



NOTICE OF DECISION

THIS IS NOT A DEVELOPMENT PERMIT

DEVELOPMENT PERMIT No.: PL20230350

APPLICANT NAME: Metafor Architecture

MUNICIPAL ADDRESS: 500 Cascade Drive

LEGAL ADDRESS: Lot 6 Block 24 Plan 2410460

LAND USE DISTRICT: R3 SC1

APPROVED USE(S): Apartment Building (4 Buildings at 40, 63, 56, and 56 Units)
Townhouse (3 Buildings at 8 Units each)

DATE OF DECISION: June 19, 2024

APPROVED BY: Canmore Planning Commission

DATE ISSUED: June 20, 2024

It has been decided that the application be **APPROVED** subject to the conditions noted in the attached **Schedule A – Conditions Of Approval**.

This application was deemed complete on: December 27, 2024

DocuSigned by:

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Signature

Chair, Canmore Planning Commission

6/20/2024 | 3:13 PM MDT

Date

A decision of the Development Authority on a development permit application may be appealed by serving a written Notice of Appeal to the Secretary of the Subdivision and Development Appeal Board within twenty-one (21) days of the date that the applicant is notified of the decision in writing.

Should you have any questions or require information regarding any of the above please contact the Development Officer as noted in this document.



Planning & Development Department

Town of Canmore
902 - 7th Avenue
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SCHEDULE A

CONDITIONS OF APPROVAL

DEVELOPMENT PERMIT No.: PL20230350

LAND USE DISTRICT: R3 SC1 – Residential Comprehensive Multiple Unit, Stewart Creek District

APPROVED USE(S): Apartment (4 Buildings at 40, 63 and 56 (x2) units) and Townhouse (3 Buildings at 8 units each)

APPROVED VARIANCE(S): Building Height, Eaveline Height

MUNICIPAL ADDRESS: 500 Cascade Drive

LEGAL ADDRESS: Lot 1 Block 19 Plan 1510968

APPROVED VARIANCES

1. Variance to Section 3.11.3.5 of the Land Use Bylaw 2018-22, to allow a maximum building height as identified in the approved plans as follows:
 - a) On Building 1, 3 & 4 to be increased to 15.6 metres (30% variance) instead of 12 metres;
 - b) On Building 2 to be increased to 13.8 metres (15% variance) instead of 12 metres; and
 - c) On Building 5, 6 & 7 to be increased to 13.0 metres (9% variance) instead of 12 metres.
2. Variance to Section 3.11.3.5 of the Land Use Bylaw 2018-22, to allow a maximum eaveline height as identified in the approved plans for Buildings 1, 3, and 4 to be increased to 11.7 metres (30% variance) instead of 9 metres.

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), as amended or replaced from time to time; 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.



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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), as amended or replaced from time to time, 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

11. The approval of this Development Permit recognizes the development to be completed in 8 phases as identified on the approved plans. 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.
12. 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.
13. 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 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.
14. 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).
15. The Developer shall follow their approved Construction Management Plan. The construction management plan submitted prior to construction shall be followed through all stages of



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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.

16. The Developer is required to provide a minimum of 239 vehicle parking stalls, 35 visitor vehicle parking stalls, 4 loading bays, 58 short term bicycle parking stalls and 323 long-term bicycle parking stalls, as shown in the approved plans.
17. The Developer shall provide landscaping generally in accordance with the approved landscaping plan.
18. The Developer agrees to comply with the requirements for enhanced green construction, and that the development will be **11% better than the current NECB** in place at the time of development, or where EnerGuide does apply, the development will meet the Green Building target of **11% better than the EnerGuide Reference House**, as outlined in Section 10 Green Building Regulations of the Land Use Bylaw.
19. Commitments expressed in the Developer's Sustainability Screening Report, including the provision of solar panels on Buildings 2 and 4, become conditions of approval upon the signing of this Schedule A.
20. The developer shall **provide nine (9) Perpetually Affordable Housing** units in accordance with the letter of agreement, as amended and updated, between the Developer and the Town of Canmore.
21. Prior to occupancy, the Developer shall register a public access easement to enable turning maneuvers for public vehicles and Town maintenance equipment, to the satisfaction of the Development Authority.

PRIOR TO RELEASE OF DEVELOPMENT PERMIT

22. Prior to release of the Development Permit, the developer shall resubmit civil drawings which provide appropriate means to intercept overland flow from catchment FF1 prior to discharging onto Cascade Drive to the satisfaction of the Development Authority.
23. Prior to release of the Development Permit, the developer shall resubmit civil drawings which show check valves for the Building 4 & 5 watermain loop to the satisfaction of the Development Authority.
24. Prior to release of Development Permit, the Developer shall pay the current Canmore Planning Commission decision making authority fee of \$330.00.
25. Prior to the release of the Development Permit, the Developer shall pay the following variance fees:

Two (2) approved variances:

Discretion limited in Land Use Bylaw 2 @ \$340.00 = \$680.00

TOTAL FEES PAYABLE: \$680.00



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PRIOR TO RELEASE OF BUILDING PERMIT

- 26. Prior to the release of the Building Permit, the Developer shall **provide a pre-construction energy report** estimating the energy efficiency of the development using the current NECB.
- 27. Prior to the release of the Building Permit the Developer shall demonstrate on their floor plans that the units intended as **Perpetual Affordable Housing (PAH)** meet the requirements for the PAH Build and Price Guidelines, to the satisfaction of Canmore Community Housing. Units that do not meet the guidelines may not be counted as PAH.
- 28. Prior to release of the building permit (for full building), the Developer shall provide drawings that show a bike detection system for the parkade door to the satisfaction of the Municipal Engineer.

PRIOR TO OCCUPANCY AND OPERATION

- 29. Prior to occupancy, **signage is to be installed** for the loading zones near the main entrances of the buildings and, the visitor parking stalls on the property, to the satisfaction of the Development Authority.
- 30. Prior to occupancy, the developer shall prepare a Restrictive Covenant for applicable development setbacks to steep slopes in accordance with the Englobe Geotechnical Evaluation & Post Grading Slope Stability Report dated December 5, 2023. The Town of Canmore must be a party to the Restrictive Covenant indicating it cannot be discharged without the Town's consent.
- 31. Prior to occupancy, the Developer **shall provide evidence that Built Green Silver certification** (or equivalent to the satisfaction of the Development Officer) has been achieved. A preliminary notification of compliance provided by the third party shall suffice in this regard, with the official copy of final certification required within 90 days of occupancy of the building or, as applicable, the final unit.
- 32. Prior to occupancy of each building, emergency access through lot 4 shall be constructed in accordance with the "City of Calgary Fire Department Access Standards" to the satisfaction of the Fire Chief.
- 33. Prior to occupancy of each building, Construction Completion Certificates for water and sanitary shall be submitted by the consulting engineer and accepted by the Town.

ADVISORY COMMENTS

- a) Please note that each building of the development will require a separate building permit application to be submitted.

DocuSigned by:

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 Signature
 Chair, Canmore Planning Commission

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Date

IS A NOTICE POSTING REQUIRED:

YES

NO