2-5
C-402 DETAILS – SHEET 3-5
C-403 DETAILS – SHEET 4-5
C-404 DETAILS – SHEET 5-5


Documents from April 26, 2023 CPC Meeting

# RUNDLE PARK

## 1734 Bow Valley Trail

## PREPARED FOR CIELLE PROPERTIES


**Architecture**
MTA | Urban Design Architecture Interior Design
310-625 11th Ave SW
Calgary, AB T2R 0E1
t: 403.264.8700
www.mtalink.com

**Structural**
MMP Structural Engineeering Ltd.
#205, 1170 Kensington Cr, NW
Calgary, AB, T2N 1X6
403-264-8495
mmpengineering.com/

**Mechanical**
Embe Consulting Engineers
Suite 204, 110 12th Avenue, S.W.
Calgary, AB, T2R 0G7
403-406-2277
www.embeconsulting.ca/

**Electrical**
Embe Consulting Engineers
Suite 204, 110 12th Avenue, S.W.
Calgary, AB, T2R 0G7
403-406-2277
www.embeconsulting.ca/

**Civil**
McElhanney
203-502 Bow Valley Trail
Canmore, AB, T1W 1N9
403-609-3992
www.mcelhanney.com/

**Landscape**
pLAnt Studio
1006, 26th Ave SW
Calgary, AB, T2S 0M3
403-454-8115


RUNDLE PARK

**PROJECT NO.**
21.158

BIM 360://21.158 Rundle Park Canmore/21.158 Rundle Park.rvt

1 DP0.01 ROOF PLAN - VARIANCE DIAGRAM

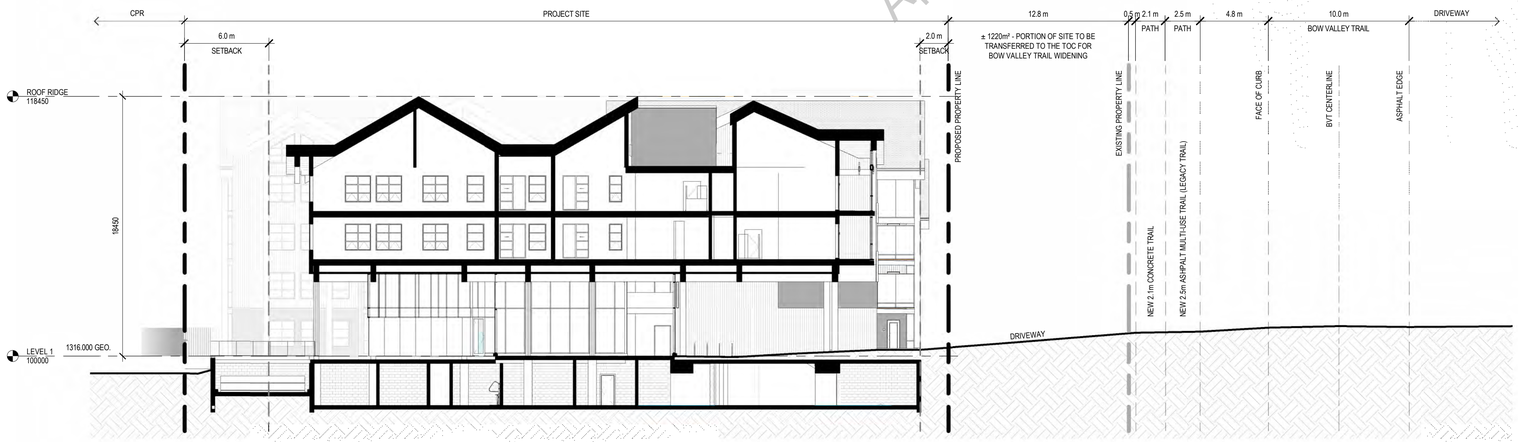
1 : 200

ROOF AREA ABOVE 16.0m FROM GRADE

ROOF AREA AT GRADE

| | |
|---|---|
| ROOF AREA ABOVE 16.0m: | 2066.0m² |
| TOTAL ROOF AREA: | 3571.0m² |

57.9% OF ROOF AREA IS ABOVE 16.0m FROM GRADE




2 DP0.01 SITE SECTION THROUGH BVT

1 : 200

## PROJECT STATISTICS

**DEVELOPMENT DESCRIPTION**

Cielle Canmore is a 4.5 storey building with 98 visitor accommodation units and 1 CRU.

**MUNICIPAL ADDRESS**

1734 Bow Valley Trail, Canmore, AB

**LEGAL ADDRESS**

Block A, Plan 6122 JK

**ZONING DISTRICT**

BVT Bow Valley Trail General Commercial District (BVT-G)

**LAND USE REGULATIONS**

| | |
|---|---|
| Front yard setback (facing BVT) | Max. 2m away from property line |
| Side yard setback | Min. 3m |
| Rear yard setback | Min. 6m |

**EAVELINE HEIGHT**

| | |
|---|---|
| Allowable height: | 7.0m; may be raised to 9.0m if approved by Development Authority |
| Proposed height: | 9.0m |

**1:100 YEAR GROUNDWATER FLOOD ELEVATION**

1311.6m

**BUILDING HEIGHT**

| | |
|---|---|
| Allowable height: | 16.0m; 20% relaxation permitted for architectural integrity |
| Proposed height: | 16.0m with portions of the building at 19.2m (20% height variance) |

**SITE AREA**

6985m²

**CONFIRMED POST-LAND TRANSFER SITE AREA:**

5759m²

**SITE COVERAGE:**

| | |
|---|---|
| Allowable site coverage: | 55% maximum |
| Proposed site coverage: | 48% |

**LANDSCAPE AREA:**

| | |
|---|---|
| Required landscape area: | 1440m² (25% minimum) |
| Proposed landscape area: | 2700m² (47%) |

UNIT DEPLOYMENT MATRIX

| UNIT TYPE | BEDROOMS | FLOOR NO. | TOTAL NO. OF UNITS |
|---|---|---|---|
| UNIT A | 0 | 01 | 07 |
| UNIT B | 1 | 01 | 04 |
| UNIT D1 | 2 | 01 | 06 |
| UNIT D2 | 2 | 01 | 01 |
| UNIT F | 3 | 01 | 01 |
| UNIT G | 2 | 01 | 02 |
| UNIT H | 3 | 01 | 01 |
| UNIT A | 0 | 02 | 07 |
| UNIT B | 1 | 02 | 04 |
| UNIT D1 | 2 | 02 | 06 |
| UNIT D2 | 2 | 02 | 01 |
| UNIT F | 3 | 02 | 01 |
| UNIT G | 2 | 02 | 02 |
| UNIT H | 3 | 02 | 01 |
| UNIT A | 0 | 03 | 09 |
| UNIT B | 1 | 03 | 06 |
| UNIT C2 | 3 | 03 | 01 |
| UNIT C3 | 3 | 03 | 01 |
| UNIT D1 | 2 | 03 | 06 |
| UNIT D2 | 2 | 03 | 01 |
| UNIT E | 2 | 03 | 01 |
| UNIT F | 3 | 03 | 02 |
| UNIT G | 2 | 03 | 03 |
| UNIT H | 3 | 03 | 01 |
| UNIT A | 0 | 04 | 03 |
| UNIT C1(LOFT) | 3 | 04 | 03 |
| UNIT C2 (LOFT) | 3 | 04 | 01 |
| UNIT C3 (LOFT) | 3 | 04 | 01 |
| UNIT E (LOFT) | 3 | 04 | 01 |
| UNIT F (LOFT) | 4 | 04 | 02 |
| UNIT G (LOFT) | 3 | 04 | 03 |
| UNIT H | 3 | 04 | 01 |
| UNIT J | 2 | 04 | 01 |
| UNIT J (LOFT) | 3 | 04 | 03 |
| UNIT K (LOFT) | 3 | 04 | 02 |
| UNIT L1 (LOFT) | 3 | 04 | 01 |
| UNIT L2 (LOFT) | 3 | 04 | 01 |
| TOTAL NUMBER OF STUDIOS | | | 26 |
| TOTAL NUMBER OF 1 BEDROOMS | | | 14 |
| TOTAL NUMBER OF 2 BEDROOMS | | | 30 |
| TOTAL NUMBER OF 3 BEDROOMS | | | 21 |
| TOTAL NUMBER OF 4 BEDROOMS | | | 07 |
| **TOTAL NUMBER OF UNITS** | | | **98** |

(PLUS ONE STAFF ACCOMMODATION UNIT)

**GROSS FLOOR AREA**

| | BUILDING A | BUILDING B |
|---|---|---|
| Main Floor: | 1112m² | 883m² |
| Second Floor: | 852m² | 883m² |
| Third Floor: | 1494m² | 883m² |
| Fourth floor: | 1372m² | 841m² |
| Loft: | 184m² | 124m² |
| **Total:** | **5014**m² | **3614**m² |

Parkade Area: 3468m²

**FLOOR AREA RATIO**

1.50

**PARKING REQUIREMENTS**

Parking stall requirement for non-residential developments (2.7-2):
Visitor accomodation - 1 stall per accomodation unit
Retail - 2 stalls per 100m² of GFA

| | |
|---|---|
| Number of Parking stalls required: | 100 |
| Number of parking stalls provided: | 100 |

Bike parking stalls provided:
Short Term: Required: 17 Provided: 18
Long Term: Required: 31 Provided: 31

RUNDLE PARK

1734 Bow Valley Trail

RUNDLE PARK

issued/ revision schedule

| no. | description | date |
|---|---|---|
| 1 | ISSUED FOR DEVELOPMENT PERMIT | 22/09/30 |
| 2 | RE-ISSUED FOR DEVELOPMENT PERMIT | 23/02/01 |
| 3 | RE-ISSUED FOR DEVELOPMENT PERMIT | 23/03/15 |

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drawing title

GENERAL INFORMATION

sheet

DP0.01

| drawn | scale |
|---|---|
| JC | 1 : 200 |
| checked | project no. |
| CM | 21.158 |


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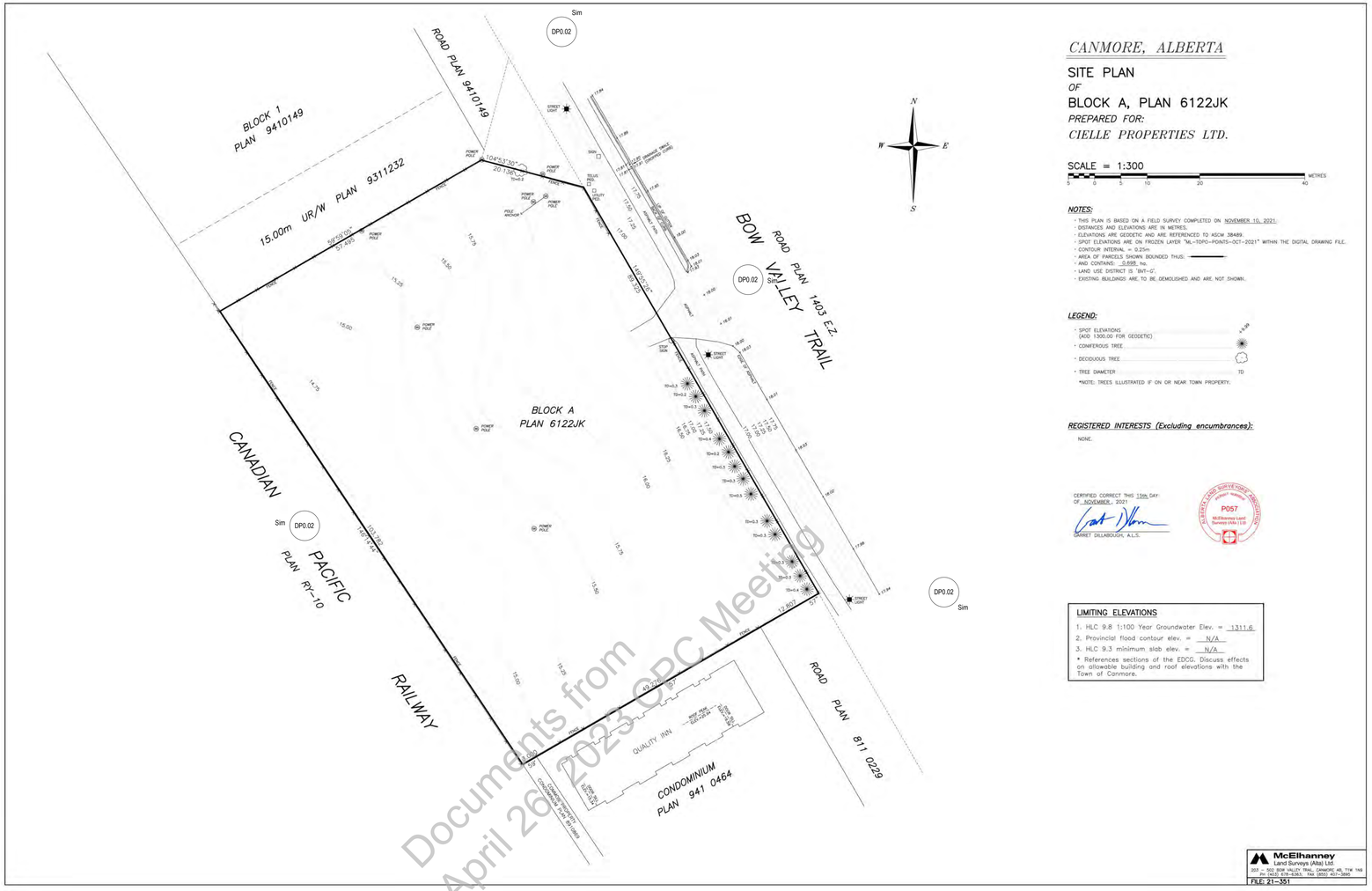
Documents from April 20, 2023 CPC Meeting



BIM 360/21.158 Rundle Park Canmore/21.158 Rundle Park.rvt

2 DP0.02 EXISTING SITE CONTEXT IMAGE
N.T.S.




1 DP0.02 SITE SURVEY
N.T.S.

**NOTE**: ALL INFORMATION OBTAINED FROM EXISTING SITE SURVEY PERFORMED BY "McELHANNEY LAND SURVEYS (ALTA) LTD." PROFESSIONAL LAND SURVERYORS IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYORS ACT. SURVEY COMPLETED NOVEMBER 10, 2021. THE LEGAL SURVEY DEPICTED ON THIS SHEET IS FOR REFERENCE ONLY. "MTA ARCHITECTURE" ASSUMES NO RESPONSIBILITY FOR THE ACCURACY AND CONTENT OF THIS SURVER INFORMATION DEPICTED HEREIN.

Documents from April 26, 2023 CPC Meeting

3 DP0.02 EXISTING SITE IMAGE
N.T.S.

4 DP0.02 EXISTING SITE IMAGE
N.T.S.

5 DP0.02 EXISTING SITE IMAGE
N.T.S.

6 DP0.02 EXISTING SITE IMAGE
N.T.S.

RUNDLE PARK

1734 Bow Valley Trail

RUNDLE PARK

issued/ revision schedule

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|---|---|---|
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drawing title
SITE SURVEY

sheet
DP0.02

| drawn | scale |
|---|---|
| JS/SS | As indicated |
| checked | project no. |
| CM | 21.158 |

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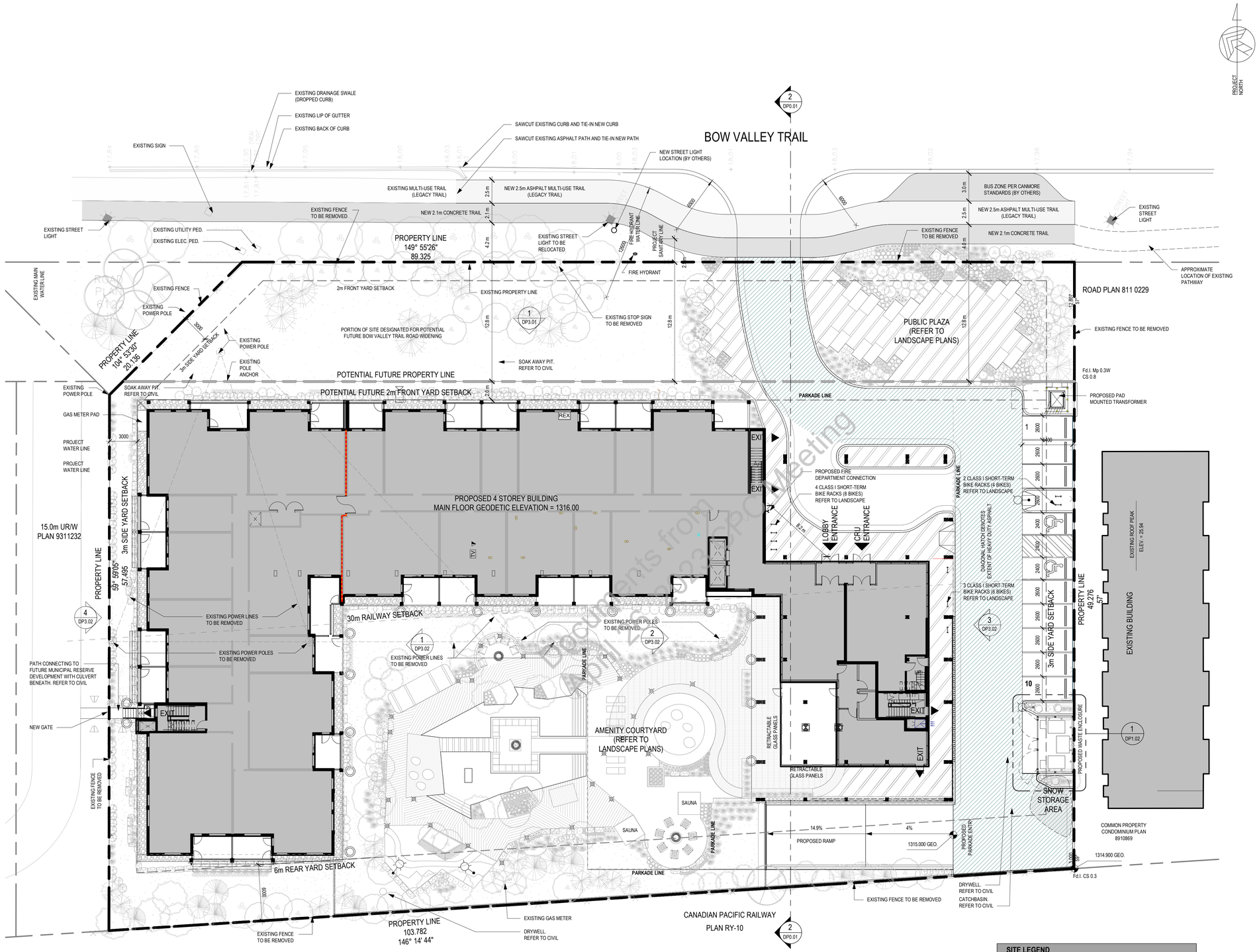


1 DP1.01 DP SITE PLAN

1 : 200

| SITE LEGEND | |
|---|---|
| PROPERTY LINE | |
| SETBACK LINE | |
| (URW) UTILITY RIGHT OF AWAY | |

RUNDLE PARK

1734 Bow Valley Trail

RUNDLE PARK

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| no. | description | date |
|---|---|---|
| 1 | ISSUED FOR DEVELOPMENT PERMIT | 22/09/30 |
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SITE PLAN

sheet

DP1.01

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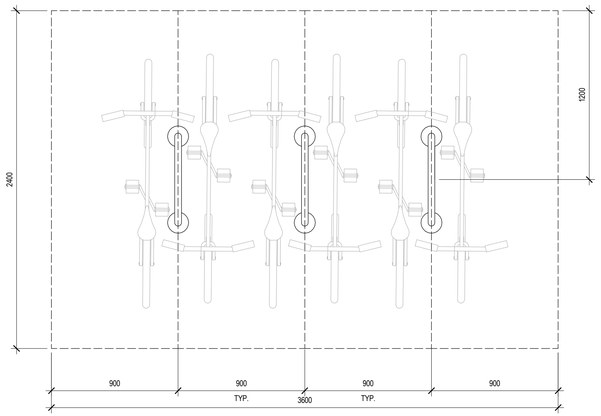
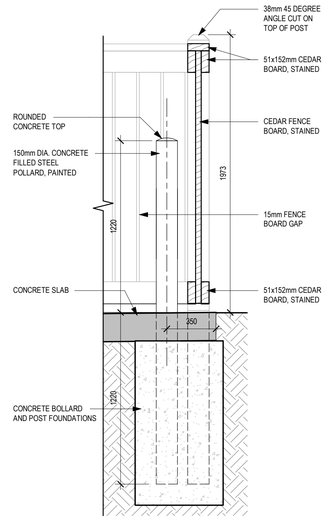
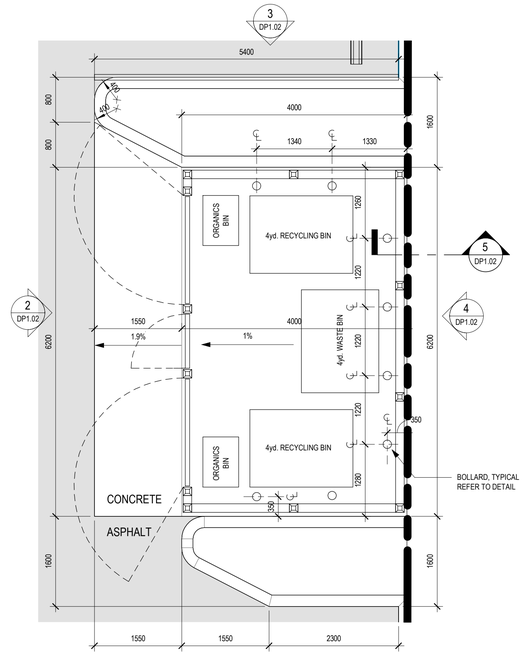


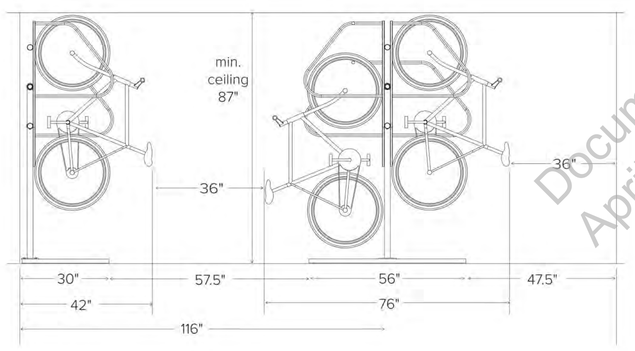

6 DP1.02 TYPICAL BIKE RACK LAYOUT
1 : 20



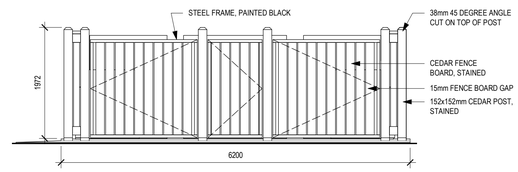

5 DP1.02 TYP. SECTION
1 : 20



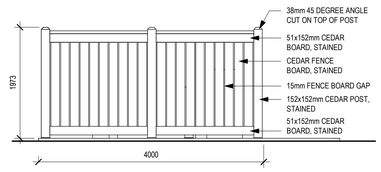

1 DP1.02 WASTE ENCLOSURE PLAN
1 : 50



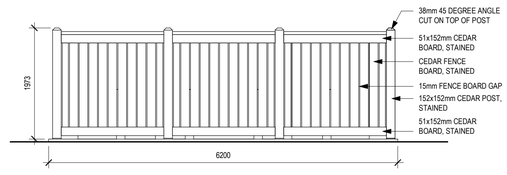

7 DP1.02 TYP. CLASS III LONG-TERM PARKING IN U/G PARAKADE
NTS




2 DP1.02 FRONT ELEVATION
1 : 50




3 DP1.02 SIDE ELEVATION
1 : 50




4 DP1.02 WASTE ENCLOSURE BACK ELEVATION
1 : 50

Documents from April 26, 2023 CPC Meeting

RUNDLE PARK

1734 Bow Valley Trail

RUNDLE PARK

issued/ revision schedule

| no. | description | date |
|---|---|---|
| 1 | ISSUED FOR DEVELOPMENT PERMIT | 22/09/30 |
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drawing title
SITE DETAILS

sheet
DP1.02

| drawn | scale |
|---|---|
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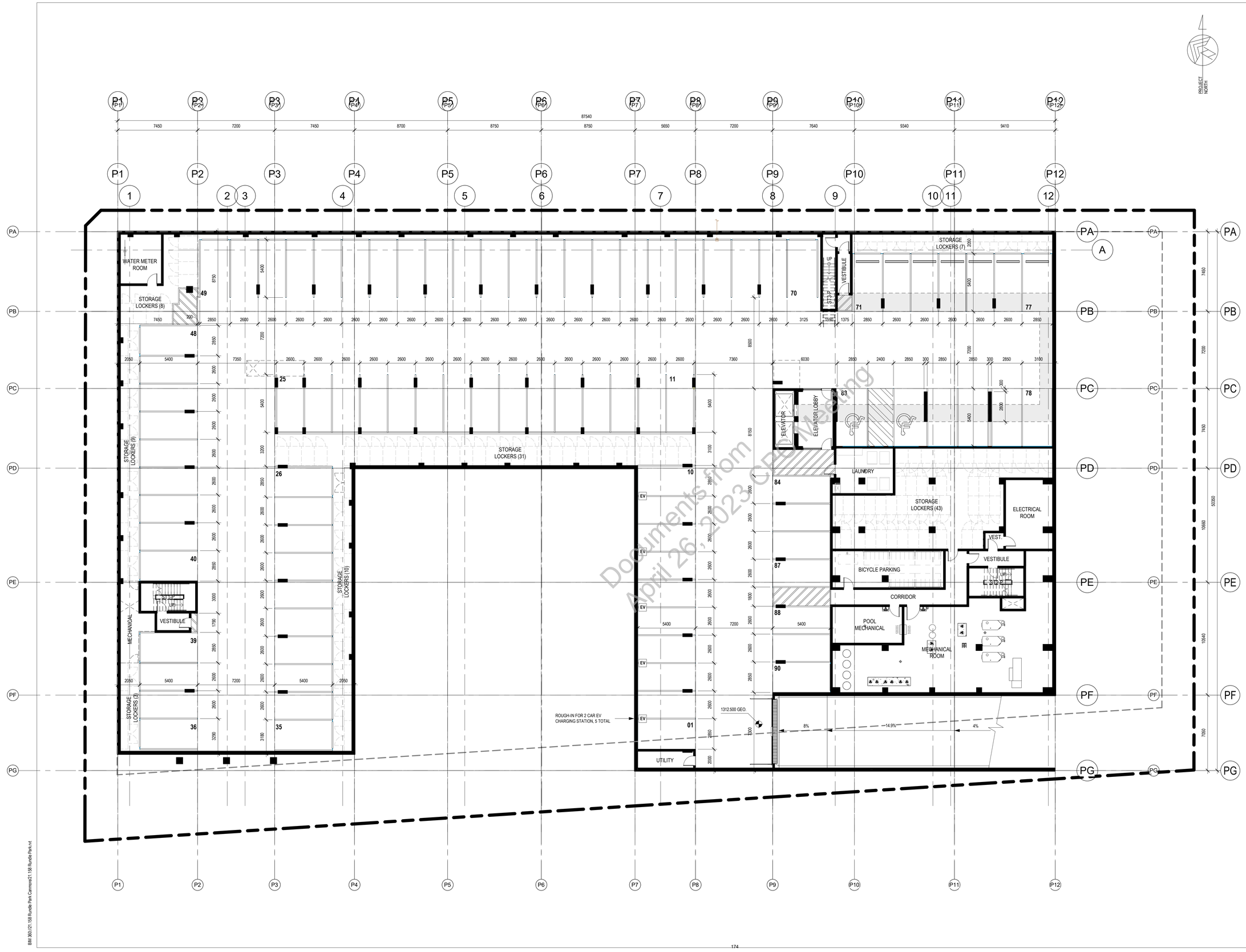


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RUNDLE PARK

1734 Bow Valley Trail

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drawing title

PARKADE PLAN

sheet

DP2.00

| drawn | scale |
|---|---|
| JS/SS | 1 : 150 |
| checked | project no. |
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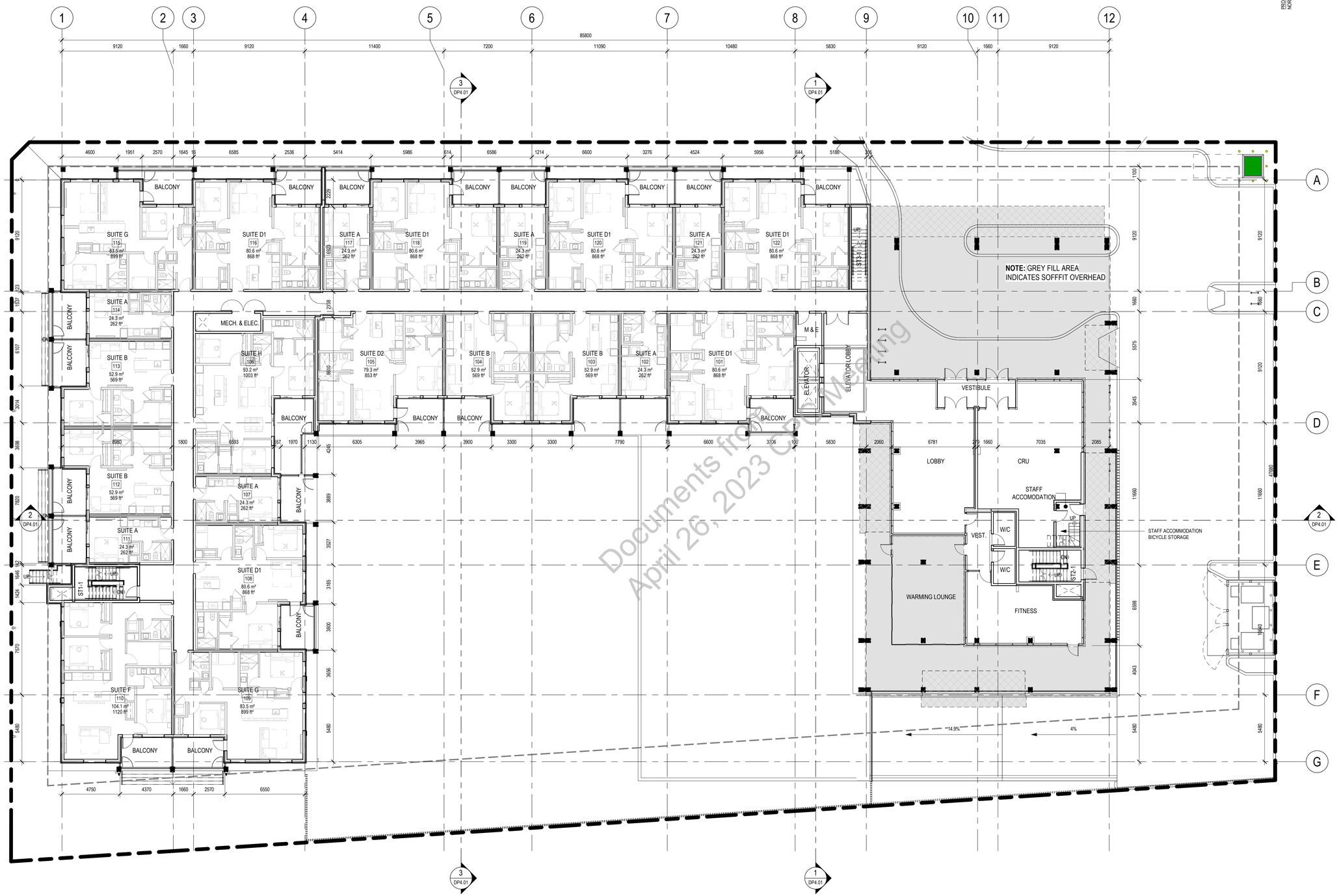


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1734 Bow Valley Trail

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drawing title

MAIN FLOOR PLAN

sheet

DP2.01

| drawn | scale |
|---|---|
| JC/JS/SS | 1 : 150 |
| checked | project no. |
| CM | 21.158 |

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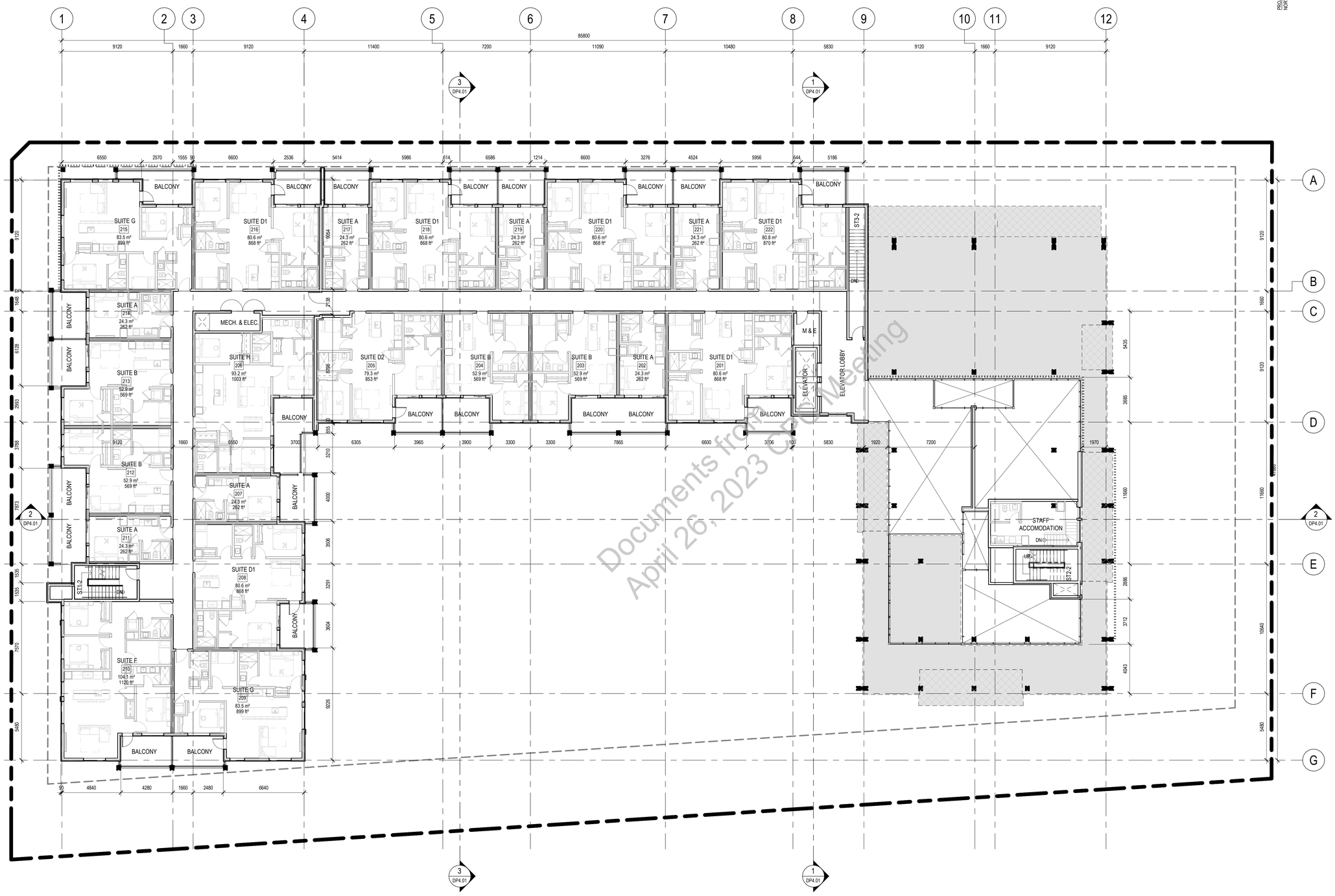
BIM 360://21.158 Rundle Park Canmore/21.158 Rundle Park.rvt

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LEVEL 2 PLAN

sheet

DP2.02

| drawn | scale |
|---|---|
| JC/JS | 1 : 150 |
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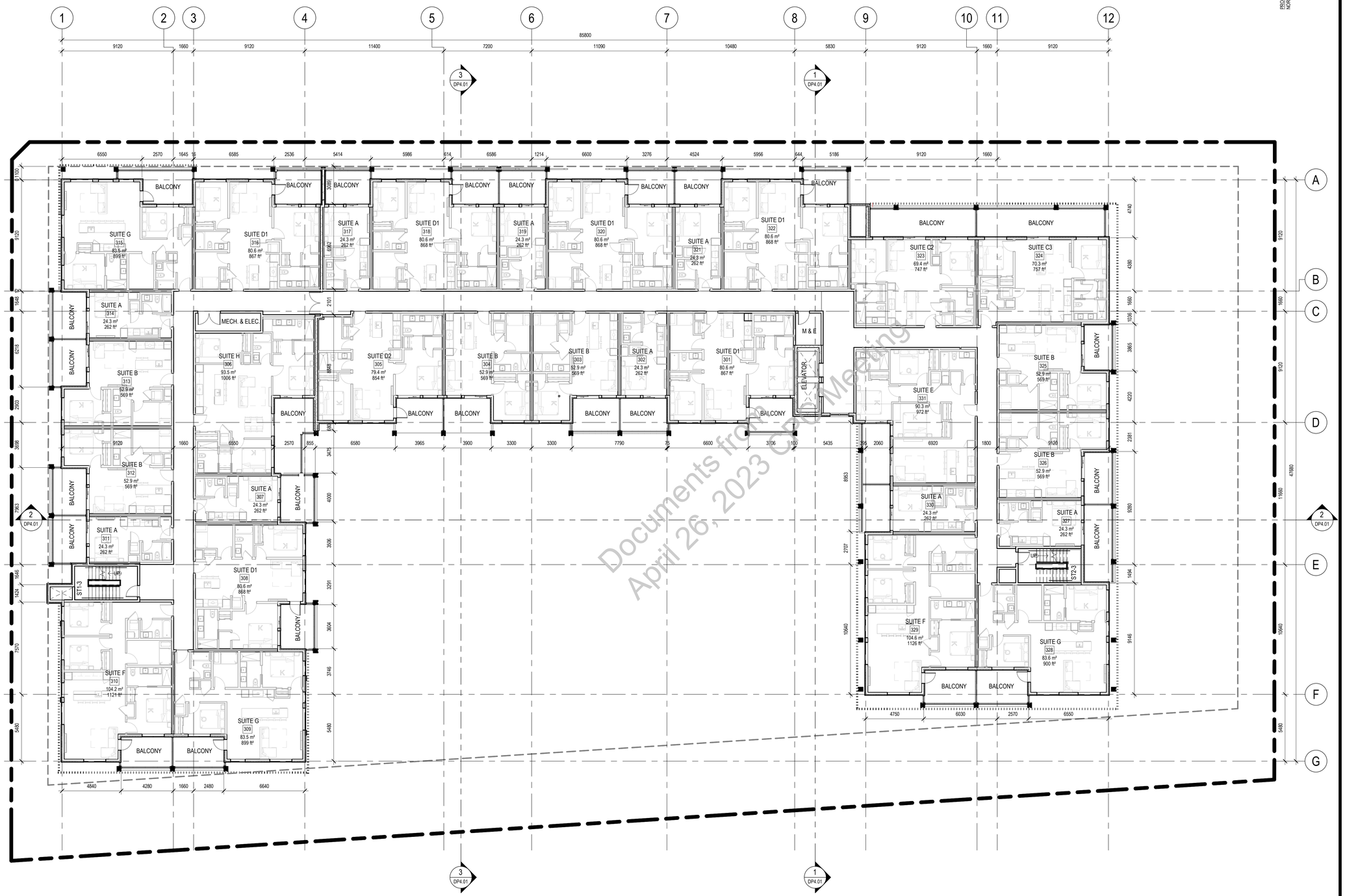


Documents from April 26, 2023 OPA Meeting

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| no. | description | date |
|---|---|---|
| 1 | ISSUED FOR DEVELOPMENT PERMIT | 22/09/30 |
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drawing title

LEVEL 3 PLAN

sheet

DP2.03

| drawn | scale |
|---|---|
| JC/JS | 1 : 150 |
| checked | project no. |
| CM | 21.158 |

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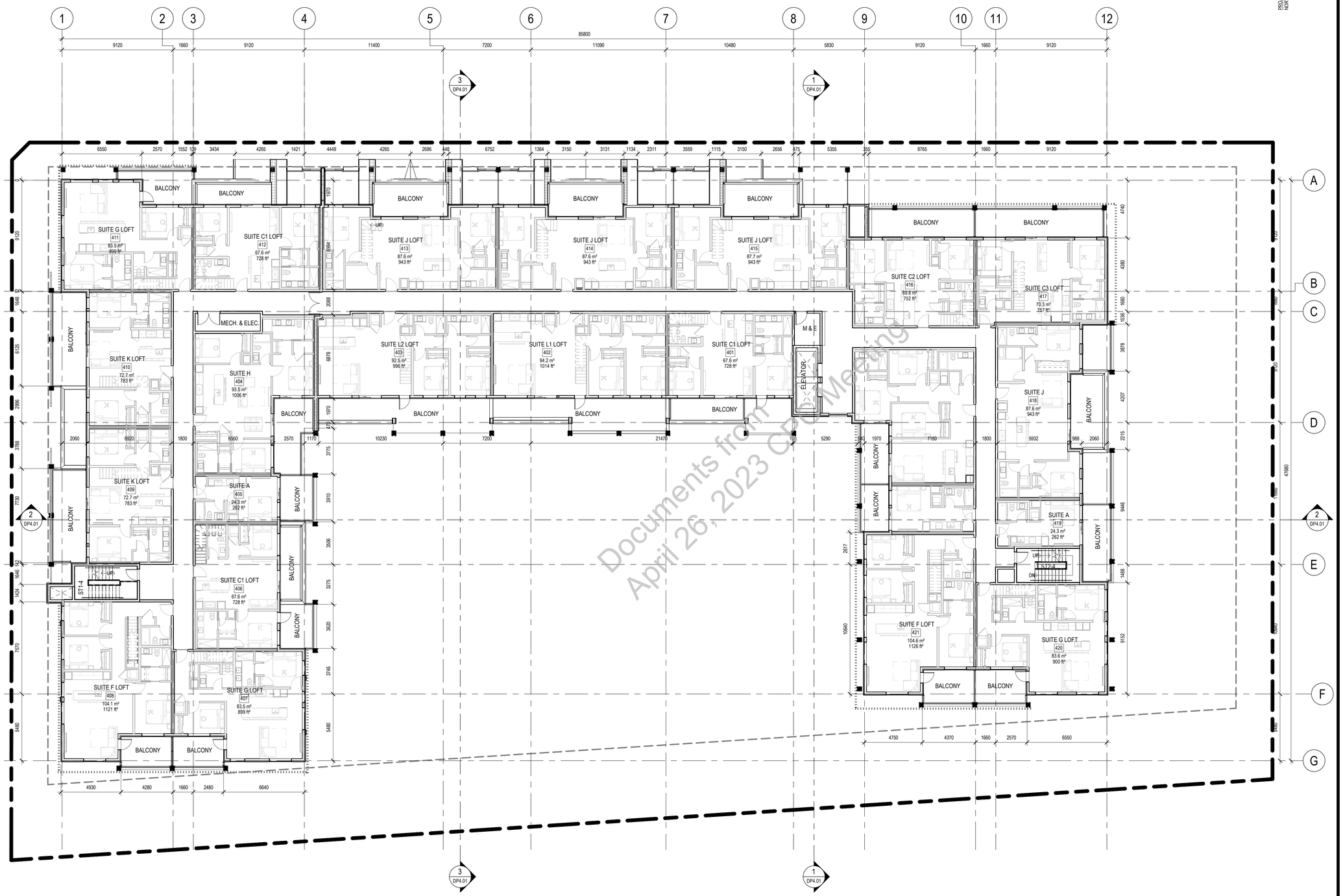


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LEVEL 4 PLAN

sheet

DP2.04

| drawn | scale |
|---|---|
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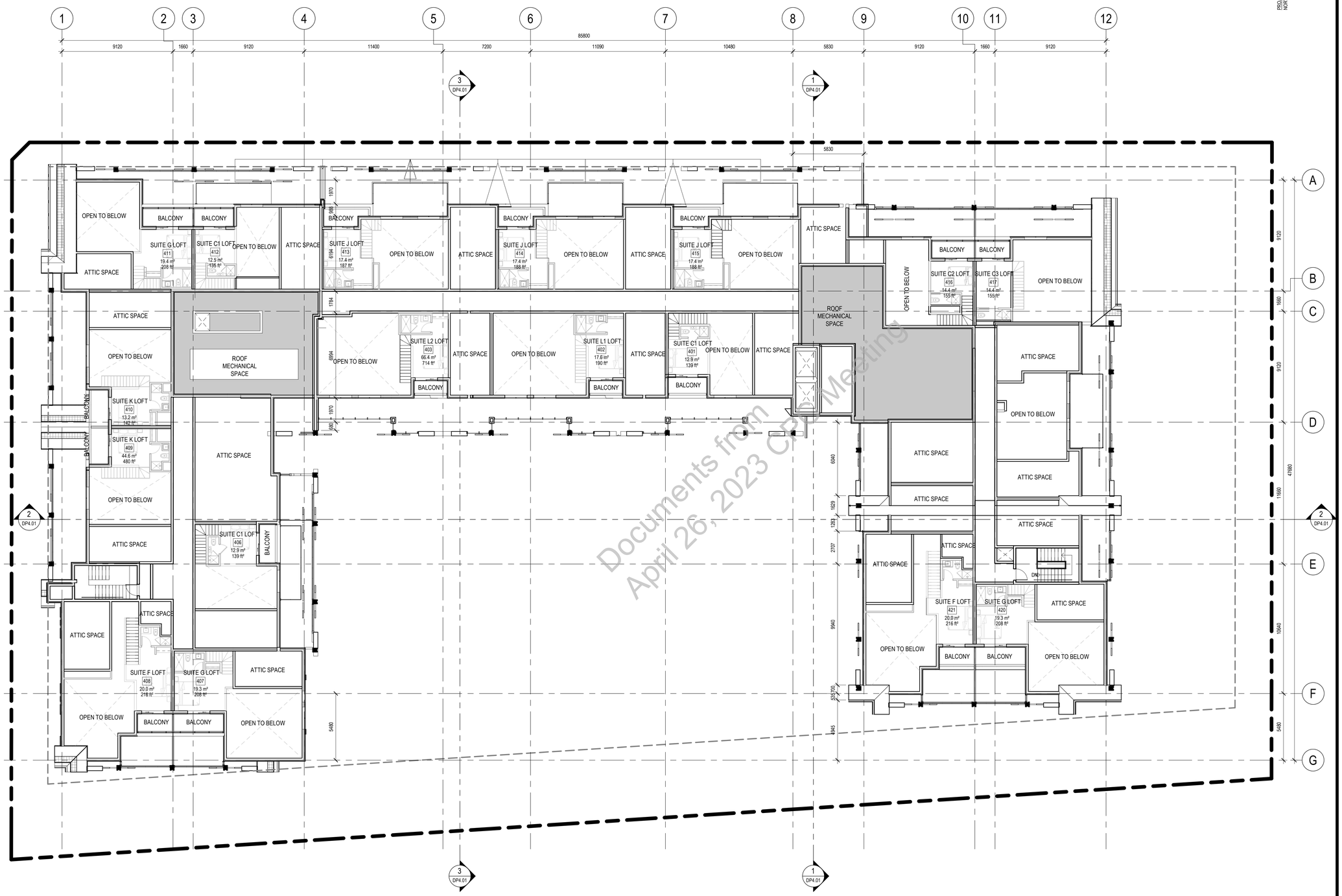


RUNDLE PARK

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issued/ revision schedule

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LEVEL 4 LOFT PLAN

sheet

DP2.05

| drawn | scale |
|---|---|
| JC/JS | 1 : 150 |
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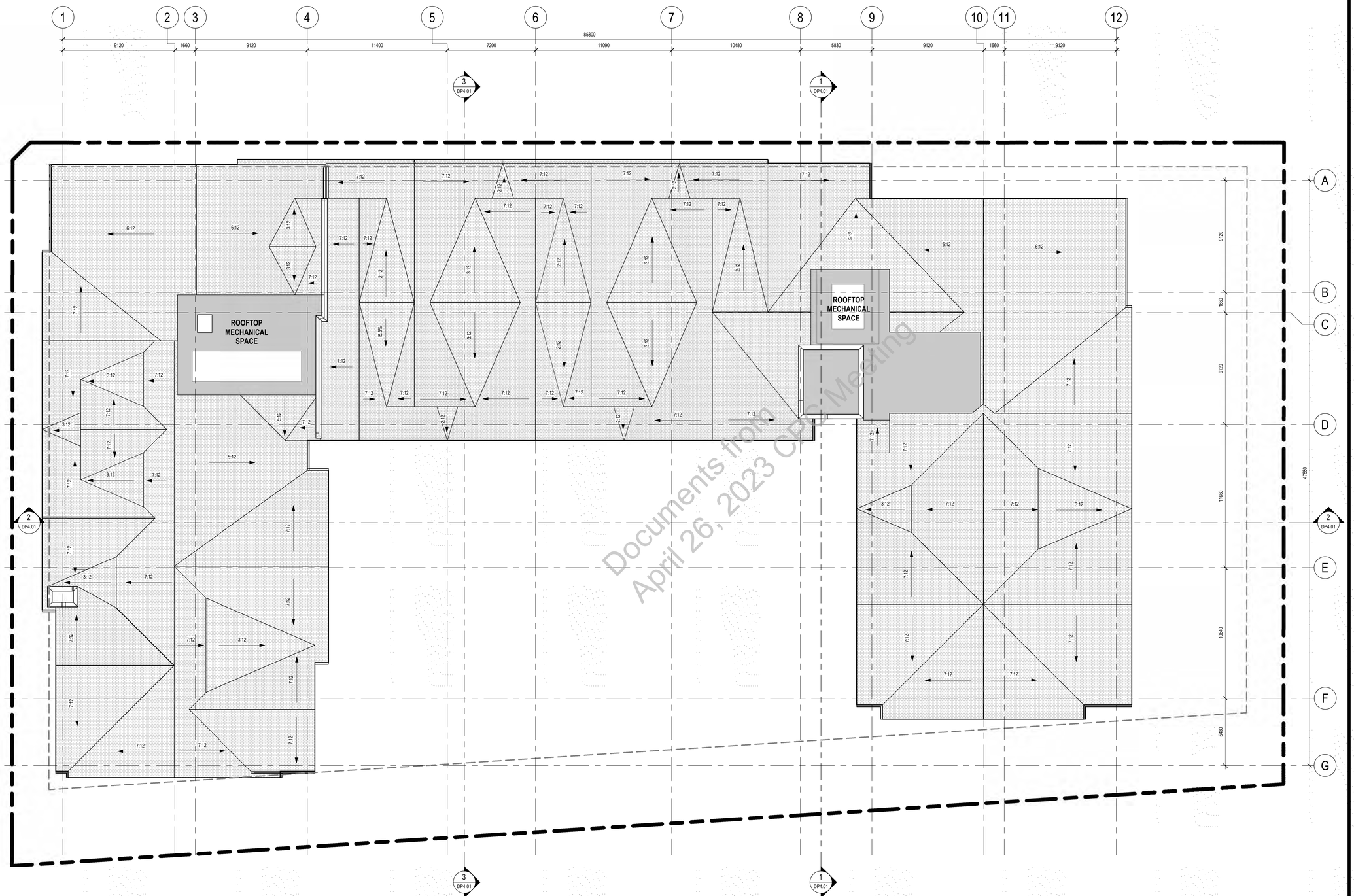


Documents from April 26, 2023 CPC Meeting

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ROOF PLAN

sheet

DP2.06

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|---|---|
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| EXTERIOR MATERIALS LEGEND | | | |
|---|---|---|---|
| 01 MATERIAL: COMPOSITE VERTICAL PLANKS<br>MANUFACTURER: RESYSTA<br>COLOUR: PALE GOLDEN<br>SIZE: 6" O.C. | 05 MATERIAL: COMPOSITE CLADDING CHANNEL<br>MANUFACTURER: RESYSTA<br>COLOUR: PALE GOLDEN | 09 MATERIAL: BALCONY GLASS WALL<br>MANUFACTURER: LUMON | 13 MATERIAL: WALL SCONCE<br>(REFER TO ELECTRICAL)<br>COLOUR: BLACK |
| 02 MATERIAL: GLUE-LAMINATED TIMBER<br>COLOUR: COLOUR MATCHED WITH COMPOSITE VERTICAL PLANKS | 06 MATERIAL: ALUMINUM CLAD VINYL WINDOW FRAMES<br>COLOUR: BLACK | 10 MATERIAL: ALUMINUM FASCIA<br>COLOUR: BLACK | 14 MATERIAL: LIGHT BOLLARD<br>(REFER TO ELECTRICAL)<br>COLOUR: BLACK |
| 03 MATERIAL: CERAMIC COATED COMPOSITE VERTICAL PLANKS<br>MANUFACTURER: CERACLAD<br>COLOUR: SHO SUGI BAN-LIGHT CHARRED<br>SIZE: 18" O.C. | 07 MATERIAL: ALUMINUM CURTAIN WALL<br>COLOUR: BLACK | 11 MATERIAL: WOOD FENCE BOARD<br>COLOUR: STAINED TO MATCH EXISTING FENCE | |
| 04 MATERIAL: THIN STONE VENEER<br>MANUFACTURER: THUNDERSTONE QUARRIES LTD.<br>COLOUR: BLACK RUNDLE<br>SIZE: 4" CUT BED | 08 MATERIAL: ASHPALT SHINGLE<br>COLOUR: BLACK | 12 MATERIAL: GLASS GUARDRAIL | |

1 DP3.01 BUILDING ELEVATION - NORTH

1 : 150

2 DP3.01 BUILDING ELEVATION - SOUTH

1 : 150

Documents from April 26, 2023 CPC Meeting

RUNDLE PARK

1734 Bow Valley Trail

RUNDLE PARK

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issued/ revision schedule

| no. | description | date |
|---|---|---|
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| 3 | RE-ISSUED FOR DEVELOPMENT PERMIT | 23/03/15 |

[redacted]

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[redacted]

permit

[redacted]

consultant

[redacted]

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drawing title

BUILDING ELEVATIONS

sheet

DP3.01

| drawn | scale |
|---|---|
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| checked | project no. |
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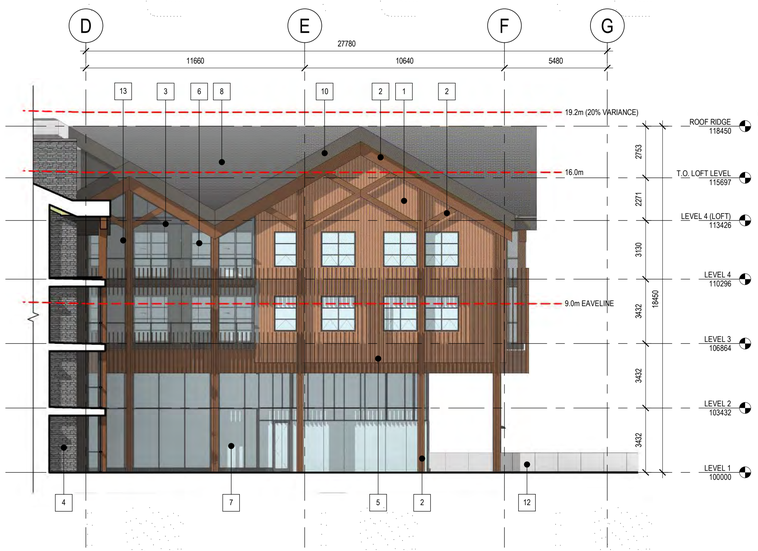
| EXTERIOR MATERIALS LEGEND | | | |
|---|---|---|---|
| 01 MATERIAL: COMPOSITE VERTICAL PLANKS<br>MANUFACTURER: RESYSTA<br>COLOUR: PALE GOLDEN<br>SIZE: 6" O.C. | 05 MATERIAL: COMPOSITE CLADDING CHANNEL<br>MANUFACTURER: RESYSTA<br>COLOUR: PALE GOLDEN | 09 MATERIAL: BALCONY GLASS WALL<br>MANUFACTURER: LUMON | 13 MATERIAL: WALL SCONCE<br>(REFER TO ELECTRICAL)<br>COLOUR: BLACK |
| 02 MATERIAL: GLUE-LAMINATED TIMBER<br>COLOUR: COLOUR MATCHED WITH<br>COMPOSITE VERTICAL PLANKS | 06 MATERIAL: ALUMINUM CLAD VINYL WINDOW FRAMES<br>COLOUR: BLACK | 10 MATERIAL: ALUMINUM FASCIA<br>COLOUR: BLACK | 14 MATERIAL: LIGHT BOLLARD<br>(REFER TO ELECTRICAL)<br>COLOUR: BLACK |
| 03 MATERIAL: CERAMIC COATED COMPOSITE<br>VERTICAL PLANKS<br>MANUFACTURER: CERACLAD<br>COLOUR: SHO SUGI BAN-LIGHT CHARRED<br>SIZE: 18" O.C. | 07 MATERIAL: ALUMINUM CURTAIN WALL<br>COLOUR: BLACK | 11 MATERIAL: WOOD FENCE BOARD<br>COLOUR: STAINED TO MATCH EXISTING FENCE | |
| 04 MATERIAL: THIN STONE VENEER<br>MANUFACTURER: THUNDERSTONE QUARRIES LTD.<br>COLOUR: BLACK RUNDLE<br>SIZE: 4" CUT BED | 08 MATERIAL: ASHPALT SHINGLE<br>COLOUR: BLACK | 12 MATERIAL: GLASS GUARDRAIL | |

1 DP3.02 BUILDING ELEVATION - EAST COURTYARD
1 : 150

3 DP3.02 BUILDING ELEVATION - EAST
1 : 150




2 DP3.02 BUILDING ELEVATION - WEST COURTYARD
1 : 150

4 DP3.02 BUILDING ELEVATION - WEST
1 : 150

Documents from April 26, 2023 CPC Meeting

RUNDLE PARK

1734 Bow Valley Trail

RUNDLE PARK

issued/ revision schedule

| no. | description | date |
|---|---|---|
| 1 | ISSUED FOR DEVELOPMENT PERMIT | 22/09/30 |
| 2 | RE-ISSUED FOR DEVELOPMENT PERMIT | 23/02/01 |
| 3 | RE-ISSUED FOR DEVELOPMENT PERMIT | 23/03/15 |

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drawing title

BUILDING ELEVATIONS

sheet

DP3.02

| drawn | scale |
|---|---|
| JS/JC | As indicated |
| checked | project no. |
| CM | 21.158 |

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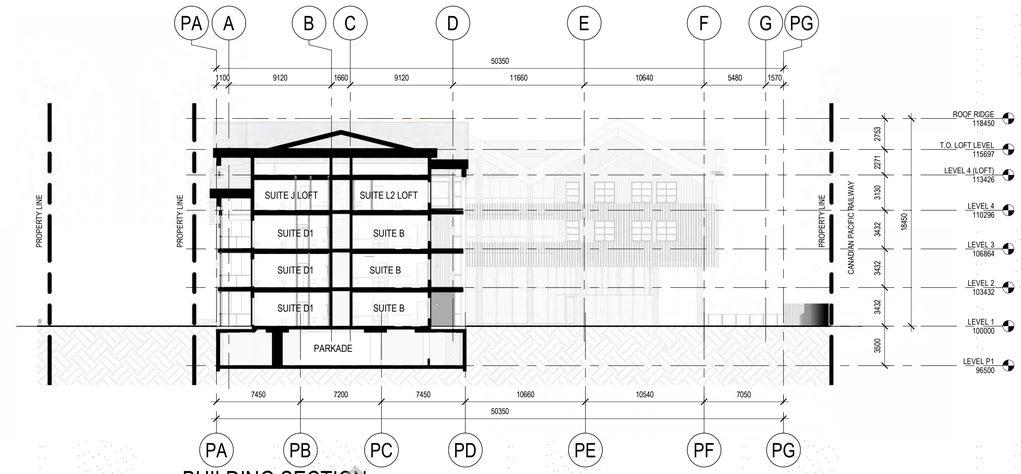
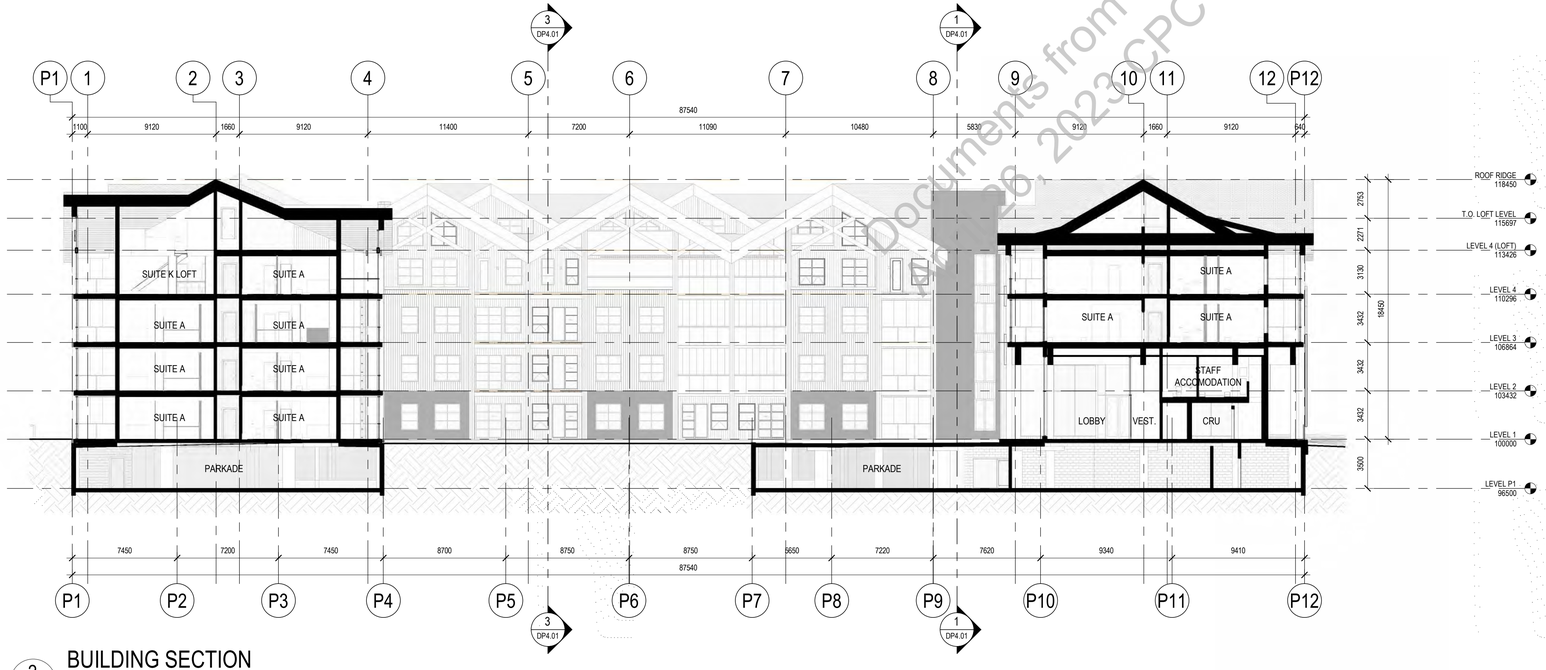
1 DP4.01 BUILDING SECTION
1 : 200




3 DP4.01 BUILDING SECTION
1 : 250




2 DP4.01 BUILDING SECTION
1 : 200

Documents from the Jan 28, 2023 CPC Meeting

RUNDLE PARK

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| no. | description | date |
|---|---|---|
| 1 | ISSUED FOR DEVELOPMENT PERMIT | 22/09/30 |
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BUILDING SECTIONS

sheet

DP4.01

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BIM 360://21.158 Rundle Park Canmore/21.158 Rundle Park.rvt

1 DP5.01 PERSPECTIVE FROM ACROSS THE STREET

2 DP5.01 PERSPECTIVE FROM THE PLAZA

3 DP5.01 PERSPECTIVE FROM THE NORTH

4 DP5.01 PERSPECTIVE FROM THE CPR LAND

Documents from April 26, 2023 CPC Meeting

RUNDLE PARK

1734 Bow Valley Trail

RUNDLE PARK

[redacted]

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| no. | description | date |
|---|---|---|
| 1 | ISSUED FOR DEVELOPMENT PERMIT | 22/09/30 |
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| 3 | RE-ISSUED FOR DEVELOPMENT PERMIT | 23/03/15 |

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PERSPECTIVE VIEWS

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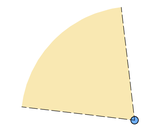
APPROXIMATE MOUNTAIN VIEW - AS SEEN FROM CLEARED ADJACENT SITE



VIEW SHED FROM NEIGHBOURING PROPERTIES TOWARDS MOUNTAIN VIEW

1 DP6.01 EQUINOX 10AM

1 : 750

3 DP6.01 EQUINOX 2PM

1 : 750

2 DP6.01 EQUINOX 12PM

1 : 750

4 DP6.01 EQUINOX 4PM

1 : 750

Documents from April 26, 2023 Council

RUNDLE PARK

1734 Bow Valley Trail

RUNDLE PARK

[redacted]

issued/ revision schedule

| no. | description | date |
|---|---|---|
| 1 | ISSUED FOR DEVELOPMENT PERMIT | 22/09/30 |
| 2 | RE-ISSUED FOR DEVELOPMENT PERMIT | 23/02/01 |
| 3 | RE-ISSUED FOR DEVELOPMENT PERMIT | 23/03/15 |

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SUN STUDY

sheet

DP6.01

| drawn | scale |
|---|---|
| Author | 1 : 750 |
| checked | project no. |
| Checker | 21.158 |

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# CIELLE BVT

CALGARY, AB

ISSUED FOR DP
22-10-03

## SYMBOL LEGEND

| SYMBOL | DESCRIPTION | SPECIFICATIONS | MOUNTING |
|---|---|---|---|
| LIGHTING LEGEND | | | |
| XX | RECESSED DOWNLIGHT LUMINAIRE, TYPE XX | SEE SCHEDULE | CEILING RECESSED |
| XX | SURFACE MOUNTED DOWNLIGHT LUMINAIRE, TYPE XX | SEE SCHEDULE | CEILING SURFACE MOUNT |
| XX | PENDANT LUMINAIRE, TYPE XX | SEE SCHEDULE | CEILING SUSPENDED |
| XX | WALL SCONCE LUMINAIRE, TYPE XX | SEE SCHEDULE | WALL |
| | TRACK LUMINAIRE C/W TRACK HEADS INDICATED | SEE SCHEDULE | CEILING |
| XX | LINEAR WALL MOUNT LUMINAIRE, TYPE XX | SEE SCHEDULE | WALL |
| XX | SURFACE MOUNTED WRAP LUMINAIRE, LUMINAIRE TYPE XX | SEE SCHEDULE | CEILING SURFACE |
| XX | SURFACE/SUSPENDED LUMINAIRE, TYPE XX | SEE SCHEDULE | CEILING SURFACE /SUSPENDED |
| XX | 1'x4' LUMINAIRE, TYPE XX | SEE SCHEDULE | RECESSED |
| XX | 2'x2' LUMINAIRE, TYPE XX | SEE SCHEDULE | RECESSED |
| XX | 2'x4' LUMINAIRE, TYPE XX | SEE SCHEDULE | RECESSED |
| | STRIP LUMINAIRE, TYPE XX (SEE SCHEDULE FOR LENGTH) | SEE SCHEDULE | CEILING SURFACE /SUSPENDED |
| | IN GROUND LUMINAIRE, TYPE XX | SEE SCHEDULE | SEE LUMINAIRE SCHEDULE |
| XX | EXTERIOR POLE LUMINAIRE (SINGLE HEAD), TYPE XX | SEE SCHEDULE | SEE LUMINAIRE SCHEDULE |
| XX XX | EXTERIOR POLE LUMINAIRE (DOUBLE HEAD), TYPE XX | SEE SCHEDULE | SEE LUMINAIRE SCHEDULE |
| XX XX XX XX | EXTERIOR POLE LUMINAIRE (FOUR HEAD), TYPE XX | SEE SCHEDULE | SEE LUMINAIRE SCHEDULE |
| | BOLLARD, TYPE XX | SEE SCHEDULE | SEE LUMINAIRE SCHEDULE |
| EMERGENCY LIGHTING LEGEND | | | |
| | EXIT LIGHT, SEE FLOOR PLAN FOR DIRECTIONAL ARROWS WHERE APPLICABLE | SEE SCHEDULE | WALL, 84in/2134mm |
| | EXIT LIGHT, SEE FLOOR PLAN FOR DIRECTIONAL ARROWS WHERE APPLICABLE | SEE SCHEDULE | CEILING 144" AFF |
| | EXIT LIGHT C/W BATTERY PACK & REMOTE HEADS. SEE FLOOR PLAN FOR DIRECTIONAL ARROWS WHERE APPLICABLE | SEE SCHEDULE | WALL, 84in/2134mm |
| | EMERGENCY DOUBLE REMOTE HEADS | SEE SCHEDULE | 6" BELOW CEILING OR WALL 84in/2134mm |
| | EMERGENCY DOUBLE REMOTE HEADS | SEE SCHEDULE | 6" BELOW CEILING |
| | VANDAL PROOF EMER. DOUBLE REMOTE HEADS | SEE SCHEDULE | 6" BELOW CEILING OR WALL 84in/2134mm |
| | VANDAL PROOF EMER. DOUBLE REMOTE HEADS | SEE SCHEDULE | 6" BELOW CEILING |
| | BATTERY PACK C/W REMOTE HEADS | SEE SCHEDULE | WALL, 84in/2134mm |
| LIGHTING CONTROLS LEGEND | | | |
| | SINGLE POLE SWITCH, 15A | LEVITON DECORA SERIES, WHITE | WALL, 45in/1150mm |
| 3 | 3-WAY SWITCH, 15A | LEVITON DECORA SERIES, WHITE | WALL, 45in/1150mm |
| a | SINGLE POLE SWITCH 'a' - SEE CIRCUIT FOR CONTROL | LEVITON DECORA SERIES, WHITE | WALL, 45in/1150mm |
| D | DIMMER SWITCH - SEE CIRCUIT FOR CONTROLS | LEVITON DECOR ROCKER SIDE CONTROL, WHITE | WALL, 45in/1150mm |
| V | VACANCY SWITCH | ACUITY WSX-VA-WH SERIES | WALL, 45in/1150mm |
| VS | VARIABLE SPEED SWITCH | ACUITY GR2400 CHELSEA DIGITAL SWITCH CHS-BWH-PWH | WALL, 45in/1150mm |
| | MASTER SWITCH - SEE LIGHTING CONTROL DETAILS. | | WALL, 45in/1150mm |
| OS | OCCUPANCY SENSOR | ACUITY WSX SERIES | CEILING |
| D OS | DIMMING OCCUPANCY SENSOR | ACUITY WSX SERIES | CEILING |
| OS | OCCUPANCY SENSOR | ACUITY WSX SERIES | WALL, 45in/1150mm |
| OS D | DIMMING OCCUPANCY SENSOR | ACUITY WSX SERIES | WALL, 45in/1150mm |
| DS | DAYLIGHT SENSOR | ACUITY CM-ADC | CEILING |
| PC | WALL MOUNTED PHOTO CELL | ACUITY CM-ADC SERIES | SEE DRAWING |
| * HATCHED LUMINAIRE WITH /NL INDICATES LIGHTING TO BE ON NIGHT LIGHT CIRCUIT | | | |
| POWER LEGEND | | | |
| | DUPLEX RECEPTACLE - 120V/15A (5-15R) | LEVITON SERIES - WHITE | 12in/305mm OR AS NOTED |
| | FOURPLEX RECEPTACLE - 120V/15A (5-15R) | LEVITON SERIES - WHITE | 12in/305mm OR AS NOTED |
| | FOURPLEX RECEPTACLE - 120V/20A (5-20R) | LEVITON SERIES - WHITE | 12in/305mm OR AS NOTED |
| | GFCI DUPLEX RECEPTACLE - 120V/15A (5-15RA) | LEVITON SMARTLOCK SERIES, WHITE | 12in/305mm OR AS NOTED |
| | DUPLEX RECEPTACLE - 120V/20A (5-20R) | LEVITON SERIES - WHITE | 12in/305mm OR AS NOTED |
| | GFCI DUPLEX RECEPTACLE - 120V/20A (5-20RA) | LEVITON SMARTLOCK SERIES, WHITE | 12in/305mm OR AS NOTED |
| | GFCI FOURPLEX RECEPTACLE - 120V/15A (5-15RA) | LEVITON SMARTLOCK SERIES, WHITE | 12in/305mm OR AS NOTED |
| | GFCI FOURPLEX RECEPTACLE - 120V/20A (5-20RA) | LEVITON SMARTLOCK SERIES, WHITE | 12in/305mm OR AS NOTED |
| | GFCI FOURPLEX RECEPTACLE - SWITCHED | LEVITON SMARTLOCK SERIES, WHITE | 12in/305mm OR AS NOTED |
| T | TAMPER PROOF RECEPTACLE - 120V/15A | LEVITON AFTR1 SERIES | 12in/305mm OR AS NOTED |
| T | TAMPER PROOF RECEPTACLE - 120V/20A | LEVITON AFTR1 SERIES | 12in/305mm OR AS NOTED |
| USB | USB DUPLEX RECEPTACLE - 120V/15A | LEVITON T5632, WHITE | 12in/305mm OR AS NOTED |
| USB | USB DUPLEX RECEPTACLE - 120V/20A | LEVITON T5632, WHITE | 12in/305mm OR AS NOTED |
| | HOSPITAL GRADE DUPLEX RECEPTACLE | LEVITON HOSPITAL GRADE SMARTLOCK SLIM | 12in/305mm OR AS NOTED |
| | HOSPITAL GRADE FOURPLEX RECEPTACLE | LEVITON HOSPITAL GRADE SMARTLOCK SLIM | 12in/305mm OR AS NOTED |
| | HOSPITAL GRADE GFCI DUPLEX RECEPTACLE | LEVITON HOSPITAL GRADE SMARTLOCK SLIM | 12in/305mm OR AS NOTED |
| | HOSPITAL GRADE GFCI FOURPLEX RECEPTACLE | LEVITON HOSPITAL GRADE SMARTLOCK SLIM | 12in/305mm OR AS NOTED |
| | HOSPITAL GRADE DUPLEX RECEPTACLE - 120V/20A | LEVITON HOSPITAL GRADE SMARTLOCK SLIM | 12in/305mm OR AS NOTED |
| | HOSPITAL GRADE GFCI DUPLEX RECEPTACLE - 120V-20A | LEVITON HOSPITAL GRADE SMARTLOCK SLIM | 12in/305mm OR AS NOTED |
| | DUPLEX RECEPTACLE - SWITCHED | | 12in/305mm OR AS NOTED |
| | PARKING LOT DUPLEX RECEPTACLE IN POST | | SEE DETAIL |
| | PARKING LOT SINGLE RECEPTACLE IN POST | | SEE DETAIL |
| | ISOLATED GROUND RECEPTACLE | | 12in/305mm OR AS NOTED |
| | FLOOR BOX C/W RECEPTACLE & DATA OUTLET (SEE DRAWING FOR QUANTITY AND RECEPTACLE TYPES) | | FLOOR MOUNTED |
| | POWER PAC POLE C/W RECEPTACLE & DATA OUTLET (SEE DRAWING FOR QUANTITY AND RECEPTACLE TYPES) | | FLOOR MOUNTED |
| VAC | VACUUM OUTLET | | |
| | SPECIAL RECEPTACLE | LEVITON SPEC GRADE, WHITE | 12in/305mm OR AS NOTED |
| | HARDWIRED CONNECTION | | 12in/305mm OR AS NOTED |
| | DISCONNECT SWITCH | | 60in/1525mm OR AS NOTED |
| J | JUNCTION BOX | | |
| | MOTOR | | |
| | MAGNETIC STARTER | | WALL, 45in/1150mm |
| S | SPEAKER | | CEILING |
| S | SPEAKER | | |
| T | THERMOSTAT | | WALL MOUNTED |
| | CEILING FAN | | CEILING |
| | RADIANT HEATER | | WALL MOUNTED |
| | BASEBOARD HEATER | OULLET SERIES | WALL MOUNTED |
| | FORCE FLOW HEATER | OULLET SERIES | WALL MOUNTED |
| | ELECTRICAL PANEL - SEE PANEL SCHEDULE | | WALL MOUNTED |
| | TELEPHONE TERMINAL BOARD | | WALL MOUNTED |
| | TRANSFORMER | | |
| FIRE ALARM LEGEND | | | |
| | FIRE ALARM CONTROL PANEL | SIMPLEX OR APPROVED EQUIVALENT | 2400mm MAX AT TOP OF PANEL |
| | FIRE ALARM ANNUNCIATOR PANEL | SIMPLEX OR APPROVED EQUIVALENT | 600mm MIN-1800mm MAX |
| | FIRE ALARM SMOKE DETECTOR | SIMPLEX OR APPROVED EQUIVALENT | CEILING |
| | FIRE ALARM HEAT DETECTOR | SIMPLEX OR APPROVED EQUIVALENT | CEILING |
| | FIRE ALARM COMBINATION HEAT/SMOKE DETECTOR | SIMPLEX OR APPROVED EQUIVALENT | CEILING |
| FAR | FIRE ALARM RELAY DEVICE | SIMPLEX OR APPROVED EQUIVALENT | WALL |
| | FIRE ALARM MANUAL PULL STATION | SIMPLEX OR APPROVED EQUIVALENT | 45in/1150mm |
| | FIRE ALARM COMBINATION HORN-STROBE 15cd UNLESS OTHERWISE INDICATED | SIMPLEX OR APPROVED EQUIVALENT | 84in/2134mm |
| | FIRE ALARM STROBE 15cd UNLESS OTHERWISE INDICATED | SIMPLEX OR APPROVED EQUIVALENT | 84in/2134mm |
| | FIRE ALARM HORN | SIMPLEX OR APPROVED EQUIVALENT | 84in/2134mm |
| LT | LOW TEMPERATURE SENSOR | HONEYWELL T-1000 | WALL |
| FS | FIRE ALARM SPEAKER 1W UNLESS OTHERWISE INDICATED | SIMPLEX OR APPROVED EQUIVALENT | CEILING |
| FS | FIRE ALARM COMBINATION SPEAKER STROBE 1W/15cd UNLESS OTHERWISE INDICATED | SIMPLEX OR APPROVED EQUIVALENT | 84in/2134mm |
| TS | FIRE ALARM SPRINKLER TAMPER SWITCH | SIMPLEX OR APPROVED EQUIVALENT | |
| FS | FIRE ALARM SPRINKLER FLOW SWITCH | SIMPLEX OR APPROVED EQUIVALENT | |
| | FIRE ALARM COMBINATION BELL-STROBE 15cd UNLESS OTHERWISE INDICATED | SIMPLEX OR APPROVED EQUIVALENT | 84in/2134mm |
| | FIRE ALARM BELL | SIMPLEX OR APPROVED EQUIVALENT | 84in/2134mm |
| M | MINI SUITE HORN C/W SILENCE | SIMPLEX OR APPROVED EQUIVALENT | 84in/2134mm 45in/1143mm |
| SA | SMOKE ALARM C/W INTEGRAL CO ALARM | SIMPLEX OR APPROVED EQUIVALENT | CEILING |
| ISO | FIRE ALARM ISOLATION MODULE (SEE FLOOR PLAN FOR NUMBERING) | SIMPLEX OR APPROVED EQUIVALENT | |
| | EMERGENCY FIRE PHONE | SIMPLEX OR APPROVED EQUIVALENT | 57in/1450mm |
| CO | CO ALARM | SIMPLEX OR APPROVED EQUIVALENT | 18in/457mm |
| SECURITY | | | |
| CR | CARD READER | | WALL, 45in/1150mm |
| | KEY PAD | | WALL, 45in/1150mm |
| | MAGNETIC DOOR HOLD OPEN DEVICE | | WALL, 45in/1150mm |
| HP | HANDICAP PUSH BUTTON | | WALL, 45in/1150mm |
| BZ | BUZZER | | WALL, 45in/1150mm |
| | DOOR RELEASE | | WALL, 45in/1150mm |
| | MAGNETIC LOCK | | WALL, 45in/1150mm |
| AC | ALARM CONTACT | | WALL, 45in/1150mm |
| | SECURITY MOTION SENSOR | | SEE DRAWING |
| | SECURITY CAMERA | | SEE DRAWING |
| | PUSH BUTTON | | 43in/1100mm MAX |
| ES | ELECTRIC STRIKE | | WALL, 45in/1150mm |
| MD | MOTION DETECTOR | | WALL, 45in/1150mm |
| MD | MOTION DETECTOR | | CEILING |
| COMMUNICATIONS | | | |
| WAP | WIRELESS ACCESS POINT | | CEILING |
| SCP | SECURITY CONTROL PANEL | | SEE DRAWING |
| 4D | DATA OUTLET (4PORT WITH 4 DATA LINE)- NUMBER(4) INDICATES NUMBER OF PORTS(4) AND NUMBER OF DATA LINE(4) | | 12in/305mm OR AS NOTED |
| | VOICE AND DATA COMM. OUTLET (2PORT WITH 2 DATA LINE) | | 12in/305mm OR AS NOTED |
| 2V/2D | 2 VOICE AND 2 DATA COMM. OUTLET (4PORT WITH 4 DATA LINE) | | 12in/305mm OR AS NOTED |
| | TELEPHONE OUTLET (2 PORT WITH 2 DATA LINE) | | 12in/305mm OR AS NOTED |
| | DATA OUTLET (2PORT WITH 2 DATA LINE) | | 12in/305mm OR AS NOTED |
| TV | TELEVISION OUTLET (HDMI AND COAX) | | 12in/305mm OR AS NOTED |
| TAGS/OTHER | | | |
| XX2 | LUMINAIRE TAG - SEE LUMINAIRE SCHEDULE | | |
| XX2 | KITCHEN/ELECTRICAL EQUIPMENT TAG | | |
| XXX | MECHANICAL EQUIPMENT TAG | | |
| A.F.F. | ABOVE FINISHED FLOOR | | |
| A.C. | ABOVE COUNTER | | |
| NL | NIGHT LIGHT - CIRCUIT TO NIGHT LIGHT BREAKER | | |
| ER | EXISTING TO REMAIN | | |
| WP | WEATHERPROOF | | |
| RL'D | RELOCATED | | |
| R | REMOVE | | |
| RL | RELOCATE | | |
| A-XX | PANEL 'A', CIRCUIT XX | | |
| | CONDUIT HOME RUN FROM TRANSFORMER | | |
| | CIRCLE DENOTES CEILING MOUNTED DEVICE | | |
| | SQUARE DENOTES FLOOR MOUNTED DEVICE | | |
| EF1 | EQUIPMENT TAG - SEE SCHEDULES | | |

NOTE: MOUNTING IS INDICATED FROM FINISHED FLOOR TO CENTER OF DEVICE. MOUNTING HEIGHTS INDICATED ON DRAWINGS OR SPECIFICATIONS HAVE PRECEDENCE OVER THIS LEGEND. ANY UNLISTED MOUNTING HEIGHTS TO BE CONFIRMED PRIOR TO INSTALLATION.

NOTE: APPROVED ALTERNATIVE MANUFACTURERS MAY BE ACCEPTED.

## PROJECT CONTACTS

### ELECTRICAL


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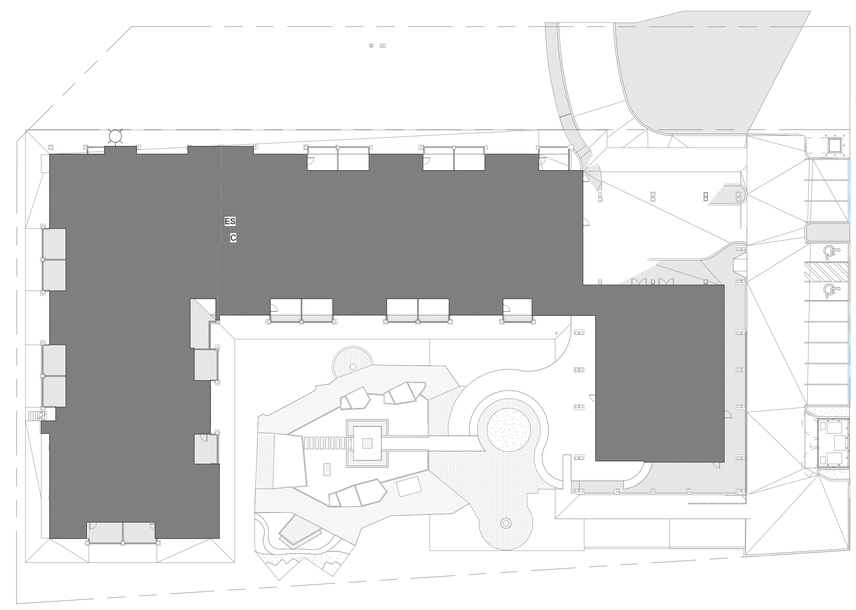
## ELECTRICAL SHEET LIST

| SHEET NUMBER | SHEET NAME |
|---|---|
| E000 | ELECTRICAL COVER PAGE |
| E001 | SITE PLAN - ELECTRICAL |
| E002 | SITE LIGHTING - POINT-BY-POINT |
| E301 | SITE LIGHTING RENDERINGS & LUMINAIRE SCHEDULE |




NORTH

1 E000 KEY PLAN
NTS

Documents from April 5, 2023 CPC Meeting

CIELLE BVT

CALGARY, AB

EMBE Consulting Engineers Inc.

[redacted]

issued/ revision schedule

| no. | description | date |
|---|---|---|
| 1 | ISSUED FOR DP REVIEW | 22-09-16 |
| 2 | ISSUED FOR DP | 22-10-03 |

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drawing title

ELECTRICAL COVER PAGE

sheet

E000

| drawn | scale |
|---|---|
| GF | As indicated |
| checked | project no. |
| DK | 22030 |

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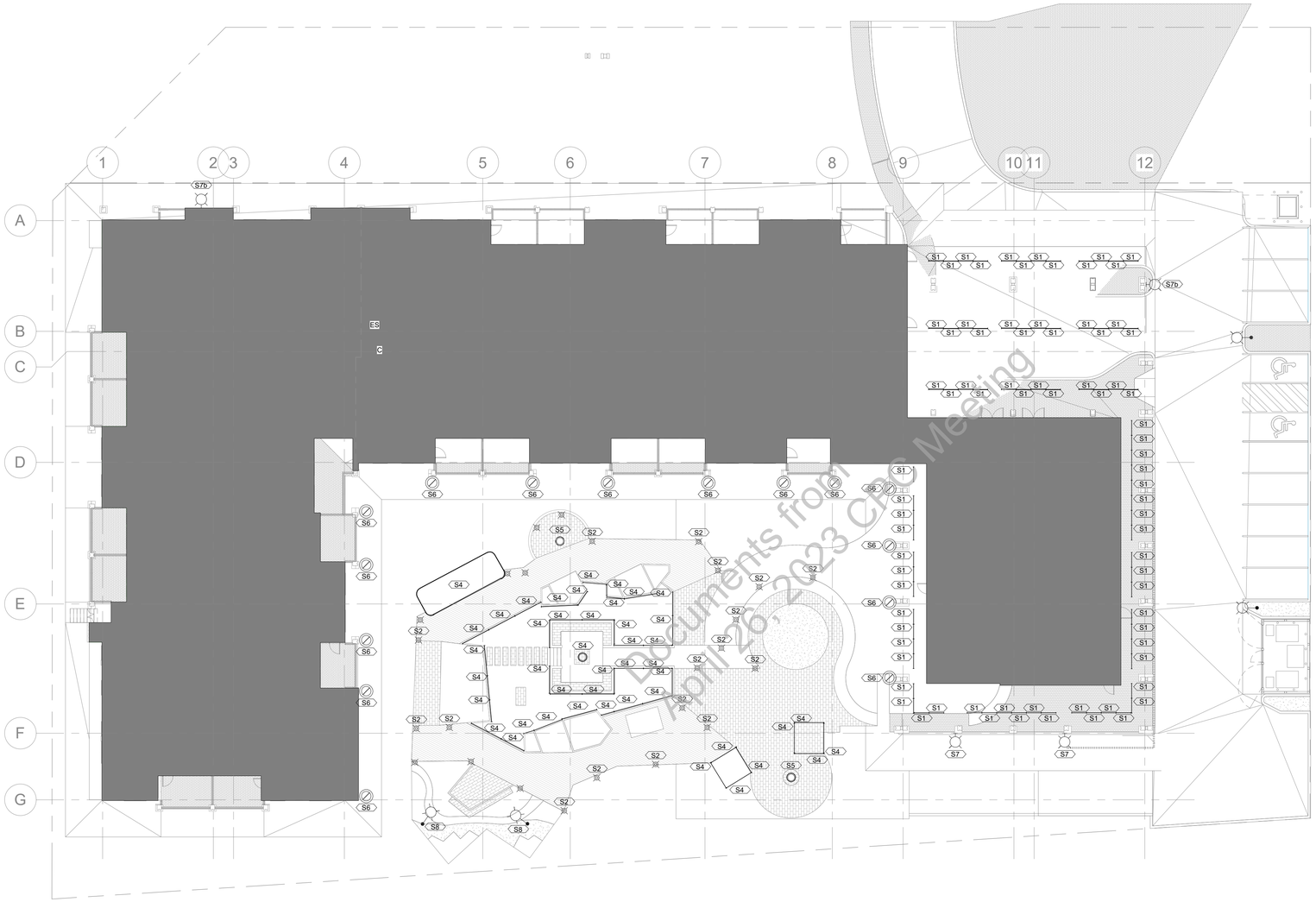
BIM 360 /22030 Cielle BVT Development/22030 Cielle BVT - Elec - R20.rvt




Documents from April 26, 2023 CPC Meeting

NORTH

1 / E001 SITE PLAN - ELECTRICAL

1 : 200

CIELLE BVT

CALGARY, AB

EMBE Consulting Engineers Inc.

issued/ revision schedule

| no. | description | date |
|---|---|---|
| 1 | ISSUED FOR DP REVIEW | 22-09-16 |
| 2 | ISSUED FOR DP | 22-10-03 |

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drawing title

SITE PLAN - ELECTRICAL

sheet

E001

| drawn | scale |
|---|---|
| GF | 1 : 200 |
| checked | project no. |
| DK | 22030 |

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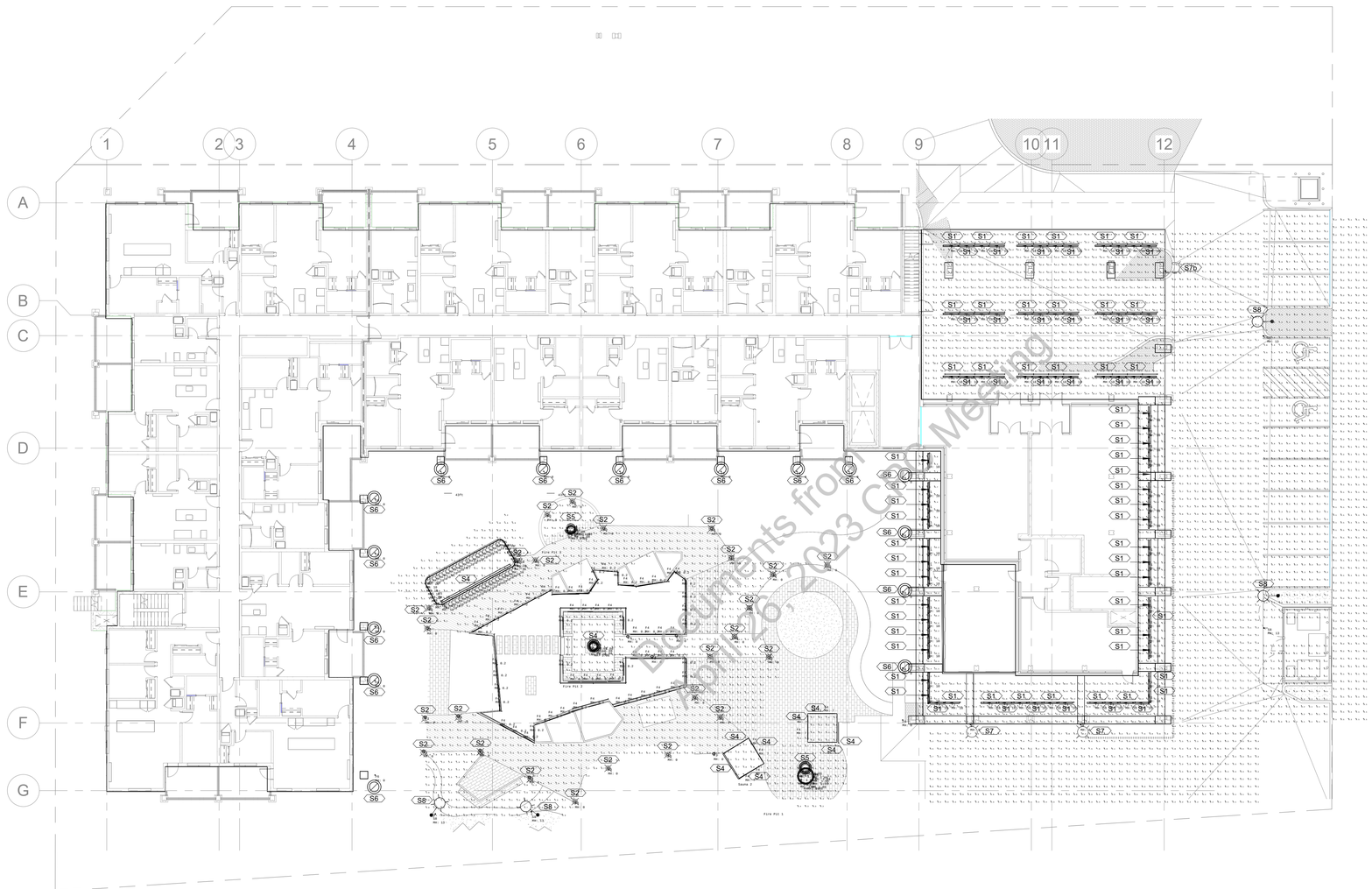
BIM 360://22030 Cielle BVT Development/22030 Cielle BVT - Elec - R20.rvt




Documents from
April 26, 2023 CPC Meeting

NORTH

1
E002

SITE LIGHTING - POINT-BY-POINT

1 : 200

| Calculation Summary | | | | | |
|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min |
| Around Airstream Trailer | Illuminance | Fc | 4.93 | 19.5 | 0.0 |
| Driveway | Illuminance | Fc | 3.31 | 11.0 | 0.1 |
| East Tresspass | Illuminance | Fc | 0.15 | 0.3 | 0.1 |
| Fire Pit 1 | Illuminance | Fc | 2.48 | 43.7 | 0.2 |
| Fire Pit 2 | Illuminance | Fc | 1.86 | 42.8 | 0.3 |
| Fire Pit 3 | Illuminance | Fc | 7.39 | 36.5 | 0.5 |
| Garbage Enclosure | Illuminance | Fc | 0.49 | 2.6 | 0.1 |
| Park | Illuminance | Fc | 3.59 | 15.0 | 1.6 |
| Parking | Illuminance | Fc | 0.65 | 4.0 | 0.1 |
| Pool Walkway | Illuminance | Fc | 2.59 | 15.4 | 0.1 |
| Sauna 1_Workplane | Illuminance | Fc | 6.15 | 9.7 | 2.2 |
| Sauna 2_Workplane | Illuminance | Fc | 4.18 | 7.2 | 0.9 |
| Under Canopy | Illuminance | Fc | 10.02 | 13.9 | 0.0 |
| Under Driveway Canopy | Illuminance | Fc | 12.89 | 17.1 | 0.0 |
| Wood Beams_Face 1 | Illuminance | Fc | 2.71 | 12.3 | 0.7 |
| Wood Beams_Face 2 | Illuminance | Fc | 2.41 | 12.1 | 0.5 |

CIELLE BVT

CALGARY, AB

EMBE
Consulting Engineers Inc.

issued/ revision schedule

| no. | description | date |
|---|---|---|
| 1 | ISSUED FOR DP REVIEW | 22-09-16 |
| 2 | ISSUED FOR DP | 22-10-03 |

seal

permit

consultant

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Urban Design Architecture Interior Design Inc.

drawing title

SITE LIGHTING - POINT-BY-POINT

sheet

E002

| drawn | scale |
|---|---|
| GF | As indicated |
| checked | project no. |
| DK | 22030 |

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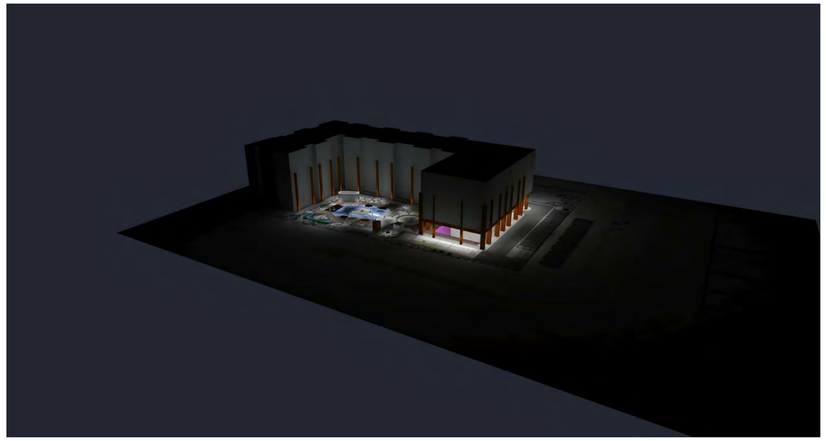
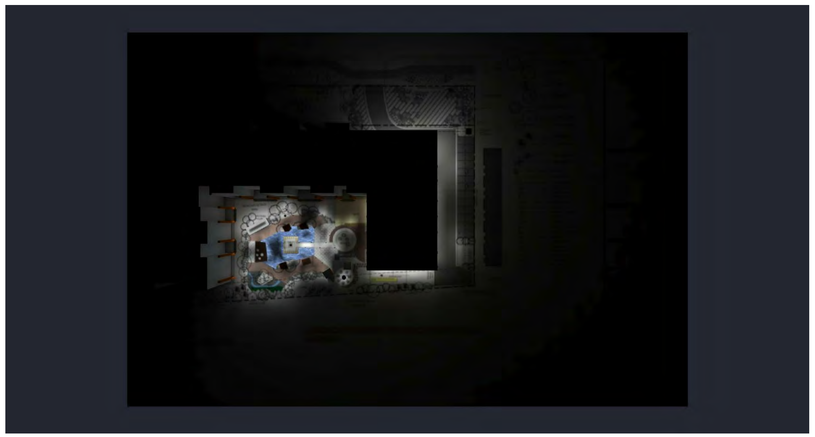


NORTH 1 E301 SITE LIGHTING RENDERING 1
NTS



NORTH 2 E301 SITE LIGHTING RENDERING 2
NTS

NORTH 3 E301 SITE LIGHTING RENDERING 3
NTS

## LUMINAIRE SCHEDULE

* CONFIRM LIGHTING SPECIFICATIONS WITH OWNER AND INTERIOR DESIGNER PRIOR TO ORDER. --
CONTRACTOR TO PROVIDE COMPATIBLE DIMMER SWITCH BASED ON LIGHT FIXTURE SELECTION AND FROM THE LISTED DIMMER SWITCHES ON FIXTURE SHOP DRAWINGS.

| | DESCRIPTION | PICTURE | MOUNTING | LOAD/VOLT | LAMP | COLOUR TEMP | MANUFACTURER |
|---|---|---|---|---|---|---|---|
| S1 | 3" RECESSED LIGHT | | RECESSED | 18.8W/120VAC | 1828lm LED | 3000K | PINNACLE ARCHITECTURAL LIGHTING 3" RECESSED LINEAR WET, 80CRI, 3000K, 4FT, 4.7W/FT. |
| S2 | BOLLARD LIGHT | | BOLLARD | 11W/120VAC | 1000lm LED | 3000K | LUMENPULSE LUMENICON BOLLARD 1000lm, 3000K, 80CRI, TYPE 4 OPTICS. |
| S4 | FLEXIBLE STRIP LIGHT | | SURFACE | 1.83W/FT/24VDC | 68lm/FT | 4000K | BL neonVIEW SAUNA FLAT SI SC, 4000K, 68lm/FT, 1.83W/FT. |
| S5 | FLEXIBLE STRIP LIGHT | | SURFACE | 3.66W/FT/24VDC | 201lm/FT | 4000K | BL neonVIEW SAUNA FLAT SI SC, 4000K, 68lm/FT, 1.83W/FT. |
| S6 | LED SPOTLIGHT | | GROUND | 8W/120VAC | 880lm LED | 3000K | MP LIGHTING L931-B2-MB-8-W30H-N-MA. |
| S7 | WALL LIGHT | | WALL +8' ABOVE GROUND | 12W/120VAC | 1500lm LED | 3000K | SIGNIFY GARDCO 121-16L-200-WW-G4-3. |
| S7b | WALL LIGHT | | WALL +12' ABOVE GROUND | 52W/120VAC | 60600lm LED | 3000K | SIGNIFY GARDCO 121-32L-530-WW-G4-3. |
| S8 | POLE LIGHT | | POLE + 13' ABOVE GROUND | 28.7W/120VAC | 2181lm LED | 3000K | SIGNIFY LUMEC DOMUS SMALL DOS-24W16LED3K-T-LE-3F. |

Documents from April 26, 2023 CPC Meeting

CIELLE BVT

CALGARY, AB

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mtalink.com Urban Design Architecture Interior Design Inc.

drawing title

SITE LIGHTING RENDERINGS & LUMINAIRE SCHEDULE

sheet

E301

| drawn | scale |
|---|---|
| GF | NTS |
| checked | project no. |
| HA | 22030 |

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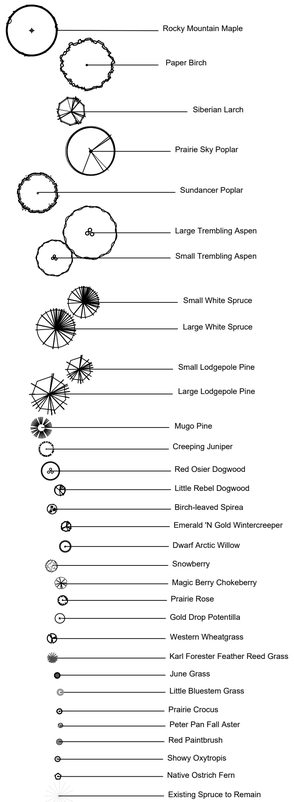
PLANT LEGEND:




LEGEND:

FEATURES

- FESCUE SOD
- BROOM FINISH CONCRETE
- COLOURED CONCRETE - COLOURED ONYX - 3 BAGS
- COLOURED SAWCUT CONCRETE - BALSAM WOOD 1 BAG
- BISON 4' X 2' IPÊ WOOD TILE – SMOOTH
- EXPOCRETE ARISTOKRAT SERIES PAVERS - BLACKSTONE 598mm x 1200mm x 20mm
- POURED IN PLACE RUBBER PLAY SURFACE
- 40mm RUNDLE ROCK
- PROPOSED LANDSCAPE WALL
- LIMESTONE BOULDERS - SEATING
- LIMESTONE BOULDERS
- BIKE RACKS
- ROUND FIRE PIT
- SQUARE FIRE PIT
- ANDIRONDACK CHAIR
- SOMA STONES - SMALL, MEDIUM & LARGE
- OUTDOOR CHAIRS
- OUTDOOR LOUNGE CHAIR
- MOBILE SURF ISLE BY STREET LIFE
- OUTDOOR SAUNA
- CABANA
- AIRSTREAM TRAILER
- WOOD BENCH
- 2000MM HIGH WOOD FENCE
- 1200MM HIGH WOOD FENCE

## PLANT LIST:

### CONIFEROUS TREES

| QTY | SCIENTIFIC NAME | COMMON NAME | PLANT SIZE |
|---|---|---|---|
| 09 | Picea glauca | White Spruce | 4.0m ht. B&B, 1220mm root ball dia. |
| 02 | Picea glauca | White Spruce | 3.0m ht. B&B, 800mm root ball dia. |
| 02 | Picea glauca | White Spruce | 2.0m ht. B&B, 700mm root ball dia. |
| 07 | Pinus contora 'Latifolia' | Lodgepole Pine | 4.0m ht. B&B, 1220mm root ball dia. |
| 12 | Pinus contorta 'Latifolia' | Ponderosa Pine | 3.0m ht. B&B, 800mm root ball dia. |
| 07 | Pinus contorta 'Latifolia' | Ponderosa Pine | 2.0m ht. B&B, 700mm root ball dia. |

### DECIDUOUS TREES

| QTY | SCIENTIFIC NAME | COMMON NAME | PLANT SIZE |
|---|---|---|---|
| 05 | Acer glabrum | Rocky Mountain Maple | 50mm cal. (B&B), min 850mm wide x 550mm depth root ball |
| 13 | Betula papyrifera | Paper Birch | 80 mm cal. (B&B), min 950mm wide x 650mm depth root ball |
| 08 | Larix sibirica | Siberian Larch | 3.0 m height, (B&B), min 850mm wide x 550mm depth root ball |
| 05 | Populus x canadensis 'Prairie Sky' | Prairie Sky Poplar | 80mm cal. (B&B), min 850mm wide x 550mm depth root ball |
| 17 | Populus 'ACWS151' | Sundancer Poplar | 70mm cal. (B&B), min 850mm wide x 550mm depth root ball |
| 38 | Populus tremuloides | Trembling Aspen - small | 50mm cal. (B&B), min) 850mm wide x 550mm depth root ball |
| 14 | Populus tremuloides | Trembling Aspen - Large | 80mm cal.(B&B), min 900mm wide x 750mm depth root ball |

### CONIFEROUS SHRUBS

| QTY | SCIENTIFIC NAME | COMMON NAME | PLANT SIZE |
|---|---|---|---|
| 30 | Juniperus sabina ' Calgary Carpet' | Calgary Carpet Juniper | Min. 600 spr, root ball dia. 350mm, #5 container size |
| 11 | Pinus mugo pumila | Dwarf Mugo Pine | Min. 600 spr, root ball dia. 350mm, #5 container size |

### DECIDUOUS SHRUBS

| QTY | SCIENTIFIC NAME | COMMON NAME | PLANT SIZE |
|---|---|---|---|
| 41 | Aronia melanocarpa 'Autumn Magic' | Autumn Magic Chokeberry | Min. 600mm ht., Min. 4 major basal stems. Root Spread 300mm. - #2 cont. |
| 100 | Cornus alba 'Jefreb' | Little Rebel Dogwood | Min. 600mm ht., Min. 4 major basal stems. Root Spread 300mm. - #2 cont. |
| 13 | Cornus stolonifera | Red Osier Dogwood | Min. 600mm ht., Min. 4 major basal stems. Root Spread 300mm. - #2 cont. |
| 60 | Euonymus fortunei 'Emerald 'n Gold' | Emerald 'N Gold Wintercreeper | Min. 600mm ht., Min. 4 major basal stems. Root Spread 300mm. - #2 cont. |
| 22 | Potentilla fruticos 'Gold Drop' | Gold Drop Potentilla | Min. 600mm ht., Min. 4 major basal stems. Root Spread 300mm. - #2 cont. |
| 12 | Rosa arkansas | Prairie Rose | Min. 600mm ht., Min. 4 major basal stems. Root Spread 300mm. - #2 cont. |
| 34 | Salix purpurea 'Nana' | Dwarf Arctic Willow | Min. 600mm ht., Min. 4 major basal stems. Root Spread 300mm. - #2 cont. |
| 04 | Spiraea betulifolia | Birch-leaved Spirea | Min. 600mm ht., Min. 4 major basal stems. Root Spread 300mm. - #2 cont. |
| 07 | Symphoricarpus albus | Snowberry | Min. 600mm ht., Min. 4 major basal stems. Root Spread 300mm. - #2 cont. |

### ORNAMENTAL GRASSES

| QTY | SCIENTIFIC NAME | COMMON NAME | PLANT SIZE |
|---|---|---|---|
| 280 | Calamagrostis acutiflora 'Karl Foerester' | Karl Foerster Feather Reed Grass | Min. 200mm ht., #2 cont. |
| 104 | Koeleria macrantha | June Grass | Min. 200mm ht., #2 cont. |
| 164 | Pascopyrum smithii | Western Wheatgrass | Min. 200mm ht., #2 cont. |
| 164 | Schizachyrium scoparium | Little Bluestem Grass | Min. 200mm ht., #2 cont. |

### PERENNIALS

| QTY | SCIENTIFIC NAME | COMMON NAME | PLANT SIZE |
|---|---|---|---|
| 30 | Anemone patens | Prairie Crocus | Min. 150mm ht., 150mm pot. |
| 124 | Aster dumosus 'Peter Pan' | Peter Pan Aster | Min. 150mm ht, 150mm pot |
| 169 | Castilleja miniata | Red Paintbrush | Min. 150mm ht., 150mm pot.. |
| 39 | Matteuccia struthiopteris | Ostrich Fern | Min. 150mm ht., #1 cont |
| 139 | Oxytropis splendens | Showy Oxytropis | Min. 200mm ht. 150mm pot |

NOTES:

1. ALL TREE AND SHRUB BEDS TO BE MULCHED WITH 75mm BARK MULCH.

2. TREES NOT PLANTED IN BEDS SHALL BE SURROUNDED BY A TREE WELL TO A DEPTH OF 100MM AFTER PLANTING AND WATERING. ALL TREES TO BE MULCHED STARTING 50MM FROM THE ROOT FLARE (TRUNK) AND EXTENDING THE LENGTH OF HOLE.

3. ALL SOFT LANDSCAPE AREAS TO BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.

## PLANT IMAGES:

### TREES

*White Spruce* *Lodgepole Pine* *Rocky Mountain Maple* *Paper Birch* *Siberian Larch* *Prairie Sky Poplar* *Sundance Poplar* *Trembling Aspen*

### SHRUBS

*Creeping Juniper* *Dwarf Mugo Pine* *Red Osier Dogwood* *Birch-Leaved \birch* *Autumn Magic Chokeberry* *Dwarf Arctic Willow*

*Snowberry* *Little Rebel Dogwood* *Prairie Rose* *Gold Drop Potentilla* *Emerald 'N Gold Wintercreeper*

### GRASSES/PERENNIALS

*Blue Gramma Grass* *Karl Foerster Reed Grass* *June Grass* *Little Bluestem Grass* *Prairie Crocus*

*Peter Pan Aster* *Red Paintbrush* *Showy Oxytropis* *Native Ostrich Fern*

Document from April 26, 2022 CPC Meeting

GENERAL NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION FOR NURSERY STOCK.
2. WARRANTY ON ALL LANDSCAPE TO BE TWO YEARS FROM DATE OF ACCEPTANCE.
3. CONTRACTOR TO CO-ORDINATE WORK WITH ALL OTHER CONTRACTORS ON SITE.
4. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AT TIME OF CONSTRUCTION.
5. CONTRACTOR TO VERIFY ALL UNDERGROUND SERVICES PRIOR TO ANY WORK.
6. DURING CONSTRUCTION, ANY DAMAGE OCCURRING TO PUBLIC AND PRIVATE LANDS, RESULTING FROM ENCROACHMENT WILL BE MADE GOOD AT TIME OF CONSTRUCTION.
7. ALL EXISTING TREES WITHIN 6.0m OF CONSTRUCTION TO BE PROTECTED WITH A TREE PROTECTION FENCE ALONG THE DRIPLINE.
8. NEW TREE LOCATIONS TO BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION.
9. TREES SHALL BE WATERED IN FOR THE WINTER TO ENSURE THAT THE ROOTS ARE FROZEN. TREES SHALL BE REGULARLY CHECKED IN WINTER TO ENSURE THAT ROOTS ARE STILL FROZEN. IF THE WINTER WEATHER VARIES TO PLUS TEMPERATURES WATERING OF THE TREES SHALL BE DONE BY WATER TRUCK TO ENSURE HEALTHY PLANT MATERIAL.
10. CONTRACTOR TO ENSURE ADEQUATE SUPPORT FOR ALL PLANT MATERIAL NOTED ON DRAWINGS.
11. ANY SUBSTITUTIONS OF PLANT MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE SUBSTITUTIONS BEING MADE.
12. ANY DAMAGE TO EXISTING HARD AND SOFT SURFACING TO BE MADE GOOD BY THE CONTRACTOR.
13. ALL TREE AND SHRUB BEDS TO BE MULCHED WITH 75mm BARK MULCH.
14. TREES NOT PLANTED IN BEDS SHALL BE SURROUNDED BY A TREE WELL TO A DEPTH OF 100MM AFTER PLANTING AND WATERING. ALL TREES TO BE MULCHED STARTING 50MM FROM THE ROOT FLARE (TRUNK) AND EXTENDING THE LENGTH OF HOLE.
15. ANY DAMAGE OCCURRING TO THE EXISTING CONSTRUCTION, BUILDINGS, VEGETATION, LANDSCAPING, PATHWAYS AND/OR OTHER SITE AMENITIES ON THE SITE, ADJACENT PRIVATE PROPERTY OR PUBLIC LANDS SHALL BE REHABILITATED, RESTORED AND/OR MADE GOOD, BY THE CONTRACTOR TO THE OWNERS AND/OR THE CITY OR TOWN AUTHORITY'S REQUIREMENTS.
16. ALL SITE GRADES SHALL MATCH EXISTING GRADES OF ADJACENT LANDS, WITH GRADING CONFINED TO THE SITE. SEE CIVIL PLAN FOR GRADING, CURB AND SERVICING INFORMATION.
17. THE CONTRACTOR SHALL OBTAIN, AT THE CONTRACTOR'S SOLE EXPENSE, ALL UTILITY LOCATES PRIOR TO COMMENCING WORK. ANY AND ALL DAMAGES TO UTILITIES, REGARDLESS OF WHETHER LOCATES WERE COMPLETED, SHALL BE REHABILITATED, RESTORED AND/OR MADE GOOD BY THE CONTRACTOR, TO THE OWNERS AND/OR THE CITY OR TOWN AUTHORITY'S REQUIREMENTS.
18. ANY DISCREPANCIES BETWEEN SITE CONDITION AND THOSE ON THE DRAWING TO BE REPORTED IMMEDIATELY TO THE CONSULTANT AT TIME OF CONSTRUCTION.

PLANTING NOTES

1. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT TOWN OF CANMORE STANDARDS AND GUIDELINES (CURRENT EDITION).
2. THE OWNER'S REPRESENTATIVE WILL INSPECT PLANTS AT THE FOLLOWING STAGES; AT TIME OF DELIVERY PRIOR TO INSTALLATION, INSTALLED PLANTS BEFORE COMMENCEMENT OF MAINTENANCE PERIOD AND AT THE END OF MAINTENANCE PERIOD. NOTIFY OWNER'S REPRESENTATIVE 72 HOURS IN ADVANCE OF EACH REQUIRED INSPECTION. CONTRACTOR SHALL ENSURE REQUIRED PLANTS WILL BE AVAILABLE OR MEET SPECIFICATIONS BEFORE ARRANGING INSPECTION FOR SELECTION AND TAGGING OF PLANTS.
3. ALL PLANT MATERIAL TO BE DISEASE FREE AND TRUE TO FORM, SPECIMEN GRADE SINGLE STEM STOCK - UNLESS NOTED OTHERWISE, PLANTS WILL BE REJECTED IF: SOIL BALLS HAVE BEEN CRACKED OR BROKEN BEFORE OR DURING PLANTING OR WHEN BURLAP ROPES REQUIRED IN CONNECTION WITH THEIR TRANSPLANTING HAVE BEEN REMOVED. DO NOT USE PLANTS DAMAGED DURING CONTACT WITH EQUIPMENT, OR PLANTS THAT ARE WILTED, WIND BURNED OR STRESSED. CONTRACTOR TO REPLACE DAMAGED OR REJECTED PLANTS AT NO ADDITIONAL COST TO OWNER
4. STAKE OUT LOCATIONS OF TREES, SHRUBS AND PLANTING BEDS. LOCATIONS OF ALL PLANTS SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE ON SITE BEFORE PLANTING. PLANTS INSTALLED WITHOUT REVIEW AND APPROVAL MAY REQUIRE TRANSPLANTING OR RELOCATION AS DIRECTED BY OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST
5. CONTRACTOR SHALL VERIFY THAT ALL MINIMUM CLEARANCES ARE PROVIDED BETWEEN PROPOSED TREES AND UNDERGROUND AND/OR OVERHEAD UTILITIES AS DEFINED BY THE LOCAL PARKS AND PLANNING DEPARTMENT
6. PART OF PLANT MATERIAL INSTALLATION SHALL INCLUDE SUFFICIENT PROTECTION TO PREVENT BARK AND TREE DAMAGE DUE TO FORAGING ANIMALS AND ANCHORING SYSTEM TO PREVENT ROOT BREAKAGE DUE TO STRONG WINDS. LANDSCAPE ARCHITECT NOT RESPONSIBLE FOR ANY DAMAGES THAT INCUR DUE TO IMPROPER INSTALLATION
7. ALL DEVELOPMENT AND CONSTRUCTION ACTIVITIES WITHIN 5 METERS OF EXISTING VEGETATION MUST BE SUPERVISED BY AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST
8. ALL PRUNING OF EXISTING VEGETATION MUST BE SUPERVISED BY AN ISA CERTIFIED ARBORIST.

LANDSCAPE REMEDIATION

1. ANY TURF AREAS DISTURBED DURING THE CONSTRUCTION PROCESS ARE TO BE AMENDED WITH A MINIMUM OF 150 MM DEPTH TOPSOIL AND SOD, AS PER THE TOWN OF CANMORE DESIGN STANDARDS.
2. ANY PLANTING BEDS DISTURBED DURING CONSTRUCTION ARE TO BE AMENDED WITH A MINIMUM OF 450 MM DEPTH TOPSOIL AND A MINIMUM OF 150 MM DEPTH WOOD CHIP MULCH, AS PER THE CITY OF CALGARY DESIGN STANDARDS.
3. ANY PLANT MATERIAL DAMAGED DURING CONSTRUCTION IS TO BE REMOVED, DISPOSED OF, AND REPLACE BY THE CONTRACTOR. ANY REPLACEMENT PLANT MATERIAL MUST BE THE SAME SPECIES OF THE REMOVED ITEM

EXISTING LANDSCAPE

1. LOCATIONS AND SIZES OF EXISTING PLANT MATERIAL ARE APPROXIMATE.

GRADING NOTES:

1. REFER TO CIVIL ENGINEERING DRAWINGS FOR GRADING INFORMATION.

SOD:

1. CERTIFIED NO. 1 CULTIVATED TURF FESCUE SOD; WITH STRONG FIBROUS ROOT SYSTEM, THICK AND HEALTHY GROWTH AND DELIVERED 24 HOURS FROM THE TIME OF CUTTING. SOD SHOWING SIGNS OF DETERIORATION DUE TO AGE OR LACK OF MOISTURE WILL BE REJECTED. SOD MUST BE FREE OF STONES, BURNS, DRY OR BARE SPOTS, TEARS AND DELIVERED MOIST, CUT IN STRIPS OF UNIFORM WIDTH AND THICKNESS

CIELLE

1734 Bow Valley Trail
Canmore, AB

issued/ revision schedule

| no. | description | date |
|---|---|---|
| 1 | DP SUBMISSION | 09/30/22 |

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Victor Kallos

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Urban Design Architecture Interior Design

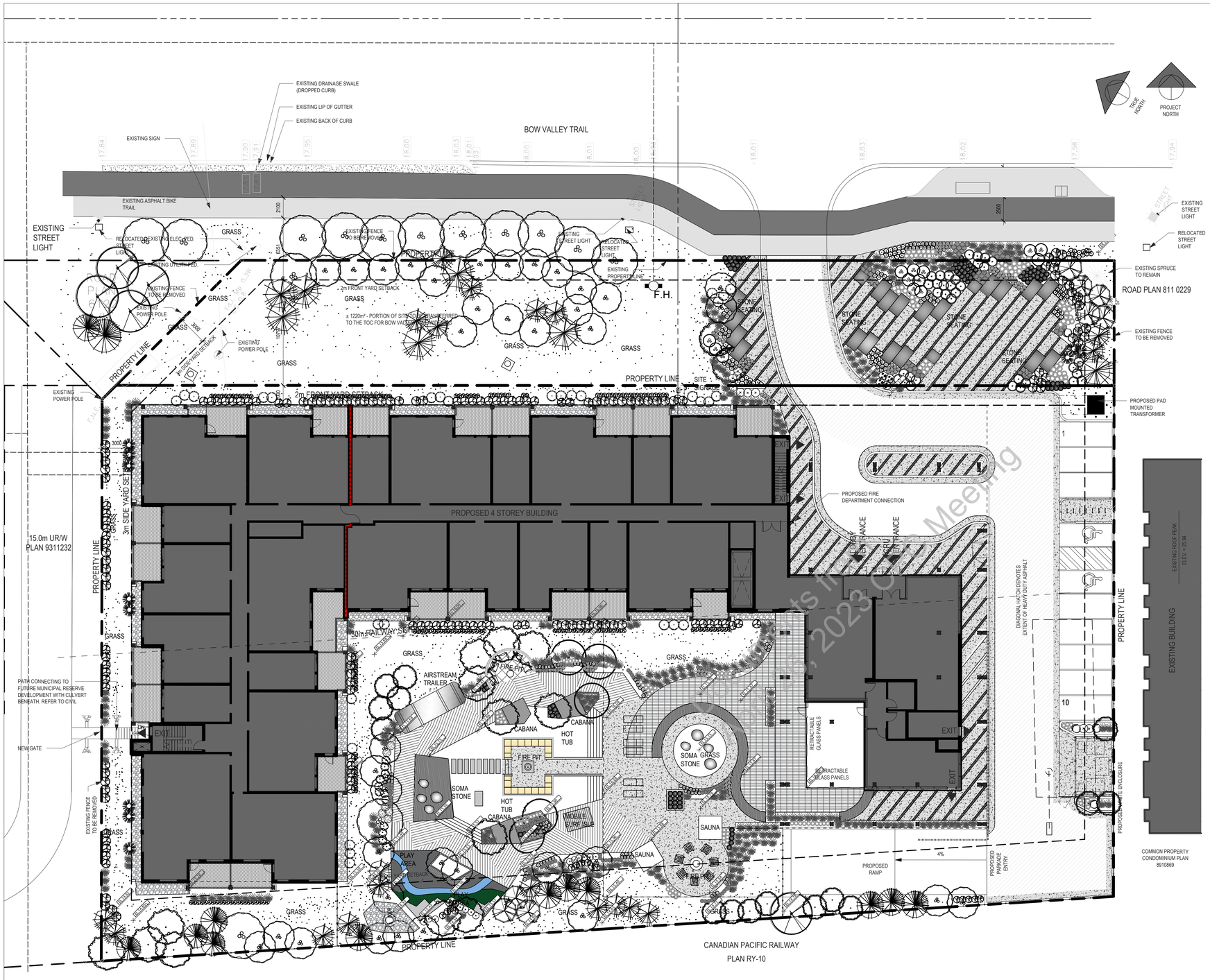
drawing title

PLANT LIST, PLANT LEGEND
LEGEND & GENERAL NOTES

sheet

L0.01

| drawn | scale |
|---|---|
| CK | NTS |
| checked | project no. |
| VK | 21.158 |

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## LANDSCAPE PLAN

1:200

PLANT LEGEND:

- Rocky Mountain Maple
- Paper Birch
- Siberian Larch
- Prairie Sky Poplar
- Sundancer Poplar
- Large Trembling Aspen
- Small Trembling Aspen
- Small White Spruce
- Large White Spruce
- Small Lodgepole Pine
- Large Lodgepole Pine
- Mugo Pine
- Creeping Juniper
- Red Osier Dogwood
- Little Rebel Dogwood
- Birch-leaved Spirea
- Dwarf Arctic Willow
- Emerald 'N Gold Wintercree
- Snowberry
- Magic Berry Chokeberry
- Prairie Rose
- Gold Drop Potentilla
- Western Wheatgrass
- Karl Forester Feather Reed (
- June Grass
- Little Bluestem Grass
- Prairie Crocus
- Peter Pan Fall Aster
- Red Paintbrush
- Showy Oxytropis

SITE LEGEND:

FEATURES

- FESCUE SOD
- BROOM FINISH CONCRETE
- COLOURED CONCRETE - COLOURED ONYX - 3 BAGS
- COLOURED SAWCUT CONCRETE - BALSAM WOOD 1 BAG
- BISON 4' x 2' IPÊ WOOD TILE – SMOOTH
- EXPOCRETE ARISTOKRAT SERIES PAVERS - BLACKSTONE 598mm x 1200mm x 20mm
- POURED IN PLACE RUBBER PLAY SURFACE
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- LIMESTONE BOULDERS - SEATING
- LIMESTONE BOULDERS
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- ROUND FIRE PIT
- SQUARE FIRE PIT
- ANDIRONDACK CHAIR
- SOMA STONES - SMALL, MEDIUM & LARGE
- OUTDOOR CHAIRS
- OUTDOOR LOUNGE CHAIR
- MOBILE SURF ISLE BY STREET LIFE
- OUTDOOR SAUNA
- CABANA
- AIRSTREAM TRAILER
- WOOD BENCH
- 2000MM HIGH WOOD FENCE
- 1200MM HIGH WOOD FENCE

CIELLE

1734 Bow Valley Trail
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drawing title

LANDSCAPE PLAN

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L1.00

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| CK | 1:200 |
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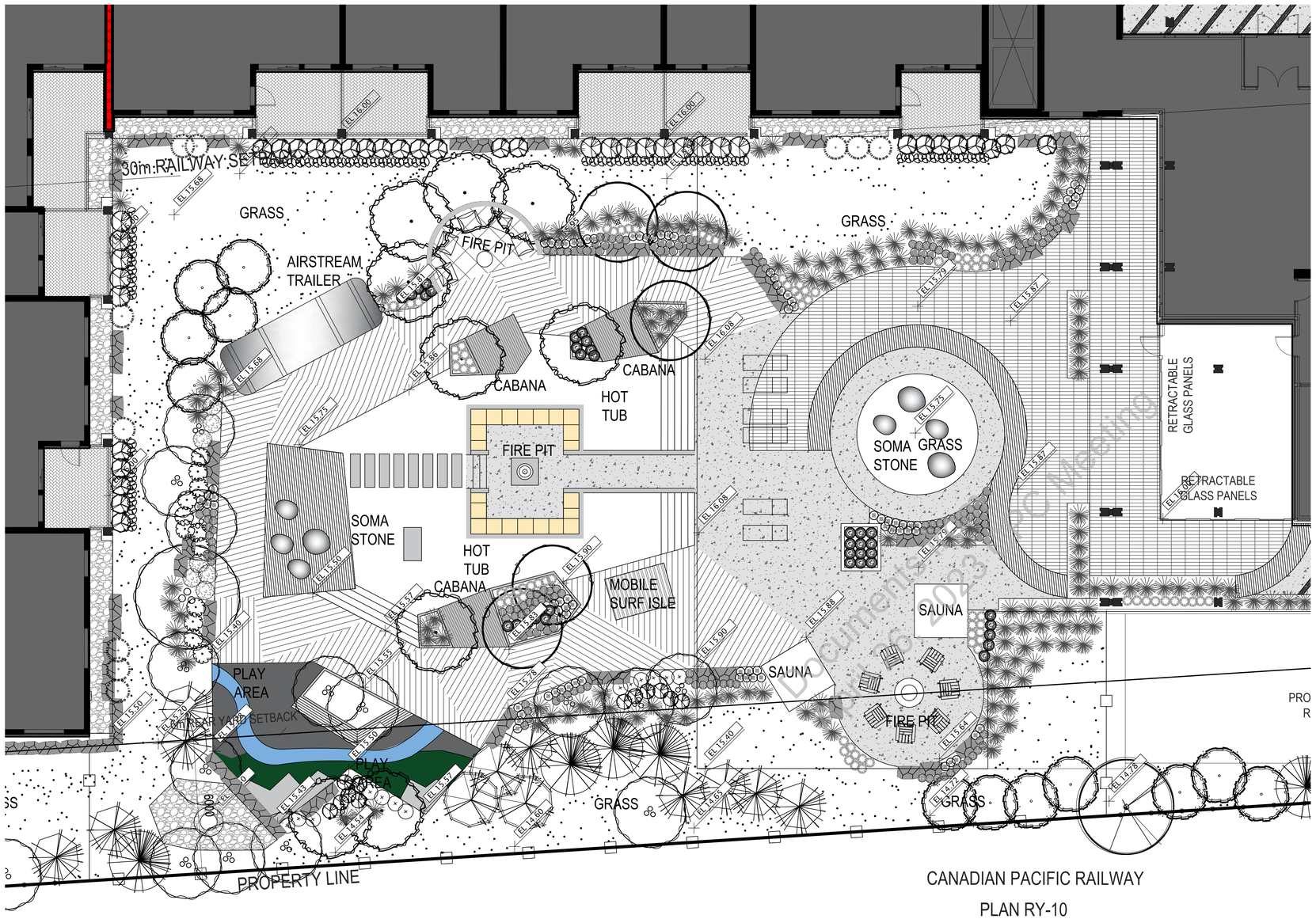
| VK | 21.158 |




01 COURTYARD LANDSCAPE PLAN

L-PLAN- 2022-07-26 1:100

PLANT LEGEND:

- Rocky Mountain Maple
- Paper Birch
- Siberian Larch
- Prairie Sky Poplar
- Sundancer Poplar
- Large Trembling Aspen
- Small Trembling Aspen
- Small White Spruce
- Large White Spruce
- Small Lodgepole Pine
- Large Lodgepole Pine
- Mugo Pine
- Creeping Juniper
- Red Osier Dogwood
- Little Rebel Dogwood
- Birch-leaved Spirea
- Dwarf Arctic Willow
- Emerald 'N Gold Wintercreeper
- Snowberry
- Magic Berry Chokeberry
- Prairie Rose
- Gold Drop Potentilla
- Western Wheatgrass
- Karl Forester Feather Reed Grass
- June Grass
- Little Bluestem Grass
- Prairie Crocus
- Peter Pan Fall Aster
- Red Paintbrush
- Showy Oxytropis

SITE LEGEND:

FEATURES

- FESCUE SOD
- BROOM FINISH CONCRETE
- COLOURED CONCRETE - COLOURED ONYX - 3 BAGS
- COLOURED SAWCUT CONCRETE - BALSAM WOOD 1 BAG
- BISON 4' x 2' IPÊ WOOD TILE – SMOOTH
- EXPOCRETE ARISTOKRAT SERIES PAVERS - BLACKSTONE 598mm x 1200mm x 20mm
- POURED IN PLACE RUBBER PLAY SURFACE
- 40mm RUNDLE ROCK
- PROPOSED LANDSCAPE WALL
- LIMESTONE BOULDERS - SEATING
- LIMESTONE BOULDERS
- BIKE RACKS
- ROUND FIRE PIT
- SQUARE FIRE PIT
- ANDIRONDACK CHAIR
- SOMA STONES - SMALL, MEDIUM & LARGE
- OUTDOOR CHAIRS
- OUTDOOR LOUNGE CHAIR
- MOBILE SURF ISLE BY STREET LIFE
- OUTDOOR SAUNA
- CABANA
- AIRSTREAM TRAILER
- WOOD BENCH
- 2000MM HIGH WOOD FENCE
- 1200MM HIGH WOOD FENCE

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1734 Bow Valley Trail
Canmore, AB

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COURTYARD LANDSCAPE PLAN

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| checked | project no. |
| VK | 21.158 |

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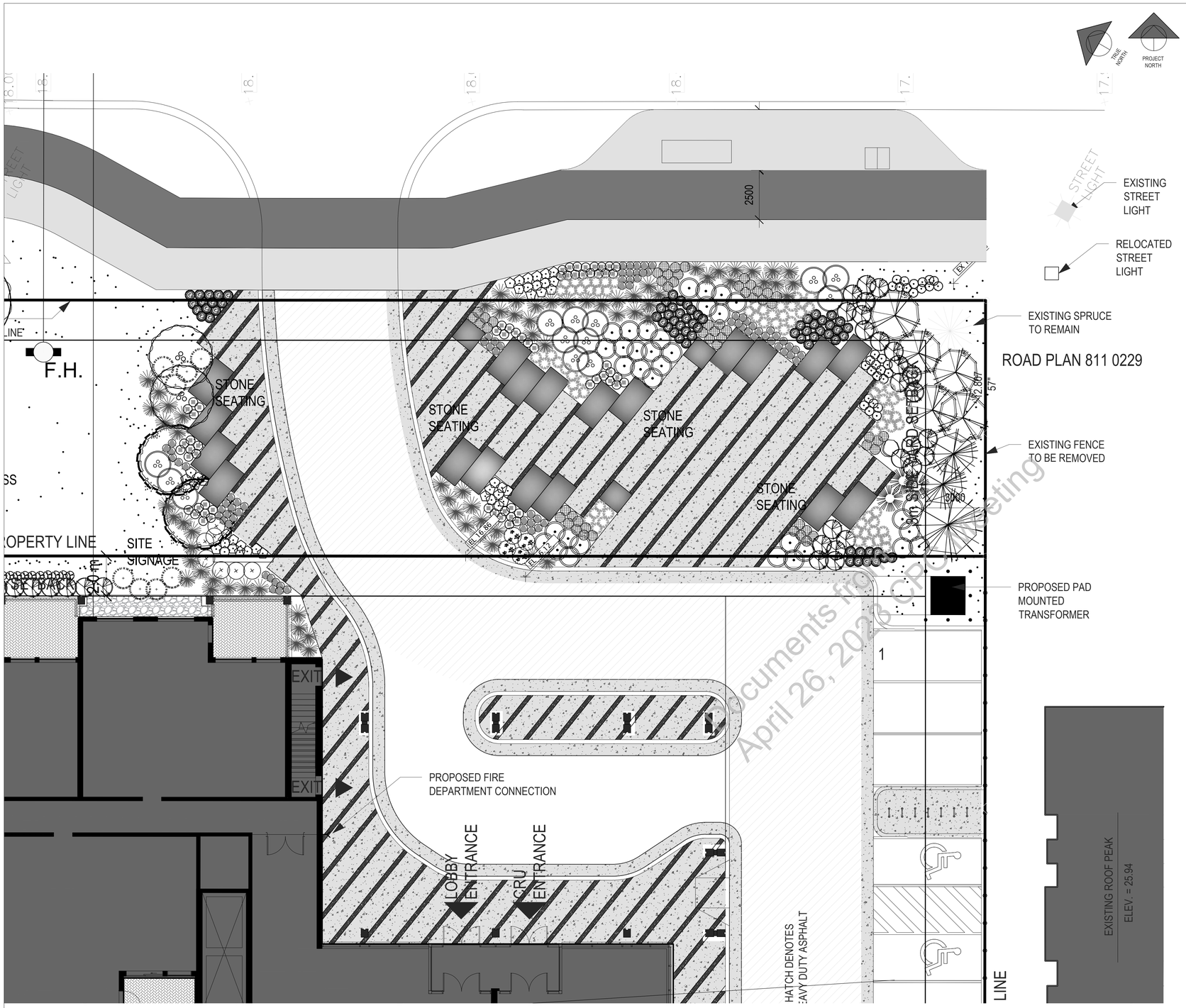


01
L1.02

PUBLIC PLAZA LANDSCAPE PLAN

1:100

PLANT LEGEND:

- Rocky Mountain Maple
- Paper Birch
- Siberian Larch
- Prairie Sky Poplar
- Sundancer Poplar
- Large Trembling Aspen
- Small Trembling Aspen
- Small White Spruce
- Large White Spruce
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- Large Lodgepole Pine
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SITE LEGEND:

FEATURES

- FESCUE SOD
- BROOM FINISH CONCRETE
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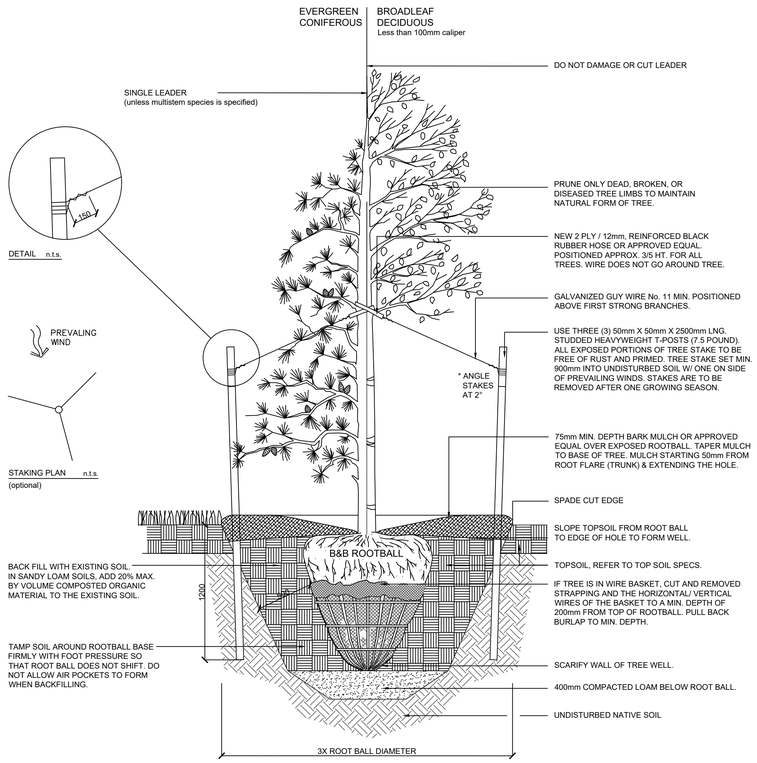
PUBLIC PLAZA
LANDSCAPE PLAN

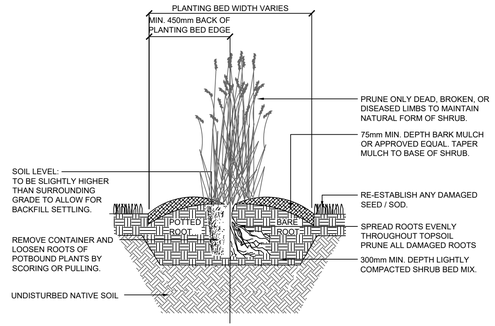
sheet
L1.02

| drawn | scale |
|---|---|
| CK | 1:100 |
| checked | project no. |
| VK | 21.158 |



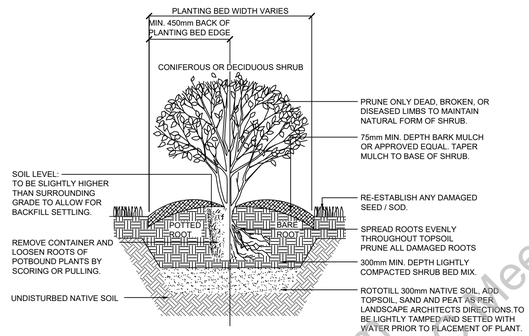

01 L2.00 TREE PLANTING DETAIL

1:25



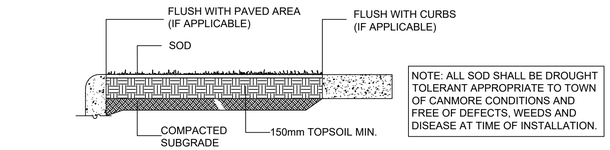

02 L2.00 PERENNIAL PLANTING DETAIL

1:25



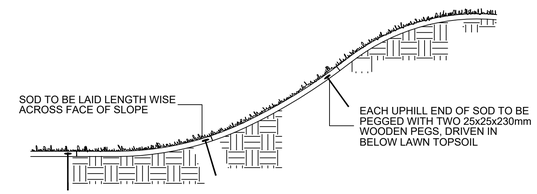

03 L2.00 SHRUB PLANTING DETAIL

1:25

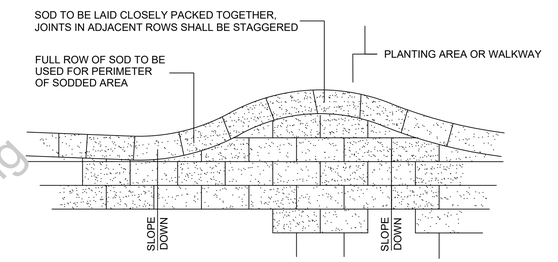



NOTE: ALL SOD SHALL BE DROUGHT TOLERANT APPROPRIATE TO TOWN OF CANMORE CONDITIONS AND FREE OF DEFECTS, WEEDS AND DISEASE AT TIME OF INSTALLATION.

SECTION THROUGH SOD




CROSS-SECTION OF 3H:1V SLOPE
3H:1V SLOPE



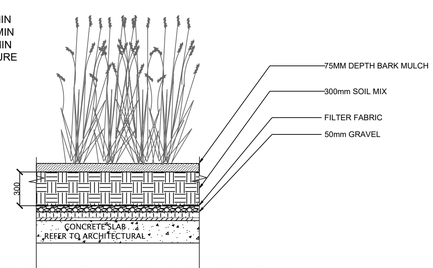

PLAN VIEW OF SOD LAYOUT AND EDGING
NOT TO SCALE

04 L2.00 SOD INSTALLATION DETAIL

1:25

NOTE:
THIS SECTION IS INTENDED TO DESCRIBE THE DETAILS REQUIRED FOR THE LANDSCAPE OF PLANT MATERIAL. REFER TO STRUCTURAL DRAWINGS FOR ALL REINFORCING AND CONNECTION DETAILS. CONCRETE SLAB/INSULATION WATERPROOFING/DRAINAGE - REFER TO ARCHITECTURAL

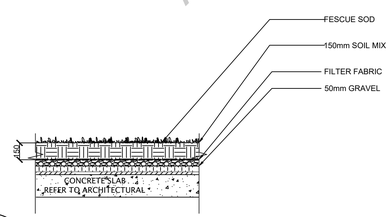
SOIL DEPTH:
FOR TREES - 1200mm MIN
FOR SHRUBS - 600mm MIN
PERENNIALS - 300mm MIN
CONTRACTOR TO ENSURE PROPER DEPTHS




05 L2.00 PERENNIAL PLANTING ON SLAB

1:25

NOTE:
THIS SECTION IS INTENDED TO DESCRIBE THE DETAILS REQUIRED FOR THE LANDSCAPE OF SOFT LANDSCAPE MATERIALS. REFER TO STRUCTURAL DRAWINGS FOR ALL REINFORCING AND CONNECTION DETAILS. CONCRETE SLAB/INSULATION WATERPROOFING/DRAINAGE – REFER TO ARCHITECTURAL




06 L2.00 SOD INSTALLATION ON SLAB

1:25

## LANDSCAPE NOTES:

1. ALL LANDSCAPE CONSTRUCTION MATERIALS AND TECHNIQUES SHALL MEET THE MINIMUM REQUIREMENTS OF THE CNLA STANDARDS

2. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE PERMITTED BY THE LANDSCAPE CONSULTANT UNLESS APPROVED BY THE LANDSCAPE CONSULTANT IN WRITING PRIOR TO SHIPMENT TO SITE. ALL PLANT MATERIAL SHALL BE INSTALLED AS SHOWN ON THE DRAWINGS. ALL GROUND COVER SHALL BE PLANTED AT THE SPACING INDICATED. ANY PLANT MATERIAL INSTALLED THAT DOES NOT MEET WITH THE REQUIREMENTS OF THESE DRAWINGS AND ASSOCIATED SPECIFICATIONS SHALL BE REMOVED AND REPLACED WITH PLANT MATERIAL THAT MEETS THE AFOREMENTIONED REQUIREMENTS AT THE THE CONTRACTOR'S SOLE EXPENSE.

3. ALL PLANT MATERIAL SHALL BE APPROVED AT THE SOURCE NURSERY PRIOR TO SHIPMENT TO SITE. THE CONTRACTORS BEARS THE SOLE RESPONSIBILITY OF NOTIFYING THE LANDSCAPE CONSULTANT A MINIMUM OF TWO WEEKS PRIOR TO SHIPMENT OF PLANT MATERIAL TO COORDINATE THE REVIEW OF THE PLANT MATERIAL. THE LANDSCAPE CONSULTANT RESERVES THE RIGHT TO WAIVE THIS REQUIREMENT BASED ON THE NURSERY SOURCE PROPOSED FOR USE BY THE CONTRACTOR.

4. ALL PLANTING BEDS SHALL BE MULCHED WITH AN ALL WOOD MULCH TO A DEPTH OF 75MM

5. ANY DAMAGE OCCURRING TO THE EXISTING CONSTRUCTION, BUILDINGS, VEGETATION, LANDSCAPING, PATHWAYS AND/OR OTHER SITE AMENITIES ON THE SITE, ADJACENT PRIVATE PROPERTY OR PUBLIC LANDS SHALL BE REHABILITATED, RESTORED AND/OR MADE GOOD, BY THE CONTRACTOR TO THE OWNERS AND/OR THE CITY OR TOWN AUTHORITY'S REQUIREMENTS.

6. ALL SITE GRADES SHALL MATCH EXISTING GRADES OF ADJACENT LANDS, WITH GRADING CONFINED TO THE SITE.

7. THE CONTRACTOR SHALL OBTAIN, AT THE CONTRACTOR'S SOLE EXPENSE, ALL UTILITY LOCATES PRIOR TO COMMENCING WORK. ANY AND ALL DAMAGES TO UTILITIES, REGARDLESS OF WHETHER LOCATES WERE COMPLETED, SHALL BE REHABILITATED, RESTORED AND/OR MADE GOOD BY THE CONTRACTOR, TO THE OWNERS AND/OR THE CITY OR TOWN AUTHORITY'S REQUIREMENTS

## PLANT MATERIAL WARRANTY:

1. THE CONTRACTOR SHALL WARRANT THAT THE PLANT MATERIAL WILL REMAIN FREE OF DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL PERFORMANCE. THE CONSULTANT ACCOMPANIED BY THE CONTRACTOR WILL UNDERTAKE AN END-OF-WARRANTY INSPECTION TO IDENTIFY PLANT MATERIAL THAT WILL BE REPLACED BY THE CONTRACTOR.

2. THE CONSULTANT RESERVES THE RIGHT TO EXTEND THE CONTRACTOR'S WARRANTY AND RESPONSIBILITY FOR AN ADDITIONAL YEAR IF, AT THE END OF THE WARRANTY PERIOD, THE LEAF DEVELOPMENT AND GROWTH OF THE PLANT MATERIAL IS NOT SUFFICIENT TO ENSURE FUTURE SURVIVAL.

3. THE CONTRACTOR SHALL EXTEND THE WARRANTY ON ALL REPLACEMENT PLANT MATERIAL FOR ONE(1) YEAR. REPLACEMENT PLANTS SHALL BE PLANTS OF SAME SIZE AND SPECIES SPECIFIED, PLANTED IN THE NEXT GROWING SEASON, WITH A NEW WARRANTY COMMENCING ON DATE OF REPLACEMENT

4. THE CONTRACTOR SHALL CONTINUE SUCH REPLACEMENT AND WARRANTY OF PLANT MATERIAL TO THE SATISFACTION OF THE CONSULTANT.

## IRRIGATION SYSTEMS:

1. THE CONTRACTOR SHALL SUPPLY AND INSTALL A FULLY FUNCTIONAL AUTOMATIC PROGRAMMABLE IRRIGATION SYSTEM. IRRIGATION SYSTEMS WILL BE DESIGNED IN SUCH A WAY THAT ALL AREAS, INCLUDING LAWNS, BEDS, PLANTERS, GARDENS, AND GREEN ROOFS; WHETHER EXISTING OR NEW, ARE WATERED IN THE MOST EFFICIENT MANNER WHILE PROVIDING FULL COVERAGE. ONLY LANDSCAPE AREAS ARE TO RECEIVE WATER.

2. SYSTEM CONFIGURATION WILL VARY DEPENDING ON PLANT VARIETY AND LANDSCAPE AREA. ANY OVERLAPPING OR UNNECESSARY SPRAY PATTERNS ARE TO BE KEPT TO A MINIMUM. SYSTEM INSPECTIONS AND NOZZLE ADJUSTMENTS ARE TO BE MADE AFTER THE INSTALL IS COMPLETE AND AT THE START OF EVERY GROWING SEASON. NOZZLES SHOULD BE REPLACED EVERY FIVE YEARS. WATERING TIMES ARE TO BE SET FOR THE EARLY MORNING TO REDUCE EVAPORATION.

3. ONCE ESTABLISHED, ONE INCH OF WATER PER WEEK SHALL BE IRRIGATED ON ALL LAWN AREAS. TREES, SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES WILL BE WATERED ACCORDING TO THEIR NEEDS. DRIPS SYSTEMS ARE RECOMMENCED FOR TREES. CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO PLANTS CAUSED BY OVER OR UNDER WATERING.

4. IRRIGATION PLANS SHALL BE PREPARED BY A QUALIFIED IRRIGATION CONSULTANT AND INSTALLED BY A PROFESSIONALLY CERTIFIED IRRIGATION INSTALLER. CONTRACTOR SHALL PROVIDE MANUALS AND TOOLS, REQUIRED FOR SYSTEM OPERATION, TO THE OWNER UPON SYSTEM COMPLETION. AS-BUILT DRAWING SHALL BE PROVIDED BY THE CONTRACTOR TO THE OWNER.

5. ALL UNDERGROUND IRRIGATION SYSTEMS ARE TO BE EQUIPPED WITH A HIGH FLOW SHUTOFF VALVE AND BACK FLOW PREVENTION VALVE. ALL DOWN SPOUTS ARE TO BE DIRECTED AWAY FROM FOUNDATIONS AND INTO SHRUB BEDS OR TREE WELLS WHERE PRACTICAL.

6. CONTRACTOR TO REVIEW EXISTING IRRIGATION AND PROVIDE DESIGN TO INTEGRATE INTO EXISTING.

Documents from May 26, 2023 CPC Meeting

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drawing title

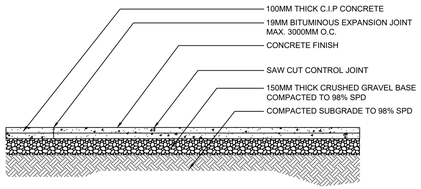
LANDSCAPE DETAILS

sheet

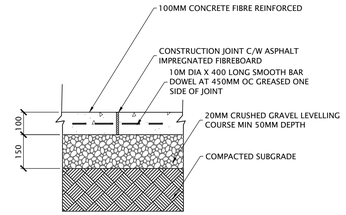
L2.00

| drawn | scale |
|---|---|
| CK | 1 : 25 |
| checked | project no. |
| VK | 21.158 |

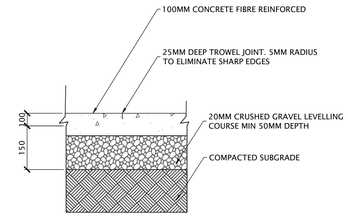
NOTES
1. PROVIDE MATERIALS AND CONSTRUCTION TECHNIQUES, INCLUDING REINFORCING, AS PER TOWN OF BANFF STANDARDS
2. ALL CONCRETE TO BE MINIMUM 2% SLOPE. SLOPE TO DRAINS WHERE PROVIDED. WHERE NO DRAINS ARE PROVIDED (i.e. SIDEWALKS) PROVIDE 2% CROSS-SLOPE TO LOW SIDE OF SIDEWALK.



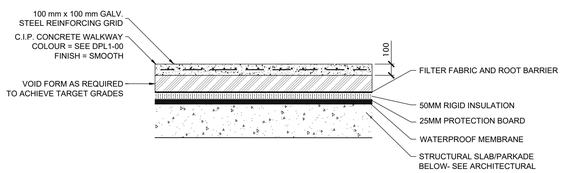

01 LA-DETAILS
## CONCRETE WALKWAY DETAIL
1:25




02 LA-DETAILS
## CONSTRUCTION JOINT DETAIL
1:12.5

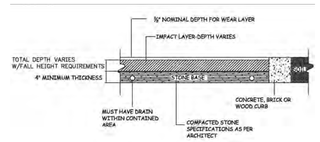



03 LA-DETAILS
## CONCRETE TROWEL JOINT DETAIL
1:12.5

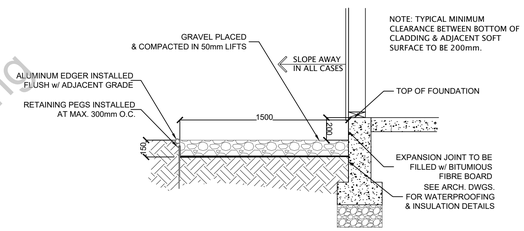



04 LA-DETAILS
## CONCRETE ON SLAB DETAIL
1:25

NOTES:
1. CONTRACTOR TO PROVIDE SAMPLES OF ALL MATERIALS FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
2. FOR COMPACTED STONE BASES, FILTER CLOTH CAN BE LAID ON TOP OF STONE PRIOR TO INSTALLATION OF RUBBER SURFACE.
3. CONTRACTOR TO ENSURE DEPTH OF RUBBER SURFACE TO PROVIDE PROPER SAFE FALL HEIGHT REQUIREMENTS TO CSA GUIDELINES.
3. CONSTRUCTION TO BE COORDINATED WITH THE MECHANICAL, CIVIL, STRUCTURAL AND ARCHITECTURAL CONSULTANTS.
4. COORDINATE ALL GRADING INFORMATION WITH CIVIL AND ARCHITECTURAL AS REQUIRED



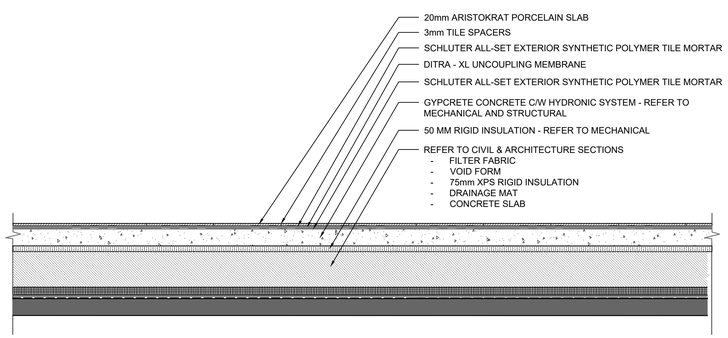

05 LA-DETAILS
## RUBBER SURFACE DETAIL
1:25




06 LA-DETAILS
## GRAVEL EDGE DETAIL
1:25

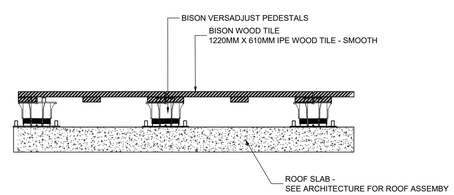
Documents from April 26, 2023 CPC Meeting

NOTES:
1. MOVEMENT JOINTS TO BE INSTALLED IN ACCORDANCE WITH INDUSTRY STANDARDS IN GYPCRETE REFER TO MECHANICAL
2. CONTRACTOR TO PROVIDE SAMPLES OF ALL MATERIALS FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
3. CONSTRUCTION TO BE COORDINATED WITH THE MECHANICAL, CIVIL, STRUCTURAL AND ARCHITECTURAL CONSULTANTS.
4. COORDINATE ALL GRADING INFORMATION WITH CIVIL AND ARCHITECTURAL AS REQUIRED



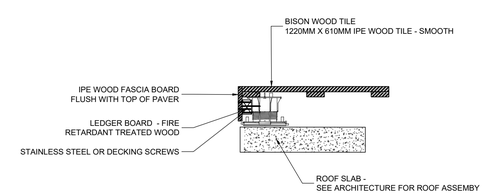

07 LA-DETAILS
## ARISTOKRAT PAVERS ON SLAB
1:25

NOTE:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
2. CONTRACTOR TO ENSURE ALL PAVERS ARE SET FLUSH TO EACH OTHER AND ENSURE THAT THERE A NO TRIPPING HAZARD
3. CONTRACTOR TO PROVIDE SAMPLES OF TILES PRIOR TO INSTALLATION
4. CONTRACTOR TO LAYOUT TILES TO PROVIDE A CONTINUOUS PATTERN ACROSS AREA.




08 LA-DETAILS
## BISON WOOD TILE ON SLAB
1:25

NOTE:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
2. CONTRACTOR TO ENSURE BOTTOM OF FASCIA BOARD MAY BE CUT ABOVE SUBSTRATE TO ALLOW WATER TO ESCAPE. FASCIA BOARD MUST FULLY CONTAIN PAVERS.
3. CONTRACTOR TO PROVIDE SAMPLES OF FASCIA PRIOR TO INSTALLATION




09 LA-DETAILS
## BISON WOOD TILE EDGE DETAIL
1:25

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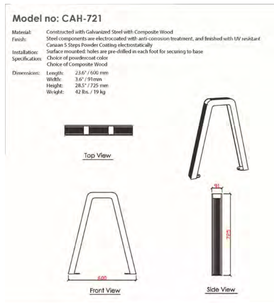
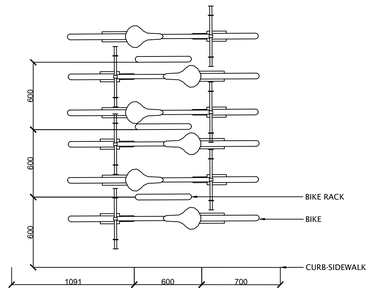
| VK | 21.158 |



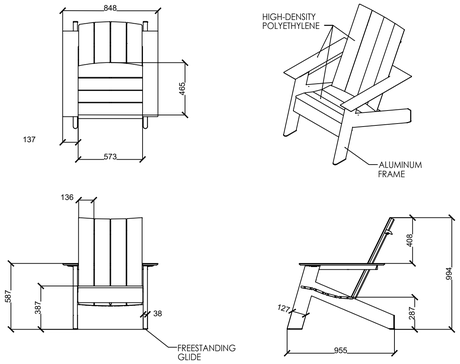

NOTES:

1. CANAAN SITE FURNITURE BIKE RACK OR APPROVED EQUAL
2. SURFACE MOUNT
3. INSTALL AS PER MANUFACTURES SPECIFICATIONS

NOTES:
1. CANAAN SITE FURNITURE BIKE RACK OR APPROVED EQUAL
2. SURFACE MOUNT
3. INSTALL AS PER MANUFACTURES SPECIFICATIONS

## 01 L2.02 BIKE RACK DETAIL

1:25




NOTES:

1. LANDSCAPE FORMS AMERICANA CHAIR OR APPROVED EQUAL
2. FREESTANDING CHAIR
3. INSTALL AS PER MANUFACTURES SPECIFICATIONS

## 02 L2.02 ADIRONDACK CHAIR DETAIL

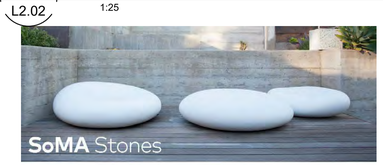
1:25

NOTES:

1. STREETLIFE MOBILE SURF ISLES OR APPROVED EQUAL
2. STANDARD WIDTH OF A MODULE IS CA.150 CM THE STANDARD LENGTH IS CA.300 CM
3. THE STANDARD MATERIAL IS UNTREATED WEATHERING STEEL (-CT)
4. FREESTANDING CHAIR
5. INSTALL AS PER MANUFACTURES SPECIFICATIONS

## 03 L2.02 MOBILE SURF ISLE DETAIL

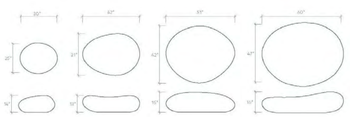
1:25




The SoMA Stones were designed with the aid of 3D scanning technology. Using small stones collected in Northern California, we captured the sensual shapes formed over time, creating bold, expressive seating.

For more detailed product information, please contact us at products@concreteworks.com.

| SPECIFICATIONS | SIZE | XSMALL | SMALL | MEDIUM | LARGE |
|---|---|---|---|---|---|
| | DIMENSIONS | 25" x 30" x 14" | 31" x 42" x 13" | 42" x 51" x 15" | 47" x 60" x 16" |
| | WEIGHT | 100 lbs. | 160 lbs. | 250 lbs. | 310 lbs. |
| | THICKNESS | 3/4" | | | |
| | COLORS | Any of our 18 standard colors | | | |
| | LEAD TIME | Contact us for current lead times: products@concreteworks.com | | | |

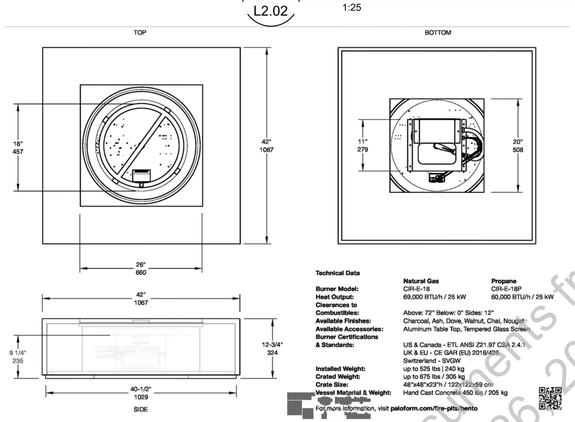



NOTES:

1. SOMA STONES OR APPROVED EQUAL
2. SURFACE MOUNT
3. INSTALL AS PER MANUFACTURES SPECIFICATIONS

## 04 L2.02 SOMA STONES DETAIL

1:25




**Technical Data**

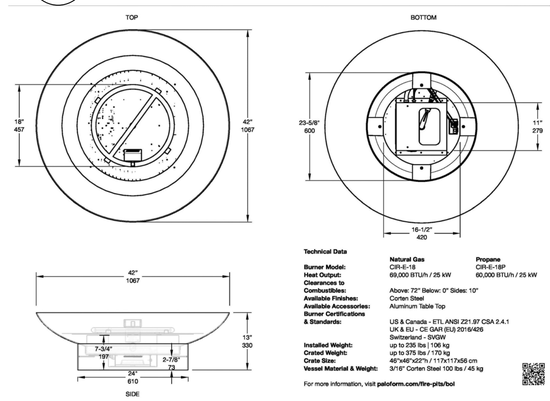
| | Natural Gas | Propane |
|---|---|---|
| **Burner Model:** | CIR-E-18 | CIR-E-18P |
| **Heat Output:** | 69,000 BTU/h / 25 kW | 60,000 BTU/h / 25 kW |
| **Clearances to Combustibles:** | Above: 72" Below: 0" Sides: 12" | |
| **Available Finishes:** | Charcoal, Ash, Dove, Walnut, Chai, Nougat | |
| **Available Accessories:** | Aluminum Table Top, Tempered Glass Screen | |
| **Burner Certifications & Standards:** | US & Canada - ETL ANSI Z21.97 CSA 2.4.1<br>UK & EU - CE GAR (EU) 2016/426<br>Switzerland - SVGW | |
| **Installed Weight:** | up to 525 lbs / 240 kg | |
| **Crated Weight:** | up to 675 lbs / 306 kg | |
| **Crate Size:** | 48"x48"x23"h / 122x122x59 cm | |
| **Vessel Material & Weight:** | Hand Cast Concrete / 450 lbs / 205 kg | |

For more information, visit **paloform.com/fire-pits/bento**

FIREPIT AT HOT TUB:
1. MANUFACTURED BY PALOFORM BENTO MODERN FIRE PIT
2. OR SIMILAR APPROVED

## 05 L2.02 FIREPIT AT HOT TUB DETAIL

1:25




**Technical Data**

| | Natural Gas | Propane |
|---|---|---|
| **Burner Model:** | CIR-E-18 | CIR-E-18P |
| **Heat Output:** | 69,000 BTU/h / 25 kW | 60,000 BTU/h / 25 kW |
| **Clearances to Combustibles:** | Above: 72" Below: 0" Sides: 10" | |
| **Available Finishes:** | Corten Steel | |
| **Available Accessories:** | Aluminum Table Top | |
| **Burner Certifications & Standards:** | US & Canada - ETL ANSI Z21.97 CSA 2.4.1<br>UK & EU - CE GAR (EU) 2016/426<br>Switzerland - SVGW | |
| **Installed Weight:** | up to 235 lbs / 106 kg | |
| **Crated Weight:** | up to 375 lbs / 170 kg | |
| **Crate Size:** | 40"x40"x27"h / 117x117x56 cm | |
| **Vessel Material & Weight:** | 3/16" Corten Steel 100 lbs / 45 kg | |

For more information, visit **paloform.com/fire-pits/bol**

FIREPIT:
1. MANUFACTURED BY PALOFORMBOL CORTEN FIRE BOWL
2. CONTRACTOR TO COORDINATE WITH MECHANICAL FOR CONNECTION LOCATIONS

## 06 L2.02 FIRE BOWL DETAIL

1:25

Documents from April 26, 2023 CPC Meeting

NOTES:

1. SAUNA
2. CONTRACTOR TO SUPPLY AND INSTALL AS PER MANUFACTURERE'S SPECIFICATIONS.
3. CONTRACTOR TO COORDINATE LOCATION WITH MECHANICAL AND ELECTRICAL.

## 07 L2.02 SAUNA DETAIL

NTS

NOTES:

1. AIRSTREAM TRAILER
2. CONTRACTOR TO COORDINATE LOCATION WITH MECHANICAL AND ELECTRICAL.

## 08 L2.02 AIRSTREAM TRAILER DETAIL

NTS

NOTES:

1. CABANA
2. CONTRACTOR TO COORDINATE LOCATION WITH HOT TUB DESIGNER AND ELECTRICAL.

## 09 L2.02 CABANA DETAIL

NTS

CIELLE

1734 Bow Valley Trail
Canmore, AB

issued/ revision schedule

| no. | description | date |
|---|---|---|
| 1 | DP SUBMISSION | 09/30/22 |

seal

The Alberta Association of Landscape Architects
Victor Kallos

permit

consultant

pLAnt studio
landscape architecture + planning

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t. 403.264.8700
f. 403.264.8029
mtalink.com
Urban Design Architecture Interior Design

drawing title

LANDSCAPE DETAILS

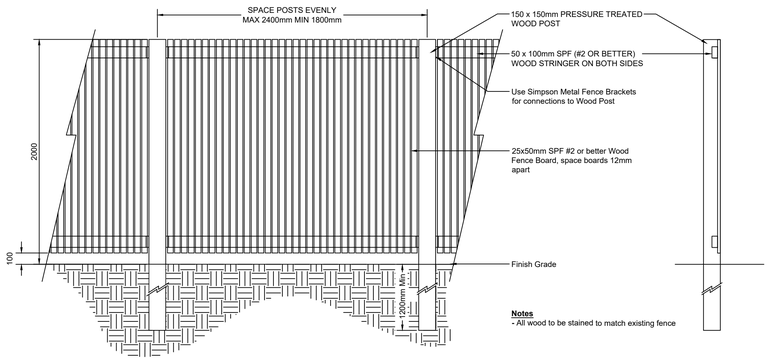
sheet

L2.02

| drawn | scale |
|---|---|
| CK | AS SHOWN |
| checked | project no. |
| VK | 21.158 |

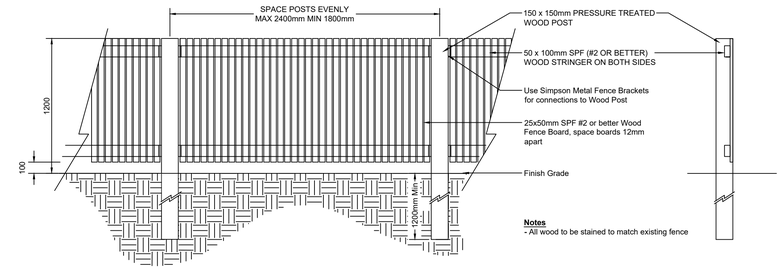
NOTES:

1. ALL FENCE & GATE WOOD MEMBERS TO BE SPF NO 1 OR BETTER THAN PTW- FREE OF KNOTS AND BLEMISHES.
2. CONTRACTOR TO PROVIDE SAMPLE OF WOOD FOR APPROVAL PRIOR TO ANY INSTALLATION
3. CONTRACTOR TO USE GALVANIZED SCREWS FOR CONSTRUCTION.
4. CONTRACTOR TO SUPPLY AND INSTALL RUST-PROOF FASTENING HARDWARE (TYP).
5. CONTRACTOR TO PROVIDE A 12" DIA CONCRETE PILE MIN 4' BELOW GRADE DEPTH.
6. CONTRACTOR TO STAIN WOOD TO MATCH EXISTING FENCE ON SITE.



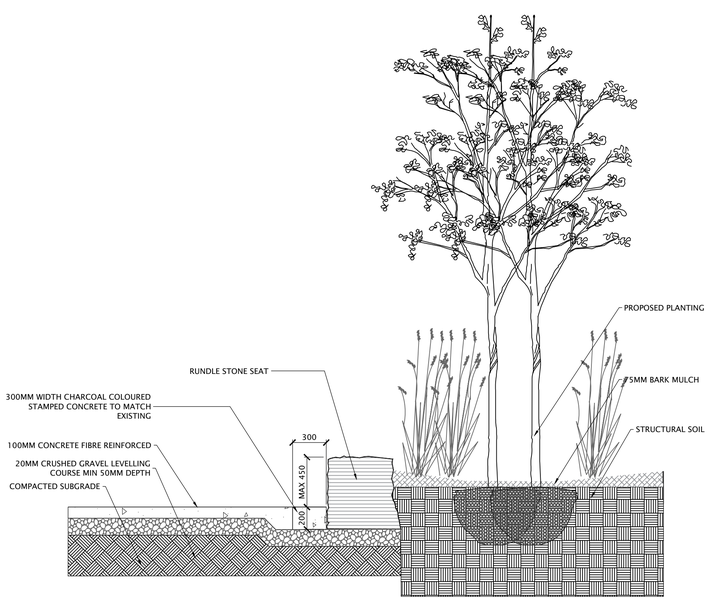

01 L2.03 2.0m HEIGHT WOOD FENCE DETAIL

1:25




02 L2.03 1.2m HEIGHT WOOD FENCE DETAIL

1:25




03 L2.03 CONCRETE EDGE AT ROCK AT PLAZA

1:25

Documents from April 26, 2023 CPC Meeting

CIELLE

1734 Bow Valley Trail
Canmore, AB

issued/ revision schedule

| no. | description | date |
|---|---|---|
| 1 | DP SUBMISSION | 09/30/22 |

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t. 403.264.8700
f. 403.264.8029
mtalink.com
Urban Design Architecture Interior Design

drawing title

LANDSCAPE DETAILS

sheet

L2.03

| drawn | scale |
|---|---|
| CK | 1:25 |
| checked | project no. |
| VK | 21.158 |

NOTES:

1. HOT TUB AREA INSPIRATION

01 L2.04 HOT TUB INSPIRATION

NTS

NOTES:

1. PLAYGROUND AREA INSPIRATION

02 L2.04 PLAYGROUND INSPIRATION

NTS

Documents from April 26, 2023 CPC Meeting

CIELLE

1734 Bow Valley Trail
Canmore, AB

issued/ revision schedule

| no. | description | date |
|---|---|---|
| 1 | DP SUBMISSION | 09/30/22 |

seal

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f. 403.264.8029
mtalink.com
Urban Design Architecture Interior Design

drawing title

LANDSCAPE INSPIRATION

sheet

L2.04

| drawn | scale |
|---|---|
| CK | NTS |
| checked | project no. |
| VK | 21.158 |

# ATTACHMENT 5 – SUSTAINABILITY SCREENING REPORT (SSR)

## Summary Page

| Overall Results | Impact | % | Offset | % |
|---|---|---|---|---|
| Economic Sustainability | -0.11 | 0.54 | 10.40 | 44.39 |
| Environmental Stewardship | -10.88 | 54.77 | 9.20 | 39.28 |
| Social Fabric | -8.88 | 44.69 | 3.82 | 16.33 |
| Total Impact | -19.87 | Total Offset | 23.42 | Net Score 3.55 |

| Economic Sustainability | |
|---|---|
| Income and Wages | -0.11 |
| Non-Residential Tax Assessment | 0.00 |

| Economic Sustainability | |
|---|---|
| 0.00 | InfraCycle Assessment |
| 5.02 | Increasing commercial assessment |
| 0.00 | New employment above median salary |
| 0.00 | New employment outside of 4 significant sectors |
| 0.00 | Floor space for Economic Development & Tourism |
| 5.37 | Percentage of local construction labour value |
| 0.00 | Economic leadership or innovation |

| Environmental Stewardship | |
|---|---|
| Residential Water Consumption | 0.00 |
| Commercial Water Consumption | -2.44 |
| Residential Solid Waste Generation | 0.00 |
| Commercial Solid Waste Generation | -4.87 |
| All Building Energy use and GHG emissions | -2.79 |
| Transportation | 0.00 |
| Infrastructure (sanitary-gravity) | 0.00 |
| Infrastructure (sanitary-pressure) | 0.00 |
| Environmentally Sensitive Lands | 0.00 |
| Land Consumption | -0.11 |
| Efficient Residential Land Use | 0.00 |
| Efficient Commercial Land Use | 0.00 |
| Efficient Industrial Land Use | 0.00 |
| Efficient Mixed Use Residential Land Use | 0.00 |
| Efficient Mixed Use Commercial Land Use | 0.00 |
| Metres of trails / capita | -0.57 |
| Metres of new roads to service development | -0.11 |

| Environmental Stewardship | |
|---|---|
| 0.00 | Residential / commercial mix of uses |
| 2.54 | Higher density than current levels |
| 0.00 | Access to community services from residences |
| 2.00 | Access to services from the commercial site |
| 1.00 | Water saving measures |
| 0.00 | Rain water harvesting system or infiltration |
| 0.00 | Construction waste diversion rate |
| 1.00 | Long-term, operating waste diversion |
| 0.66 | Parking stalls are un-assigned |
| 1.00 | Bike parking of adequate quality |
| 0.00 | Average size of the dwellings |
| 0.00 | LEED Certified |
| 0.00 | Built Green Certified |
| 0.00 | Other green building certification programs |
| 0.00 | Commercial energy consumption reduction |
| 0.00 | Residential energy consumption reduction |
| 1.00 | Environmentally sensitive land protection |
| 0.00 | Minimize density adjacent to sensitive lands |
| 0.00 | Reuse an existing contaminated site |
| 0.00 | Environmental leadership or innovation |

| Social Fabric | |
|---|---|
| Affordability of Market housing (in relation to median income) | 0.00 |
| PAH Housing | -1.74 |
| Seniors Housing | -1.40 |
| Employee Housing | -1.05 |
| Childcare spaces | -1.39 |
| Library | -0.55 |
| Food Bank Usage | -1.11 |
| Social Assistance Payments | -1.09 |
| Crimes Against Persons and Property | -0.55 |

| Social Fabric | |
|---|---|
| 0.00 | Units of perpetually affordable housing |
| 0.00 | Cash contribution towards PAH |
| 2.32 | Bedrooms of employee housing |
| 0.00 | Bedrooms for employees earning < median income |
| 0.00 | Cash contribution towards employee housing |
| 0.00 | Units of seniors housing |
| 0.00 | Percentage of the employees housed |
| 0.00 | Employees rental assistance 10% below market levels |
| 1.50 | Percentage of site ares for social interaction |
| 0.00 | Reuse an existing historic property or building |
| 0.00 | Exceed minimum municipal reserve requirements |
| 0.00 | Accessible recreation or cultural facilities or programs |
| 0.00 | Contribution to recreation facilities |
| 0.00 | Support school enrollment |
| 0.00 | Support for current childcare facilities |
| 0.00 | Support for cultural establishments |
| 0.00 | Support for other non-profit community organizations |
| 0.00 | Unique supports for community programming |
| 0.00 | Support for special events |
| 0.00 | Public art component |
| 0.00 | Public consultation program |
| 0.00 | Social leadership or innovation |

Documents from April 26, 2023 CPC Meeting

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**Planning & Development Department**
Town of Canmore
902 - 7th Avenue
Canmore, AB, T1W 3K1
www.canmore.ca

# SCHEDULE A
## CONDITIONS OF APPROVAL

**DEVELOPMENT PERMIT No.:** PL20220303

**LAND USE DISTRICT:** BVT-G District

**APPROVED USE(S):**
VISITOR ACCOMMODATION
RETAIL SALES
EMPLOYEE HOUSING

**APPROVED VARIANCE(S):**
1. MAXIMUM BUILDING HEIGHT
2. MAXIMUM PERCENTAGE OF BUILDING OVER BUILDING HEIGHT
3. MAXIMUM EAVELINE HEIGHT
4. REDUCE MINIMUM PERCENT OF BUILDING ELEVATION STEPBACK ABOVE EAVELINE

**LEGAL ADDRESS:** BLOCK A; PLAN 6122JK

**APPROVED VARIANCES TO LAND USE BYLAW 2018-22**

1. Section 4.6.3.11 - Maximum Building Height: Increase maximum building height from 16.0 m to 19.2 m.

2. Section 4.6.9.1 a – 20% of the building may exceed maximum building height: Increase 20% of building exceeding building height to 57.9% of building exceeding building height.

3. Section 4.6.3.12 - Maximum Eaveline Height: Increase maximum eaveline height from 7.0 m to 9.0 m and 13.0 m.

4. Section 4.6.3.13 – Floor area above eaveline shall be incorporated into the roof structure and step back from the front building face for a minimum of 70% of the elevation. Decrease minimum step back from building face from 70% of elevation to 30% of elevation.

**STANDARD CONDITIONS:**

1. Prior to the release of the Development Permit, the applicant shall enter into a Development Agreement with the Town of Canmore to do the following:
    a. construct or pay for the construction of the municipal improvements, infrastructure and services required by the development, which may include but shall not be limited to:
        - Transportation;
        - Water;
        - Sanitary;
        - Storm; and
        - Fire
    b. pay the off-site levies imposed by the Off-Site Levy Bylaw; and

Documents from April 26, 2023 CPC Meeting

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c. provide security in accordance with the Engineering Design and Construction Guidelines (EDCG) to ensure the terms of the Development Agreement are carried out.

2. All construction associated with the approval of this Development Permit shall comply with the regulations of the Land Use Bylaw (LUB) 2018-22, unless otherwise stated under the approved variances section of this document.

3. All construction associated with the approval of this Development Permit shall comply with the Town of Canmore Engineering requirements as outlined in the Engineering Design and Construction Guidelines (EDCG).

4. All construction associated with the approval of this Development Permit shall comply with the Tree Protection Bylaw and ensure all tree protection measure are appropriately put in place prior to the development of the site, where determined necessary by the Town of Canmore Parks Department.

5. All construction, landscaping and exterior finishing materials are to be as shown on the approved plans and other supporting material submitted with the application.

6. Any trees, shrubs or other plant material installed as part of the landscaping plan which may die or are blown over, shall be replaced on an ongoing basis, prior to receipt by the developer of a Development Completion Certificate.

7. Any roof top mechanical apparatus, including chimneys and vents, shall be screened to the satisfaction of the Development Officer.

8. Access to the site for emergency vehicles shall be to the satisfaction of the Manager of Emergency Services.

9. All signs shall require a separate development permit.

10. **No occupancy** shall be permitted until an Occupancy Certificate has been issued by the Town of Canmore.

**SPECIFIC CONDITIONS:**

1. The applicant shall provide security to the Town of Canmore to ensure the completion of the project, in the form of cash or an irrevocable Letter of Credit. The amount should be equal to or no less than 1.25 (125%) of the estimated project costs for the project for landscaping and all hard surfacing, paving; and, site servicing; both to the satisfaction of the Town. The Letter of Credit shall be supplied at the time of the signing of the Development Agreement, and shall be in a format acceptable to the Town of Canmore.

2. The Developer shall pay off site levies according to the approved bylaw adopted by Council at the time of the signing of the Development Agreement. The Development Agreement shall specify the manner of the payment of these monies and all other relevant fees and contributions as determined by approved Town of Canmore policy(ies).

3. The Developer shall submit and follow their approved Construction Management Plan. The construction management plan submitted shall be followed through all stages of construction. If

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any problems arise where the Town Bylaws are being violated, a Stop Work Order will be delivered without warning and all construction shall cease until all problems have been rectified to the satisfaction of the Town of Canmore.

4. The Developer is required to provide **100** vehicle parking stalls, **32** long term bicycle stalls and **18** short term bicycle stalls as shown more or less in the approved plans to the satisfaction of the Development Officer. All on-site parking stalls shall be graded and paved to dispose of drainage to the satisfaction of the Development Officer.

5. The Developer shall ensure deliveries to the retail sales unit occur outside of business operating hours and that one surface vehicle parking stall is available for delivery vehicles.

6. The Developer shall provide landscaping generally in accordance with the approved landscaping plan.

7. The Developer agrees to comply with the requirements for enhanced green construction, and that the development will be a minimum 11% better than the current NECB in place at the time of development as outlined in Section 11 Green Building Regulations of the Land Use Bylaw.

8. Commitments expressed in the Developer's Sustainability Screening Report become conditions of approval upon the signing of this Schedule A and will be included in the development agreement.

9. No plant material is permitted between 0.0m and 1.5m from the building.

10. The development is approved for Visitor Accommodation use, which is defined in the Town of Canmore Land Use Bylaw 2018-22 as "a building or group of buildings not intended for residential use where sleeping facilities are provided for persons for periods of up to 30 days and which may also contain a variety of services and amenities for the benefit of guest". A visitor accommodation development shall:

    a. Provide a central management and reservation service;
    b. Have a single address for mail (not for individual units);
    c. Not serve as a residential address for utility billing or electoral enumeration purposes; and
    d. Provide signage designating the development as a "hotel" or similar visitor use.

11. Unless permission is granted by the Town of Canmore, snow clearing shall be handled on-site. No snow shall be pushed onto public land.

12. The Developer shall screen any mechanical equipment or vents to the satisfaction of the Development Officer.

**<u>Prior to the Release of the Development Permit Conditions</u>**

13. Prior to the release of the Development Permit, the Developer shall pay the following variance fees:

    Four (4) approved variances:
    Discretion limited in Land Use Bylaw 1@ $370.00 = $370.00
    Discretion not limited in Land Use Bylaw 3@ $200.00 = $600.00
    TOTAL FEES PAYABLE: $970.00

Documents from April 26, 2023 CPC Meeting

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14. Prior to the issuance of the Development Permit, the Developer shall submit a revised site plan and landscape plan showing improved access to the public plaza from Bow Valley Trail and the public sidewalk/pathway where feasible. The drawings shall be provided to the satisfaction of the Town of Canmore.

**Prior to the Release of the Building Permit and Commencement of Construction Conditions**

15. **Prior to the release of the Building Permit**, the Developer shall provide a pre-construction energy report estimating that the building will achieve a minimum of 11% better than the current NECB in place at the time of development, to the satisfaction of the Development Officer.

16. **Prior to the release of the Building Permit**, the Developer shall submit addressing in accordance with the Town's Civic Addressing Protocol.

17. **Prior to the release of the Building Permit**, the applicant shall submit and have approved a maintenance agreement satisfactory to the Town regarding the proposed landscaping and public plaza to be located within the future municipal Road Right-of-Way. This agreement shall include construction/installation, maintenance, replacement, and any other matters the Town deems necessary.

18. **Prior to the release of the Building Permit**, the applicant shall confirm street lighting will meet standards to the satisfaction of the Town of Canmore.

19. **Prior to Commencement of Construction**, the Developer shall protect all natural vegetation in the road right of way with fencing unless such vegetation has been approved for removal as indicated on approved plans, including any approved Tree Protection Plan. Any unnecessary vegetation removal may result in a Stop Order, fines, and compensation.

**Prior to Occupancy and Operation Conditions**

20. **Prior to occupancy of the building**, the Developer shall provide evidence of compliance with the Town's Enhanced Green Construction requirements.

21. **Prior to occupancy of the building**, the Developer shall apply for, receive approval for, and install signage for the development that designates the development as a hotel or similar visitor accommodation use, to the satisfaction Development Officer.

Documents from April 26, 2023 CPC Meeting

DocuSigned by:
Whitney Smithers
108E9D7FBCAB494...
Signature
CHAIR, CANMORE PLANNING COMMISSION

5/2/2023 | 10:36 AM MDT
Date

IS A NOTICE POSTING REQUIRED: ☒ YES

**ATTACHMENT 7 – VARIANCE RATIONALE**

Documents from
April 26, 2023 CPC Meeting

# Rundle Park (PL 20220303)
# Building & Eaveline Variance Rationale

March 14, 2023

Documents from
April 26, 2023 CPC Meeting

# 1. Variances requested and why

## a) Building height variance of 20% (19.2m)

- **Applicable bylaws:**

  4.6.3.11 the maximum building height is 16.0m.

  4.6.9 Special Variance Considerations

  4.6.9.1 Notwithstanding the variance regulations set out in 1.14, the following variances may also be considered within the district:

  Where the Development Authority is satisfied that the architectural integrity of a building would be enhanced, variances may be granted to allow 20% of the building to exceed the maximum height by up to 20%. No height variances shall be granted beyond the 20% relaxation.

  1.14.3.1 Variances in excess of the limits described in subsecton 1.14.1.1 shall only be considered and may only be granted by the Development Authority where the Development Authority is satisfied that the proposed development provides an extraordinary net benefit to the community pursuant to one or more of the following:

  c. Enhanced Green Construction (secton 10)

- **Variance requirement rationale:**
  This variance supports the exceptional level of quality, alpine massing and detailed articulation in the design of this building. No part of the building exceeds 20% above the maximum building height (16m), however the building area that exceeds 16m does exceed 20%, measuring 57.9%. This is in large part due to the mountain-peak inspired roof-form which overpopulates the area above the 16m with a design that the bylaw does not anticipate, but offers a very compelling and recognizable roofline that reflects the mountain context. The MTA team did review if making the building floor to floor height would be worthwhile, but this ultimately would not result in a benefit for the community. A change of reducing the floor to floor height would result in an overall 3' difference to building height, which would not substantially; change the building area percentage, improve the experience of neighbouring properties, nor would it lessen the perceived mass of the building overall. However this change would compromise clearance for fire-truck access below the porte-cochere, limit space for unit ventilation via the façade, and prevent the addition of 1 visitor accommodation unit. It is also important to recognize that the development represents  total floor area as close to the maximum allowable GFA, while the owner could achieve the same floor area with a building that complies with bylaws but is much more dense, with less

Documents from April 26, 2023 CPC Meeting

ARTICULATION IN THE MASSING, AND WITH A LESS STRIKING DESIGN. INSTEAD, THE OWNER OF THIS DEVELOPMENT HAS ELECTED TO INVEST IN A DESIGN THAT STRIKES A BALANCE BETWEEN THE TRADITIONAL MOUNTAIN AESTHETIC ESTABLISHED IN CANMORE AND A MORE MODERN ALPINE LOOK WITH HIGH QUALITY GLU-LAM TIMBER STRUCTURE.

## b) EAVELINE VARIANCE OF 29% (9M)

- **APPLICABLE BYLAWS:**

  4.6.3.12 THE MAX EAVELINE HEIGHT IS 7.0M

  4.6.9.1 NOTWITHSTANDING THE VARIANCE REGULATIONS SET OUT IN 1.14, THE FOLLOWING VARIANCES MAY ALSO BE CONSIDERED WITHIN THE DISTRICT:

  b. THE REQUIRED EAVE LINE HEIGHT OF A PROPOSED DEVELOPMENT MAY BE RAISED TO 9.0M WHERE THE DEVELOPMENT AUTHORITY IS SATISFIED THAT THE INTENT OF THE "MASSING AND SCALE GUIDELINES" IN SECTION 11: COMMUNITY ARCHITECTURAL AND URBAN DESIGN STANDARDS

- **VARIANCE REQUIREMENTS RATIONALE:**
  THIS DEVELOPMENT COMPLIES WITH THE 9M MAXIMUM ALONG THE STREET FACING FAÇADE, ALL OTHER FACADES REQUIRE A VARIANCE FOR A 13M EAVELINE. WE FEEL IT IS REASONABLE THAT THE FACADES WITH SUBSTANTIALLY LESS VISIBILITY FROM THE PUBLIC REALM DO NOT REQUIRE COMPLIANCE WITH THE EAVELINE RESTRICTION AS IT WOULD OVERCOMPLICATE ROOF GEOMETRY AT INNER CORNERS AND OBSCURE VIEWS OF THE MOUNTAINS FROM. THE DESIGN TEAM HAS MAINTAINED THE COMPOSITION OF EACH FAÇADE BY INTRODUCING A SCREEN ELEMENT WHICH PROVIDES THE SAME HORIZONTAL COUNTER TO THE VERTICAL BALCONIES THAT A LOWERED EAVELINE WOULD. FURTHER TO THE VISUAL ASPECT OF THE EAVELINE, THE MASSING AND IT'S RESULT ON THE NEIGHBOURING PROPERTIES' VIEWSHED AND ACCESS TO LIGHT IS NOT COMPROMISED BY THIS DESIGN. SEE DIAGRAMS ON SHEET DP6.01.

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## 2. THE PROPOSED DEVELOPMENT (AND VARIANCES) PROVIDE A COMMUNITY AND NEIGHBOURHOOD BENEFITS EXCEEDING WHAT IS REQUIRED PER BYLAW

### a) AESTHETIC VALUE & HIGH LEVEL OF QUALITY

Raising the level of quality for one development can have a significant positive impact on the community. This is particularly true when it comes to the aesthetic value and use of high-end materials and amenities.

First and foremost, a development that is designed with aesthetics in mind can have a significant impact on the community. People are naturally drawn to beautiful buildings and spaces, and a well-designed development can create a sense of pride and ownership within the community. This can lead to increased foot traffic and tourism, as well as a boost in local businesses.

In addition, the use of high-end materials and amenities can have a direct impact on the quality of life for residents and visitors. High-end materials are typically more durable and require less maintenance over time, which can save money and resources in the long run. Amenities such as the spa pools, children's park, public plaza and future cafe can also provide residents with much-needed resources and a sense of community.

Furthermore, a development that raises the level of quality can serve as a model for future projects in the area. By setting a high standard for quality and design, other developers may be inspired to follow suit, leading to a domino effect of improved development projects throughout the community.

Overall, it is clear that raising the level of quality for one development can have a significant positive impact on the community. By prioritizing aesthetics and the use of high-end materials and amenities, developers can create a space that is not only beautiful and functional, but also sustainable and beneficial for the community as a whole.

### b) SUSTAINABLE - EXCEED ENHANCED GREEN CONSTRUCTION

This development goes beyond the Green Building targets for the Town of Canmore and offers a minimum of 11% improvement over NECB standards, far exceeding the minimum requirements for Enhanced Green Construction in Canmore. Specific investments that add to enhanced green performance include but are not limited to; the Lumon Balcony system, triple pane glazing, glazing with a U-Value of 1.65 for lower head gain, Insulation along foundation walls and below slab, heat pump system. In addition to this 10 EV ready stalls have been included within the parkade to ensure the community and visitors can transition away from fossil fuels in time.

Energy efficiency has significant value for both individual developments and the broader community. At the level of a single development, energy-efficient

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practices can help to reduce energy consumption and lower energy bills, which can save money and make the development more financially sustainable over time. Additionally, energy-efficient buildings can be more comfortable for occupants, as they are less likely to experience temperature fluctuations and other discomforts associated with poor building performance.

However, the benefits of energy efficiency extend far beyond the boundaries of a single development. By reducing energy consumption, energy-efficient buildings help to reduce the overall demand for energy in a community, which can help to lower energy prices and reduce the need for new energy infrastructure. This, in turn, can have a positive impact on the environment, as less energy consumption means less greenhouse gas emissions and less strain on natural resources.

Furthermore, energy-efficient buildings can serve as models for other developments in the community, demonstrating the economic and environmental benefits of energy efficiency and inspiring others to follow suit. This can create a positive feedback loop, as more and more developments adopt energy-efficient practices and contribute to a more sustainable, resilient, and prosperous community.

Overall, the value of energy efficiency for a single development lies not only in the cost savings and occupant comfort it can provide, but also in its potential to contribute to a broader community-wide shift towards a more sustainable and resilient future.

### c) PLACEMAKING PUBLIC AMENITY

This development includes a high-end public plaza connecting the main entry, pedestrian/cycle route, and bus stop. A plaza can have significant value to the public as a space for placemaking and community building, especially in a tourist destination in the mountains and along a popular bike trail.

A plaza can serve as a central gathering space for locals and visitors alike. It can be a place to relax, socialize, and enjoy the natural beauty of the surrounding area. This can help to create a sense of community and belonging among residents, as well as provide a welcoming atmosphere for tourists. This will help enrich the experience for passersby and elevate the experience along Bow Valley Trail as an entry point for the town.

This gathering space can also offer some relief to infrastructure serving this bike trail which is already over-taxed by users such as the Canmore Visitor Information Centre.

Third, a plaza can serve as a hub for outdoor recreation. In a mountain tourist destination, it is likely that visitors will be drawn to the area for its natural beauty and opportunities for outdoor activities. A plaza located directly along a popular bike trail can provide a convenient place for cyclists to rest and recharge, as well as

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a starting or ending point for rides. This can also help to promote sustainable transportation and support healthy lifestyles.

Overall, a plaza can have a range of benefits for the public in terms of placemaking and community building. In a tourist destination in the mountains and along a popular bike trail, it can serve as a vital hub for both residents and visitors, promoting social interaction, cultural activities, and outdoor recreation.

## d) ROAD WIDENING SETBACK

When this development sells a portion of the property to the town for road-widening, it has the potential to benefit the community in several ways. Here are some of the most significant benefits:

**Improved Traffic Flow:** In the future, should the town desire to pursue former plans for road widening, widening roads can help alleviate traffic congestion, making it easier and faster for people to get around along perimeter roads. This can improve overall mobility, reduce travel time, and make commutes more efficient.

**Improved Traffic Calming:** Based on the current ARP for Bow Valley Trail the intention for this road setback is to develop ample planting and support the multi-model pathway system. Heavily treed roadways allow drivers to recognize their speed more readily and markedly reduce the speed at which cars travel. The pathways flanking the roadway on Bow Valley Trail will greatly benefit from more cautious drivers who move at a reduced speed.

**Reduced Heat Island Effect:** The increase to planting, including trees along the setback of Bow Valley Trail will offer shade in the summer months and can naturally lower the temperature in the surrounding environment by several degrees, particularly when shade is offered to asphalt roads and pathways, as is the case here.

**Increased Safety:** Wider roads allow for generous space for varied modes of transportation, each safely isolated from the other with dedicated lanes serving vehicle drivers, pedestrians, and bicyclists, reducing the risk of accidents and making the area safer for everyone.

**Consistent Streetscape:** When this road setback is honoured as part of this development it creates a more consistent streetscape, enhancing the aesthetic appeal of the community allowing the vision in the ARP for Bow Valley Trail to be actualized. This can help attract new residents and businesses to the area, boosting the local economy.

**Enhanced Property Values:** A consistent streetscape can also help enhance property values, making homes and businesses more attractive to buyers and investors.

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Overall, selling a portion of the development's property to the town for road-widening can have many benefits for the community. It can help improve traffic flow, increase safety, create a consistent streetscape, and enhance property values, all of which can contribute to a more prosperous and livable community.

### e) STAFF HOUSING – EMPLOYEE HOUSING

This development proposes an employee housing unit adjacent to the CRU. This unit could be accessed via the CRU or from the side of the building, with a dedicated entry point on the main floor which is distinct from all visitor accommodation circulation. The inclusion of employee housing this development offers several benefits to the community. This employee housing unit is a space that pairs residential and commercial use in one location, allowing residents to both live and work in the same location. Here are some potential benefits to consider:

**Addressing the Staff Housing Deficit:** By including an employee unit in the development, the town has more potential to provide an affordable housing option for employees who work in the tourism industry. This can be especially helpful with the rising cost of living and housing supply.

**Supporting Small Business Owners:** Employee housing units paired with a retail space can be a great option for entrepreneurs who want to start a small business but cannot afford the high costs of commercial rent. By providing a space for both living and working, the town can encourage small business development, which can be a boost to the local economy.

**Promoting Sustainable Development:** By combining residential and commercial spaces, live-work units can reduce the need for commuting, which can help reduce carbon emissions and promote sustainable development.

In conclusion, the inclusion of a live-work unit in a development can provide several benefits to Canmore by addressing the housing shortage, supporting small businesses, fostering a sense of community, and promoting sustainable development, live-work units can be a valuable addition to the town's planning strategy.

### f) STREET ACTIVATION/SECURITY – STREET ORIENTED UNITS AND DYNAMIC FAÇADE

In addition to the CRU frontage and main accommodation entry, this development offers street-oriented visitor accommodation units that are directly facing the street, with entrances and windows oriented towards the sidewalk. Such units provide a number of benefits to the community, including improved safety and a more dynamic streetscape.

One of the main benefits of street-oriented units is improved safety on the street. When there are people living or working on the street, there are more eyes on the

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street and a greater sense of community ownership of the space. This can deter criminal activity and increase the sense of safety for everyone who uses the street, including pedestrians and cyclists.

In addition to improved safety, street-oriented units also contribute to a more dynamic and vibrant streetscape. When there are businesses and residences directly facing the street, there is more activity and interaction between people on the street. This can lead to more foot traffic, more socializing, and a greater sense of community on the street.

Overall, street-oriented units offer numerous benefits for the community, including improved safety on the street and a more dynamic streetscape. By encouraging more street-oriented development, cities and developers can create more livable and engaging communities for everyone who lives, works, and visits the area.

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## 3. THESE VARIANCES WOULD NOT UNDULY INTERFERE WITH THE AMENITIES OF THE AREA OR MATERIALLY INTERFERE WITH, OR AFFECT THE USE, ENJOYMENT, SAFETY, AESTHETICS, OR VALUE OF NEIGHBOURING PROPERTIES

### a) ACCESS TO LIGHT

Access to light is an essential aspect of the livability and comfort of a property. Natural light not only illuminates a space, but also has significant health benefits, such as regulating the body's circadian rhythm and improving mood. Additionally, a well-lit property can enhance safety and security, as well as the overall aesthetic appeal of the space.

Because of considered siting, this building does not unduly interfere with the amount of natural light that neighboring properties receive. By locating the building as near to the NW property line as possible, this design and the neighbouring property benefit from a natural gap in development created by the URW along that boundary. A similar gap is likewise created by the at grade parking located on the SE boundary of the site. Given the substantial road setback along the length of the development on the NE side, there is no issue with access to light for neighbouring properties on the other side of Bow Valley Trail. This design ensures that the new development is respectful of neighboring properties and does not detract from their livability or value, and this design

### b) ACCESS TO VIEWS

Access to mountain views is a highly valued feature for visitor accommodation properties in Canmore. The stunning natural scenery of the Canadian Rockies is a major draw for visitors, and the ability to enjoy mountain views from their accommodations can greatly enhance their experience.

Having mountain views can provide several benefits for visitor accommodation properties. Firstly, it can increase the attractiveness of the property, leading to higher occupancy rates and the ability to charge higher prices. This is particularly true in Canmore, where visitors come specifically to experience the beauty of the mountains.

Additionally, mountain views can enhance the overall experience of guests, creating a sense of relaxation and tranquility. This can help visitors feel more connected to nature and their surroundings, which can make their stay more memorable and enjoyable.

It is important to ensure that any development complies with Canmore bylaws and does not unduly interfere with access to views for neighbouring properties. As described in the previous section for access to light, the siting of the building, combined with surrounding setbacks and features of the town, such as the rail, the building does not obscure existing views or access to light.

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## c) ACCESS TO SITE FOR NEIGHBOURING PROPERTIES

Respecting a neighboring property's access to site as a new development is essential for several reasons. It promotes good relations between neighbors and helps to build trust and respect in the community. When property owners feel that their interests and concerns are being considered, they are more likely to be supportive of new developments in their area.

The Owner of this development elected to accommodate the preference of the town's transportation department by aligning the site access point with the driveway on the other side of Bow Valley Trail can help to improve traffic flow and safety in the area. This can have significant benefits for both the new development and the surrounding community by reducing congestion and the risk of accidents.

## d) PRIVACY FOR UNITS ON NEIGHBOURING PROPERTIES

This development does not interfere with the privacy of neighboring properties, this will promote harmonious living and minimizes potential conflicts between neighbours. Privacy is a fundamental human right and a critical aspect of comfortable living. Therefore, respecting the privacy of neighboring properties is essential for this development project.

This respect for privacy is achieved in the building design through proper orientation, setbacks, and screening with plants to minimize any potential negative impacts on the neighboring properties. The SE property line is the only interface shared directly with an alternate building facade. This is the backside of the Chateau Canmore low rise visitor accommodation. This condition is first addressed by minimizing the number of units on the Rundle Park building which face this direction, orienting balconies towards the view of Mt. Rundle or Bow Valley Trail where possible. Second, the setback between the two buildings is maximized to allow visitors in both buildings to appropriately feel they are in their own space. Finally, this boundary is reinforced with a planting screen which offers privacy while not obscuring access to light and views as mentioned earlier in this document.

## e) AESTHETICS

The design of Rundle Park is inspired by detailed timber architecture development Developments that share a similar aesthetic can have several values for a community, especially when it comes to a mountain or alpine aesthetic. Here are a few potential benefits:

**Sense of Community:** When buildings in a community share a similar aesthetic, it can create a sense of belonging and community. This is because the aesthetic creates a shared identity and can serve as a unifying factor. This can lead to stronger community connections, a greater sense of pride in the community, and increased social interaction among community members.

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**Attractiveness:** A community that shares a mountain or alpine aesthetic can be visually stunning, with buildings that blend in with the natural surroundings. This can make the community more attractive to residents, visitors, and potential investors. The aesthetic can also help to preserve the natural beauty of the surrounding landscape.

**Economic Benefits:** An aesthetically pleasing community can be a draw for tourism and recreation, which can bring economic benefits to the area. This can lead to job creation, increased tax revenue, and increased economic activity in the community.

**Environmental Benefits:** A community with a mountain or alpine aesthetic may be more likely to prioritize environmentally sustainable practices, such as energy-efficient buildings, green spaces, and recycling programs. This can lead to a cleaner, healthier environment for residents, visitors, and wildlife.

Overall, this development shares a strong alpine aesthetic with it's neighbours and this can have numerous benefits Canmore, including a stronger sense of community, increased attractiveness for the Town, economic benefits, and environmental benefits.

## f) VALUE OF NEIGHBOURING PROPERTIES IMPROVED

Overall, the development offers only an increase in value to surrounding properties, especially if the existing use on and quality of development for this property is considered.

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