



Architectural Services – Area Redevelopment Plan for Downtown Canmore

Request for Proposal (RFP) FOR SERVICES

SUMMARY:

The Town of Canmore is inviting proposals from professional architects to support Connect Downtown, a planning project that will result in an Area Redevelopment Plan for downtown Canmore. The successful proponent will assess the viability of a draft land use plan and development policies with respect to guiding future development downtown by conducting test fits for various sites and providing recommendations on density, height, setbacks, and other design guidelines and regulations as appropriate.

REFERENCE NUMBER:	7233-02
CLOSING DATE:	SEPTEMBER 25, 2024
CLOSING TIME:	23:59:59 Mountain Time Zone
DATE ISSUED:	AUGUST 19, 2024
NOTE:	RESPONSES WILL NOT BE OPENED PUBLICLY



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1.0 INSTRUCTIONS FOR RESPONDING TO THIS REQUEST FOR PROPOSALS

- 1.1.1 Closing Date and Time: Proposals must be received not later than 23:59:59 hours Mountain Time Zone (Canmore local time) on September 25, 2024.**
- 1.1.2** Proponents shall submit their proposal to the Town of Canmore by email to the attention of Joshua Cairns, Senior Policy Planner at joshua.cairns@canmore.ca. The proposal document is to be in PDF format only (.pdf) and all components shall be formatted and combined into one file that is attached to the email submission. Responses by facsimile will not be accepted.
- 1.1.3 RFP Contact Person:**
For clarification or additional information, Proponents shall **only** contact the person listed below.

Joshua Cairns, Senior Policy Planner
Email – joshua.cairns@canmore.ca

See Section 2.0, item 2.6 below for additional information for Questions and Clarifications.
- 1.1.4** The Town of Canmore may in its sole discretion disqualify responses that do not meet the formatting and other criteria set out in Section 4.0 of this RFP.
- 1.1.5** Responses must be in English.
- 1.1.6** Pricing submissions shall be stated in Canadian dollars with Goods and Services Tax (GST) extra.
- 1.1.7** Each Proponent is solely responsible for ensuring that its response is received at the specified address (physical address or email address) by the specified closing date and time. Strict adherence to the closing date and time will be maintained, and unless the deadline date is extended by issue of Addendum, all responses received after this time and date will be returned unopened.
- 1.1.8** This Request for Proposals is not a tender and the Town of Canmore does not intend for the laws of competitive bidding to apply.

END OF SECTION 1.0

2.0 GENERAL CONDITIONS OF RESPONSE

2.1 PURPOSE OF THE REQUEST FOR PROPOSAL (RFP)

The Town of Canmore is issuing this Request for Proposal (RFP) to select a professional architect for architectural services that would support the preparation of an Area Redevelopment Plan for downtown Canmore as part of the Connect Downtown planning project. The primary deliverable will be a concise memo with recommendations for densities, heights, setbacks, and other built form guidelines or regulations as deemed appropriate based on a draft land use concept and ARP policy directions.

The Town of Canmore reserves the right to modify the terms or cancel the RFP process at any time.

2.2 SUBMISSION OF RESPONSE TO THE RFP

2.2.1 By submitting a response to this RFP, each Proponent accepts its terms and conditions. In addition, by submitting its response each Proponent waives all claims, rights, demands and the benefit of any provisions of any statute, rule of law or regulation that might adversely affect the rights of the Town of Canmore under this RFP.

2.2.2 Each Proponent shall make full disclosure of any actual or potential conflict of interest arising from any existing business or personal relationships with any of the following (each, a “Conflicted Person”): (i) any employee of the Town of Canmore; (ii) any member of the Town of Canmore Town Council (councillor); (iii) any board or committee member; (iv) any family member of any such employee, councillor or board/committee member; or (v) any business entity controlled by or otherwise not at arm’s length to any one or more of any such employee, councillor, board/committee member or family member.

Without limiting the foregoing, details should be provided of any direct or indirect pecuniary interest of any Conflicted Person in the supply of the services contemplated by this RFP.

Disclosure of any such actual or potential conflict of interest shall be made in writing with the Proponent’s response.

2.2.3 This RFP and any contracts subsequently entered into as a result hereof shall be governed by the laws of the Province of Alberta and the laws of Canada applicable therein. The courts of the Province of Alberta shall have exclusive jurisdiction over this RFP and any contracts entered into as a result hereof.

2.2.4 Proposal documents must be completed in accordance with the requirements of the Request for Proposal documents and no amendment or change to proposals will be accepted after the closing date and time.

2.2.5 All documents submitted by Proponents in response to this RFP are to remain the property of the Town of Canmore.

2.2.6 Proposals shall be irrevocable for sixty (60) days following the closing of the RFP and the proposals shall be retained by the Town of Canmore.

2.2.7 Proposals shall be signed by an authorized signatory of the Proponent using the Signature and Waiver Sheet in Section 5.0. If the Proponent is an incorporated company, the corporate seal of the Proponent shall be affixed or a certified true copy of a resolution of the corporation naming the person(s) in question as authorized to sign agreements on behalf of the corporation shall be attached to the proposal. Proponents who are sole proprietorships or partners shall sign their RFP response in such a way as to irrevocably bind the Proponent in an authorized manner.

2.3 NO COMMITMENT

- 2.3.1** No commitment on the part of the Town of Canmore shall exist under this RFP unless and until the Proponent receives official written confirmation from the Town of Canmore that it has been selected to complete the work.

2.4 LIMITATION OF LIABILITY

- 2.4.1** The Town of Canmore will have no liability to any person or entity for any damages, including, without limitation, direct, indirect, special or punitive damages, arising out of or otherwise relating to this RFP, the Proponent's participation in this RFP process or the Town of Canmore's acts or omissions in connection with the conduct of this RFP process. This limitation applies to all possible claims by a Proponent, whether arising in contract, tort, equity, or otherwise, including, without limitation, any claim for a breach by the Town of Canmore of a duty of fairness or relating to a failure by the Town of Canmore to comply with the terms set forth in this RFP.

2.5 ACCEPTANCE OR REJECTION

- 2.5.1** The Town of Canmore reserves the right to reject any or all responses. Without limiting the generality of the foregoing, the Town of Canmore may reject any response which it deems:

- a) is incomplete, obscure, irregular, unrealistic or noncompliant;
- b) has erasures, ambiguities, inconsistency or corrections; or
- c) fails to complete, or provide any information required by, any provision of this RFP.

Further, a response may be rejected on the basis of the Town of Canmore's understanding of the Proponent's past record of work, its general reputation, its financial capabilities, the completion schedule or a failure to comply with any applicable law.

The purpose of the Town of Canmore is to obtain the most suitable responses to the Project and to further the interests of the Town of Canmore and what it wishes to accomplish in carrying out the Project. Therefore, the Town of Canmore has the right to waive any irregularity or insufficiency or noncompliance in any response submitted and to accept the response or responses which it deems most favourable to its interests or to reject all responses and cancel the RFP.

In addition to any rights identified elsewhere in this RFP, the Town of Canmore reserves the right to:

- a) reject any and all responses;
- b) add, delete or change the terms of this RFP at any time prior to the specified closing date and time;
- c) during the evaluation period, seek clarification of any Proponent's response, including consequential amendments, or any additional information from any Proponent;
- d) accept or reject, in whole or in part, any response without giving any reason;
- e) have any documents submitted by the Proponent reviewed and evaluated by any party, including independent Consultants;
- f) cancel the RFP process without penalty at any time for any reason; and
- g) negotiate and enter into an agreement with any Proponent notwithstanding any noncompliance by the Proponent's response with any requirement of this RFP.

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The Town of Canmore is the sole and final judge with respect to the selection of any Successful Proponent as a result of this RFP process.

All Proponents submitting a response to this RFP will be advised of the results of the RFP process by email or regular mail. Please allow at least two weeks for responses to be evaluated by the Town of Canmore.

2.6 QUESTIONS AND CLARIFICATIONS

- 2.6.1** Procedural or technical questions shall be submitted in writing and should include references to a specific section and item number.
- 2.6.2** Dependent upon their nature, comments or answers will be returned via email or through an addendum should the information be applicable to all Proponents.
- 2.6.3** Amendments to this RFP will be valid and effective only if confirmed by written addenda. Addenda may be issued during the proposal response period. All addenda become part of the agreement and receipt must be confirmed in the Proponents proposal submission.
- 2.6.4** Any addenda documents will be issued by the same method that this RFP was issued.
- 2.6.5** It is the Proponent's responsibility to clarify the interpretation of any item of this RFP a minimum of 72 hours prior to the stated closing date and time by contacting the Town of Canmore's designate (as above).

2.7 DISCREPANCIES IN NUMBERS

- 2.7.1** In the event of a numerical discrepancy or error in a Proposal, the written number will prevail.
- 2.7.2** In the event of pricing extension errors, the unit price will apply.

2.8 CONFIDENTIALITY AND FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT

- 2.8.1** All information including, without limitation, any technology of a proprietary or novel nature which is disclosed to a Proponent by the Town of Canmore or a third party as a representative of the Town of Canmore (which information, in addition to the confidentiality requirements hereunder, will be kept confidential by the Proponent in accordance with the terms of its disclosure by such third party) or which is otherwise obtained by the Proponent in connection with this RFP process, other than that which is common knowledge or within the public domain, is the confidential property of the Town of Canmore and must not be disclosed by the Proponent, except to duly authorized representatives of the Town of Canmore. Such confidential information or property is not to be employed other than in connection with responding to this RFP unless otherwise duly authorized by the Town of Canmore in writing. These confidentiality provisions will remain binding obligations on each Proponent following the conclusion of this RFP process until the Town of Canmore reasonably determines that such confidential information referred to herein has become part of the public domain (other than by disclosure or use prohibited herein) and releases the Proponent from its confidentiality obligation. This requirement does not prohibit any Proponent from complying with an order to provide information or data issued by a court or other authority with proper jurisdiction or to act to correct or report a situation which the Proponent may reasonably believe to endanger the safety or welfare of the public.
- 2.8.2** The Proponent acknowledges that any information or documents provided by it to the Town of Canmore may be released pursuant to the provisions of the *Freedom of Information and Protection of Privacy Act*. This acknowledgement shall not be construed as a waiver of any right

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to object to the release of any information or documents.

- 2.8.3** The Town of Canmore acknowledges that a Proponent's response may contain information in the nature of a Proponent's trade secrets or commercial, financial, labour relations, scientific or technical information of or about a Proponent. The Town of Canmore agrees that portions of responses to this RFP which are provided in confidence will be protected from disclosure to the extent permitted by law. The Town of Canmore is bound by the *Freedom of Information and Protection of Privacy Act* (Alberta), as amended from time to time, and all documents submitted to the Town of Canmore will be subject thereto. Each Proponent must identify appropriate parts of its response or other documents submitted to the Town of Canmore as confidential and specify what harm could reasonably be expected from its disclosure; however, the Town of Canmore may not be able to ensure that such parts will not be protected from access.
- 2.8.4** Proponents are advised that the Town of Canmore will, as necessary, be disclosing the responses on a confidential basis to its employees and advisors who have a need to know in connection with this RFP process for, among other things, the purpose of evaluating and participating in the evaluation of the responses. It is the responsibility of each Proponent to ensure that all personal information provided to the Town of Canmore with respect to the Proponent's personnel and their experience is supplied with the informed consent of such individuals and in accordance with applicable law. By submitting any personal information each Proponent represents and warrants that it has obtained the informed consent of the individuals who are the subject of such information to its collection, use and disclosure for purposes of this RFP response. Also, such individuals are agreeing to the use of such information as part of the RFP evaluation process, for any audit of the procurement process and for contract management and performance purposes.
- 2.8.5** Proponents in custody or control of records provided to the Proponent by the Town of Canmore records shall abide by the privacy and non-disclosure provisions of the *Freedom of Information and Protection of Privacy Act* respecting these records as if this act applied directly to the Proponent, and shall generally assist the Town in its own compliance with the *Freedom of Information and Protection of Privacy Act* respecting records provided to the Proponent.

2.9 COST OF PREPARATION

- 2.9.1** Any cost incurred by the Proponent in the preparation of its response to this RFP shall be borne solely by the Proponent.
- 2.9.2** Shortlisted candidates may be invited to participate in an interview. The Town of Canmore will not pay for the time required or travel expenses incurred to participate in the interview.

2.10 OWNERSHIP OF SUBMISSIONS

- 2.10.1** All responses submitted to the Town of Canmore become the property of the Town of Canmore and shall not be returned. They will be received and held in confidence by the Town of Canmore, subject to the provisions of the *Freedom of Information and Protection of Privacy Act*.
- 2.10.2** Unsuccessful Proponent submissions will be kept as record for the procurement process until two years after the date of decision for the RFP award.

2.11 CLARIFICATION FROM PROPONENTS

- 2.11.1** The Town of Canmore reserves the right to seek from any/all Proponents any further clarification it may require on responses submitted pursuant to this RFP.

2.12 PROPONENT PERFORMANCE

2.12.1 The selected Proponent may be evaluated throughout the course of service delivery in connection with any specific work or projects undertaken as a result of any agreement entered into between any Proponent and the Town of Canmore. The Town of Canmore may also conduct periodic reviews/assessments of any selected Proponent, taking into consideration, in addition to specific work related to the project undertaken by the Proponent, ongoing Proponent staff qualifications, experience, training, and staff changes. Any evaluation/assessment will be shared with the Proponent, with the goal of immediate and permanent resolution where concerns have been raised. The Town of Canmore reserves the right to remove from the roster any selected Proponent who has been qualified by this RFP process by way of written notice if, in the sole discretion of the Town of Canmore, based on any on-going or specific evaluation or assessment of the Proponent or its performance of any work, it is deemed to be in the Town of Canmore's best interests.

2.13 LENGTH OF AGREEMENT

2.13.1 This agreement is in effect for the duration of the Project as specified in Section 3.5.

2.13.2 The Town reserves the right to extend the above-noted timelines to complete any work in progress.

2.13.3 Additional award periods will generally be based on mutual agreement between The Town and the Successful Proponent. The Town reserves the right to negotiate changes to existing agreements for the work to reflect current conditions at the time of extension or renewal.

2.14 FORM OF CONTRACT

2.14.1 The Town of Canmore will be issuing a Service Agreement with Letter of Award to the Successful Proponent to deliver the work described within this RFP.

2.15 SERVICES TERMS AND CONDITIONS

2.15.1 Final agreements with the successful Proponent may consist of any number of the following documents, including all amendments thereto:

- Request for Proposal
- Addenda
- Letter to Successful Proponent
- Statement of Scope
- Technical & Fee Proposal
- Letter of Award
- Service Agreement

2.15.2 The Service Agreement sets out the terms and conditions of consulting services to the Town of Canmore.

2.15.3 Any inconsistent or conflicting provisions contained within the documents forming the Agreement shall be resolved in the following order:

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- Service Agreement
- Letter of Award
- Statement of Scope
- Technical & Fee Proposal
- Addenda
- Request for Proposal

2.16 STAFF CHANGES

2.16.1 Staff changes by the successful Proponents will require written approval from The Town prior to any such change, which approval The Town may withhold in its sole discretion. The qualifications and experience of the proposed staff change must be equivalent to or better than the staff proposed in the proposal received. The Town reserves the right, in addition, and without prejudice to any other right or remedy, to immediately terminate the Agreement as a result of the failure by the Successful Proponent to provide the staff proposed.

2.17 NON-ASSIGNMENT

2.17.1 The Successful Proponent will be expected to deliver the work. Neither the contract nor any rights or obligations to perform the work under the contract will be assignable by the Successful Proponent without the prior written consent of the Town of Canmore. The granting of such consent shall be within the sole and unfettered discretion of the Town of Canmore, and based on the terms of this consent may not relieve the Successful Proponent of liability to perform the work. Proponents who anticipate requesting to assign some or all of the contract must notify the Town as part of their responses to this RFP.

2.18 DEPOSITS

2.18.1 The Town of Canmore will not consider the payment of a deposit to the Successful Proponent for the scope of work in this RFP.

2.19 TERMS OF PAYMENT

2.19.1 Invoices will be paid within 28 days from the approval date of the invoice.

2.20 INSURANCE AND WORKERS' COMPENSATION BOARD REQUIREMENTS

2.20.1 Mandatory Eligibility Requirements

As a mandatory eligibility requirement for response to this RFP:

- (a) The Successful Proponent shall carry at all times during the performance of the work General Liability/ Umbrella Liability Insurance with a limit of not less than TWO MILLION DOLLARS (\$2,000,000) inclusive per occurrence for bodily injury (including death) and damage to property including loss of use thereof. Such insurance shall at a minimum include coverage of broad form property damage, contractual liability, cross liability, completed operations and product liability, and such other types of insurance as would be carried by a prudent person performing such contract work and as the Town of Canmore may from time to time require.
- (b) The Successful Proponent shall at all relevant times carry Workers Compensation

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Board coverage of either of Alberta or of another AWCBC board that will extend the required amount of coverage to cover the employee outside of their home province. Proponents shall submit their WCB number together with a letter from the appropriate department indicating there are no outstanding fees, fines, claims or debts due on the Successful Proponent's account to the Town of Canmore prior to the commencement of the work.

2.20.2 Responsibilities of Successful Proponent

- (a) The Successful Proponent shall supply insurance coverage and pay all costs and expenses, including premiums relating to the insurance coverage requirements as set out herein, and shall supply the Town of Canmore with a certificate of insurance for all policies on an annual basis. Such policies will include a statement that the coverage shall not be terminated without a prior 30-day written notice to the Town of Canmore.
- (b) The Successful Proponent or their insurer will notify the Town of Canmore at least thirty (30) days prior to any change in insurer, any cancellation of the insurance policy, or any substantial change in the policy or coverage that would materially alter the coverage provided by the Successful Proponent to the Town of Canmore.
- (c) The Successful Proponent shall provide a certificate of insurance for the above-required insurance to the Town of Canmore within five (5) days of notification of award or prior to commencing the work, whichever is sooner.

2.21 INDEMNIFICATION

- 2.21.1** The Successful Proponent agrees to indemnify and save harmless the Town of Canmore, its councillors, officers, agents, representatives, and employees, against all suits or claims, requests, legal action and liability regardless of the nature and expenses sustained from injuries or death or any damages or loss to property as a result of the usage of premises or in the execution of the Successful Proponent functions arising from this contract except to the extent of the Town of Canmore's gross negligence.
- 2.21.2** At no time will the Town of Canmore be responsible for any injury sustained by the Successful Proponent, their employees or any person on the Town of Canmore's premises, nor will the Town of Canmore be responsible for any loss, including loss of profits or damage caused to the goods of the Successful Proponent, their employees or any other person, including damage to vehicles and their contents, while these goods are on the Town of Canmore's premises or site.
- 2.21.3** The Town of Canmore shall not be liable for any incidental, indirect, special or consequential damages or any loss of use, revenue or profit of the Successful Proponent arising out of or in any way related to this RFP or subsequent contract.

2.22 INFORMATION SECURITY STANDARDS

- 2.22.1** Successful Proponents that provide information technology or web-related services to the Town of Canmore as part of their work on the Project shall be required to comply with the Town of Canmore's Information Security Standards as updated from time to time. These standards may overlap with and are additional to the functional and requirements of the specific Project. The Town of Canmore may require Proponents to demonstrate compliance with these standards as part of the Town's review and evaluation of proposals, quotations and qualifications. If not appended hereto, it is the Proponent's responsibility to request the Information Security

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Standards and access their ability to comply as part of responding to this request.

2.23 DEBRIEFING

2.23.1 The Town of Canmore will offer a debrief to unsuccessful Proponents on request.

END OF SECTION 2.0

3.0 PROJECT OVERVIEW AND SCOPE

3.1 RFP DEFINITIONS

Owner	the Town of Canmore
Project	Architectural Services – Area Redevelopment Plan for Downtown Canmore (7233-02)
Proponent	a firm, individual or company who or which intends to submit or submits a Proposal pursuant to this RFP.
Proposal	a submission to the Town of Canmore in response to this RFP.
Successful Proponent	a firm, individual or company with whom the Town of Canmore may decide to initially discuss contract arrangements based upon acceptance of the Proponent’s Proposal.
Service Provider	the Successful Proponent to whom the Town of Canmore issues a letter or award in response to this RFP.

3.2 PROJECT DESCRIPTION/DESCRIPTION OF NEED

- 3.2.1** The Town of Canmore (“Town”) is preparing an Area Redevelopment Plan (ARP) for downtown Canmore through a planning process called Connect Downtown. The ARP will articulate, among other things, a comprehensive land use concept for the study area along with development policies and built form guidelines in support of the ARP’s vision.
- 3.2.2** Connect Downtown is entering its final phase of work, “Draft Plan”, which will involve drafting the ARP document based on the work done to date and the feedback collected throughout the planning process.
- 3.2.3** The Town is seeking the services of a professional architect to support the Draft Plan phase of Connect Downtown. Specifically, the Town would like to confirm the viability of the ARP’s desired outcomes that may affect development and obtain recommendations that will support the ARP’s implementation, including recommended density and height limits, setbacks, and other built form guidelines in support of the ARP’s vision (e.g., to maintain views from key areas).
- 3.2.4** More detailed information about Connect Downtown, including access to all publicly released materials, are available on the project’s webpage at mycanmore.ca/ConnectDowntown.

3.3 PROJECT SITE

- 3.3.1** This project can be completed as a desktop study.

3.4 SCOPE OVERVIEW/SCOPE OF SERVICES

3.4.1 GENERAL SCOPE OF WORK

Assess the viability of different forms of development based on the ARP’s desired outcomes and draft policy directions by conducting test fits on a selection of sample sites and translating the test fits into clear recommendations that will support drafting of the ARP and implementation, including specific density ranges or limits, height limits (in

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terms of metres or feet), setbacks to facilitate land use bylaw amendments. And other built form guidelines as deemed necessary by the Service Provider in consultation with the Town.

Test fits are anticipated for the following forms of development:

- Residential buildings of 3 and 4 storeys; and,
- Mixed-use buildings of 3, 4, and 5 storeys.

The listed forms of development may change prior to commencement of the Project.

3.4.2 DUTIES, RESPONSIBILITIES AND DELIVERABLES

The Town will look to the Service Provider to propose how to most effectively undertake this work; however, the Town expects at a minimum that the consultant will:

1. Identify a selection of sample sites within the Connect Downtown study area based on the draft land use concept that are appropriate for conducting test fits to confirm viability of the ARP's draft directions with respect to development.
2. Conduct test fits to confirm the contemplated land uses, number of storeys, and other draft directions or objectives are viable with functional floorplates and an assumed base level of market interest in the product. The Town will provide the draft directions or objectives to the Successful Proponent, which will include matters pertaining to parking provision, mountain views, commercial frontages, etc.

Based on the draft land use concept, a minimum of five test fits are anticipated; however, additional test fits may be deemed necessary to ensure they are representative of the study area and forms of development.

3. Provide a series of recommendations to the Town based on the results of the test fits, which will support drafting of the ARP and subsequent land use bylaw amendments. The recommendations are anticipated to include:
 - a. Appropriate density ranges or limits for each contemplated land use and number of storeys (floor area ratios);
 - b. Appropriate height limits (metres/feet);
 - c. Appropriate building setbacks or step backs and,
 - d. Other built form guidelines or regulations deemed necessary to support the viability of development and realization of the ARP's vision in consultation with the Town.

3.5 ANTICIPATED PROJECT SCHEDULE

- 3.5.1** The anticipated start date of the Project is October 7, 2024. The final deliverables should be provided to the Town no later than November 18, 2024.

END OF SECTION 3.0

4.0 RESPONSE REQUIREMENTS AND EVALUATION CRITERIA

4.1 FORMAT AND OUTLINE OF RESPONSES

Electronic RFP responses are to be on 8.5” x 11” size pages in PDF (.pdf) format only and all components shall be formatted and combined into one file that is inserted into the email submission. The submission must be no longer than 12 pages. Mandatory requirements and resumes are excluded from the 12 page maximum and can be attached as additional appendices.

Responses to each section shall be marked with the corresponding letter and number (e.g. A1, A2, etc.).

4.2 PROPOSAL SUBMISSION REQUIREMENTS

Proponents are requested to submit a proposal containing the following:

- A. Mandatory Requirements:
 - A1 Signed signature and waiver sheet.
 - A2 Signed addendum (addenda) if applicable.
 - A3 Insurance Requirements: Provide evidence from your insurance company confirming your ability to secure insurance as described in Section 2.20.
 - A4 WCB Requirements: Provide evidence of WCB coverage as described in Section 2.20 or a rationale as to why this is not required.
- B. Relevant Experience (two pages maximum):
 - B1 Brief summary of experience conducting similar projects.
- C. Understanding of Requirements (one page maximum):
 - C1 Overview of the consultant’s interpretation and understanding of the Town’s requirements.
- D. Methodology and Workplan (four pages maximum):
 - D1 Draft workplan, including:
 - i. Proposed activities and associated timelines.
 - ii. Effort estimates and resources for each activity.
 - iii. Progress update approach (e.g., meeting frequency, etc.)
 - iv. Deliverables and anticipated deliverable dates. The project should be complete by November 18, 2024.
- E. Resumes (two pages maximum for each resume, if multiple):
 - E1 Experience of each proposed resource as it relates to the scope of services and required consultant experience and expertise required by the Town.
 - E2 Involvement in projects similar in scope to this project.
- F. References
 - F1 Up to three references from relevant projects.
- G. Detailed Price Proposal

4.3 EVALUATION PROCESS

- 4.3.1** Selection of the Successful Proponent pursuant to this RFP will be made on the basis of the Proponent’s written response and other factors germane to the Town of Canmore. The responses

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shall be evaluated based on the matrix shown below.

Evaluation Criteria	Evaluation
A. Mandatory Requirements	Pass / Fail
B. Relevant Experience	20%
C. Understanding of Requirements	10%
D. Methodology and Workplan	25%
E. Resumes	10%
F. References	10%
G. Price Proposal	25%

4.3.2 A submission will first be reviewed for compliance with the mandatory requirements of this RFP as listed above. A submission not complying with the criteria may be considered non-compliant and not receive further consideration.

4.4 PROPONENT SHORTLIST

4.4.1 The Town of Canmore reserves the right to shortlist any number of Proponents.

4.4.2 Proponents are not guaranteed any paid assignment as a result of being shortlisted via this RFP. Shortlisted Proponents may be required to undergo an interview prior to final selection of the Successful Proponent.

4.5 CONFIDENTIALITY OF EVALUATION

4.5.1 Evaluation scores and rankings are confidential, and apart from identifying the top-ranked Proponent, no details of the submission, score or ranking of any Proponent will be released to any Proponent.

4.6 RFP SCHEDULE

The following schedule has been established for this RFP:

- RFP issued on Town of Canmore website/Alberta Purchasing Connection August 19, 2024
- Last day to submit questions to Town of Canmore designate September 11, 2024
- Last day for Town of Canmore to issue final addendum September 13, 2024
- RFP closing date September 25, 2024
- RFP evaluation period Sept 26-30, 2024
- Letter of award to be issued to Successful Proponent October 1, 2024
- Issue Service Agreement to Successful Proponent October 3, 2024

END OF SECTION 4.0

5.0 SIGNATURE, ACKNOWLEDGMENT AND WAIVER SHEET

1. By signing below, the Proponent hereby acknowledges and agrees as follows:
 - (a) Prior to submitting its response to this RFP, the Proponent has obtained from the Town of Canmore and thoroughly reviewed the entirety of the RFP including all addendums hereto and documents incorporated by reference into this RFP.
 - (b) The Proponent has thoroughly reviewed, understands and agrees to be bound by all terms and conditions of this RFP including those in all addendums hereto and documents incorporated by reference into this RFP, unless otherwise waived by the Town of Canmore in its sole discretion and confirmed in writing. The Proponent hereby waives any rights or claims that it was not aware of any document incorporated by reference into this RFP.
 - (c) The Proponent's representative signing below has the full authority to represent the Proponent in all matters relating to the RFP and bind the Proponent to the terms and conditions of this RFP.

Request for Proposal - Architectural Services – Area Redevelopment Plan for Downtown Canmore
Reference Number: 7233-02

Name of Business Entity	
Complete Address:	
Phone	Mobile Phone
Fax	Email
Website	
Proponent Signature	Affix Corporate Seal:
Title	
Printed Name	
Date	

Notes to Signatories:

Incorporated Proponents should affix a corporate seal to the signature sheet. If an incorporated Proponent does not affix a corporate seal, the Town of Canmore reserves the right to request documentation confirming corporate signing authority in the form of a director’s resolution, evidence of current registered officers, or other corporate record.

Unincorporated Proponents must submit proposals signed by individual or legal entity with capacity to execute legal documents and bind the Proponent. The Town of Canmore reserves the right to request documentation confirming individual identities and authority of the signatory to represent the Proponent.

6.0 APPENDIX A – PROPOSED FIXED PRICE FORM

Date: _____

I/we, _____

(Company Name)

of _____

(Business Address)

I/we have carefully examined all documents prepared for this contract; and hereby offer to furnish all labour, materials, and services for the proper execution and completion of the entire scope of work for **Architectural Services – Area Redevelopment Plan for Downtown Canmore (7233-02)** including all addenda thereto which are acknowledged hereinafter for the above project for the fixed price indicated as follows:

Total proposed fixed price **excluding GST**:

_____ CAD Dollars (\$ _____)

I/we acknowledge receipt of the following Addenda and have included for the requirements thereof in my/our RFP response: Addendum # _____ to _____.

(Signature)

7.0 APPENDIX B – HOURLY RATES

Date: _____

I/we, _____

(Company Name)

of _____

(Business Address)

Provide proposed hourly rates **excluding GST**:

Position Title	Rate Per Hour (in CAD \$)

I/we acknowledge receipt of the following Addenda and have included for the requirements thereof in my/our RFP response: Addendum # _____ to _____.

(Signature)

8.0 APPENDIX C – REFERENCE DOCUMENTS

- Committee of the Whole Report – Launch of Connect Downtown (October 2023)
- Connect Downtown – Visioning Phase – Information Boards (February 2024)
- Connect Downtown – Visioning Phase – Vision Document (May 2024)
- Connect Downtown – Options Phase – Information Boards (July 2024)



Briefing

DATE OF MEETING: October 17, 2023 **Agenda #:** D-3

To: Committee of the Whole

SUBJECT: Launch of Connect Downtown: Planning a Vibrant Town Centre

SUBMITTED BY: Joshua Cairns, Senior Policy Planner

PURPOSE: To provide Committee of the Whole with an overview of the scope of work for the creation of an Area Redevelopment Plan for the Downtown area.

EXECUTIVE SUMMARY

This report presents information on the scope and timing of the project to create an area redevelopment plan (ARP) for Canmore’s downtown. The project, which has been rebranded as *Connect Downtown: Planning a Vibrant Town Centre* (“Connect Downtown”), will prepare a long-term vision and framework for guiding change in the downtown area. The ARP will be informed by research, analysis, and comprehensive stakeholder and community engagement using methods that aim to inspire participants and encourage diverse participation. The first phase of Connect Downtown will publicly launch this month with a project webpage. The project is anticipated to take up to 18 months to complete and its output, an ARP, will be brought to Council for consideration by early Spring 2025.

BACKGROUND

In 1998, Council adopted the Town Centre Enhancement Concept Plan (TCECP). The TCECP was intended to serve as a roadmap for the development of the downtown area. To achieve this goal, the TCECP provided a high-level urban design framework and recommended several strategies for implementation over 15 years. While some elements of the TCECP were implemented—such as the siting of the Civic Centre and enhancements to the trail network—the need to provide an updated and more comprehensive plan emerged in recent years due to mounting pressures from population growth, rising tourism, worsening housing affordability, shifts in consumer demands, and the seasonal pedestrianization of Main Street (initiated to support COVID-19 social distancing requirements).

In 2022, Council approved funds for the creation of an ARP for the downtown area. In contrast to the TCECP, an ARP is a statutory plan capable of providing a more robust and enforceable policy framework for guiding change and growth in specified areas. The initiation of a project to create an ARP for downtown was postponed to 2023 due to the prioritization of the expedited review of the Palliser Trail Area Structure Plan (ASP). Scoping for the ARP planning process began in late spring/early summer 2023 as the Palliser Trail ASP planning process neared completion.

DISCUSSION

The creation of an ARP presents a unique opportunity to engage Council, administration, stakeholders, businesses, and the community to develop a shared vision that supports the continued evolution and long-term vibrancy of the town's core over the next 25 years. The project's name, *Connect Downtown: Planning a Vibrant Town Centre*, reflects the intent of the work: reimagine how people can access, gather, and interact with a network of public spaces to support a thriving mixed-use area over the long term.

Process

Connect Downtown is anticipated to span 18 months from public launch to completion—a timeline that reflects the breadth and scope of the work. A range of interconnected topics with potential synergies will be explored as part of Connect Downtown, with the final output—an ARP—providing clear policy direction to guide future investment and ensure change aligns with current Council priorities. The following is a brief consolidation of some of the considerations that fall within the project's scope and will be explored through the planning process:

- future function and role of Main Street, including its partial or permanent pedestrianization,
- appropriateness of various land uses and opportunities for change,
- future geographic extent of the downtown commercial area,
- opportunities to achieve more attainable housing,
- design of the public realm and open space network,
- demand for social, recreational, and public infrastructure capable of serving residents and visitors,
- long-term role and function of Town assets, including existing parks, facilities, and parking lots,
- opportunities to retain or enhance cultural or community assets,
- architectural and urban design guidelines for future development,
- distribution and function of the transportation network and transit system,
- long-term demand and supply of parking, including a review of the cash-in-lieu policies and existing parking facilities, and
- capacity of the water, sanitary, and stormwater system to accommodate future demand.

Connect Downtown will investigate these considerations through three public-facing phases of work, each with a distinct purpose as summarized in Table 1. The final output, an ARP for the downtown area, will replace the TCECP with an updated vision for how the area should change over time—supported by a land use concept, public realm plan, set of supporting development policy, and an actionable implementation plan.

Phase	1. Visioning	2. Options	3. Draft Plan
Start	Autumn 2023	Spring 2024	Summer 2024
Finish	Spring 2024	Summer 2024	Spring 2025
Description	Broad engagement and background research to identify assets, opportunities, and to support the creation of a future vision for the downtown area.	Develop a series of options in support of the future vision (e.g., concepts for Main Street, land use, and the public realm) for community engagement and refine them into a preferred option.	Conclude studies and, based on the work completed in Phases 1 and 2, refine policy directions and draft the full ARP document for community review and Council consideration.

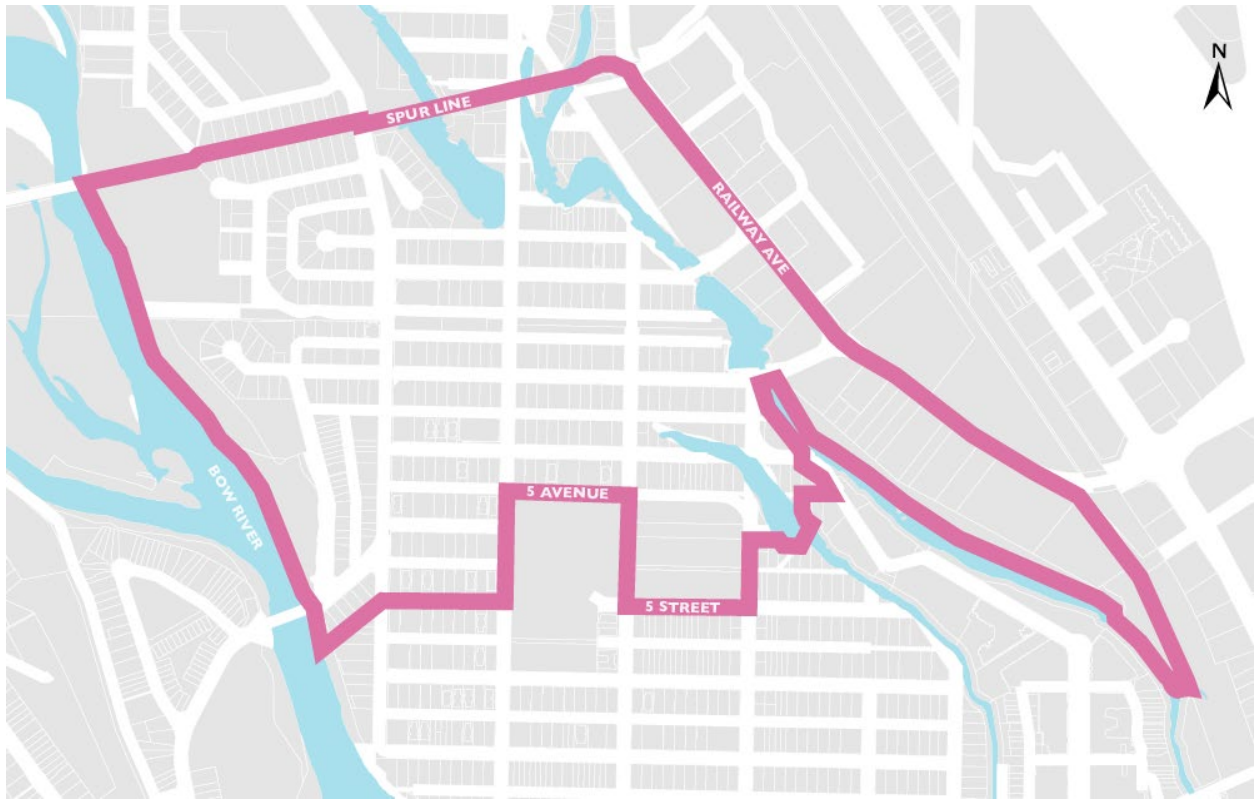
Table 1: Overview of Connect Downtown’s phases of work.

Study Area

The study area (Map 1) identifies the general area that will be examined through the Connect Downtown project. The study area extends beyond the current downtown commercial core, ensuring the ARP will be able to:

- consider and address impacts that changes to Main Street may have on the broader neighbouring community,
- examine land uses in the broader context, including the future extent of the commercial area and the potential for more attainable housing,
- consider the creation and role of gateways that signal the location of and arrival to the downtown area,
- explore the long-term use of public amenities and Town assets, including those located beyond the commercial area but that serve the needs of the local community (e.g., Riverside Park), and
- plan for an attractive, vibrant, and cohesive public realm with improved connectivity through the plan area and to surrounding neighbourhoods.

Although the study area indicates the geographic scope of Connect Downtown, it is anticipated that only certain parcels within the study area will be identified for future land use changes. Areas that may be suitable for changes to land use will be identified through the planning process and will be informed by research, analysis, and engagement.



Map 1: Study Area

Engagement

In the development of this plan, there is an opportunity to shape the future public experience – how people travel, gather, and interact with the downtown area. Engagement will be an integral component of the Connect Downtown planning process to understand and consider public aspirations, preferences, and concerns.

Multiple touchpoints throughout the project will engage stakeholders and the community in ways that inspire—shifting away from a reliance on conventional methods (e.g. open houses) and adopting more innovative techniques that support visioning, creativity, and interaction with the physical space; discovering how people currently connect with downtown and what possibilities for new connections could be realized.

Each phase of work will create opportunities for broad, diverse, and meaningful participation through a variety of online and in-person initiatives. During both the Visioning and Options phases, engagement will involve the temporary closure and activation of Main Street with interactive programming. As the Visioning and Options phases of work occur over the winter and summer months respectively, the activation of Main Street will showcase what could be possible in these spaces should they become year-round spaces of activity in the future.

The activation of Main Street will be complemented by a suite of engagement activities that will include workshops, mailouts and surveys. As today's youth will be the primary residents and visitors of downtown in

25 years, concerted efforts will be made to hear their unique perspectives and ideas to ensure the ARP reflects a vision supported by a more diverse population.

ATTACHMENTS

None

AUTHORIZATION

Submitted by:	Joshua Cairns Senior Policy Planner	Date:	<u>September 18, 2023</u>
Approved by:	Lauren Miller Manager of Planning & Development	Date:	<u>September 28, 2023</u>
Approved by:	Whitney Smithers General Manager of Municipal Infrastructure	Date:	<u>September 28, 2023</u>
Approved by:	Sally Caudill Chief Administrative Officer	Date:	<u>October 10, 2023</u>



connect downtown

planning a vibrant
town centre

Welcome

We are developing an Area Redevelopment Plan (ARP) for Canmore's Downtown to support the continued evolution and long-term vibrancy of the Town's core.

The project's name, *Connect Downtown: Planning a Vibrant Town Centre*, reflects the intent of the plan: to reimagine how people can access, gather, and interact with a network of public spaces to support a thriving mixed-use area over the long term.

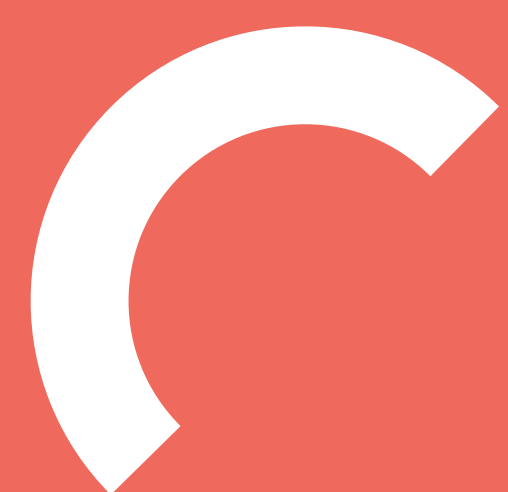
A Plan for The Future of Our Downtown Area

Connect Downtown will provide a future vision for downtown to the year 2050. It will explore a variety of questions for the area, such as:

- What is the future function and role of Main Street?
- What is the look and feel of our public spaces?
- Where is future development and what should it look?
- Are there opportunities to achieve more attainable housing?
- What is the future demand for services and infrastructure?
- What will the transportation network and transit system look like?
- How can the long-term demand and supply of parking be managed?

Connect Downtown will span 18 months from public launch to completion. Along the way, there will be opportunities to share your voice and provide feedback.

The final product will be an ARP for Downtown, which is anticipated to go to Council for consideration by Spring 2025.





Timeline

Connect Downtown publicly launched in October 2023 and is anticipated to be completed by Spring 2025.

Connect Downtown has four main engagement periods as shown on the timeline below.

During each period, there will be an opportunity to share your perspectives and to learn how we responded to previous feedback.

PHASE	SUMMARY OF WORK
<p>VISIONING</p> <p>Early 2024</p> <p>WE ARE HERE</p>	<p>We will do broad community engagement and research to understand what people value downtown and what opportunities there are for improvement. These results will support the creation of a community vision for the future of downtown.</p>
<p>CONCEPTS</p> <p>Summer 2024</p>	<p>We will prepare options for downtown that align with the future vision (e.g., what a future Main Street could look like or where additional housing could be considered). We will bring these to the community for review and refine the options into a preferred concept for downtown.</p>
<p>DRAFT PLAN</p> <p>Fall 2024</p>	<p>We will complete all studies and, based on the work completed in the Visioning and Concepts phases, draft the full Area Redevelopment Plan (ARP) for community review.</p>
<p>FINAL PLAN</p> <p>Spring 2025</p>	<p>We will finalize the ARP, including any edits from the Draft Plan phase, and present the document to Council for consideration. This will involve at least three readings, including a public hearing.</p>



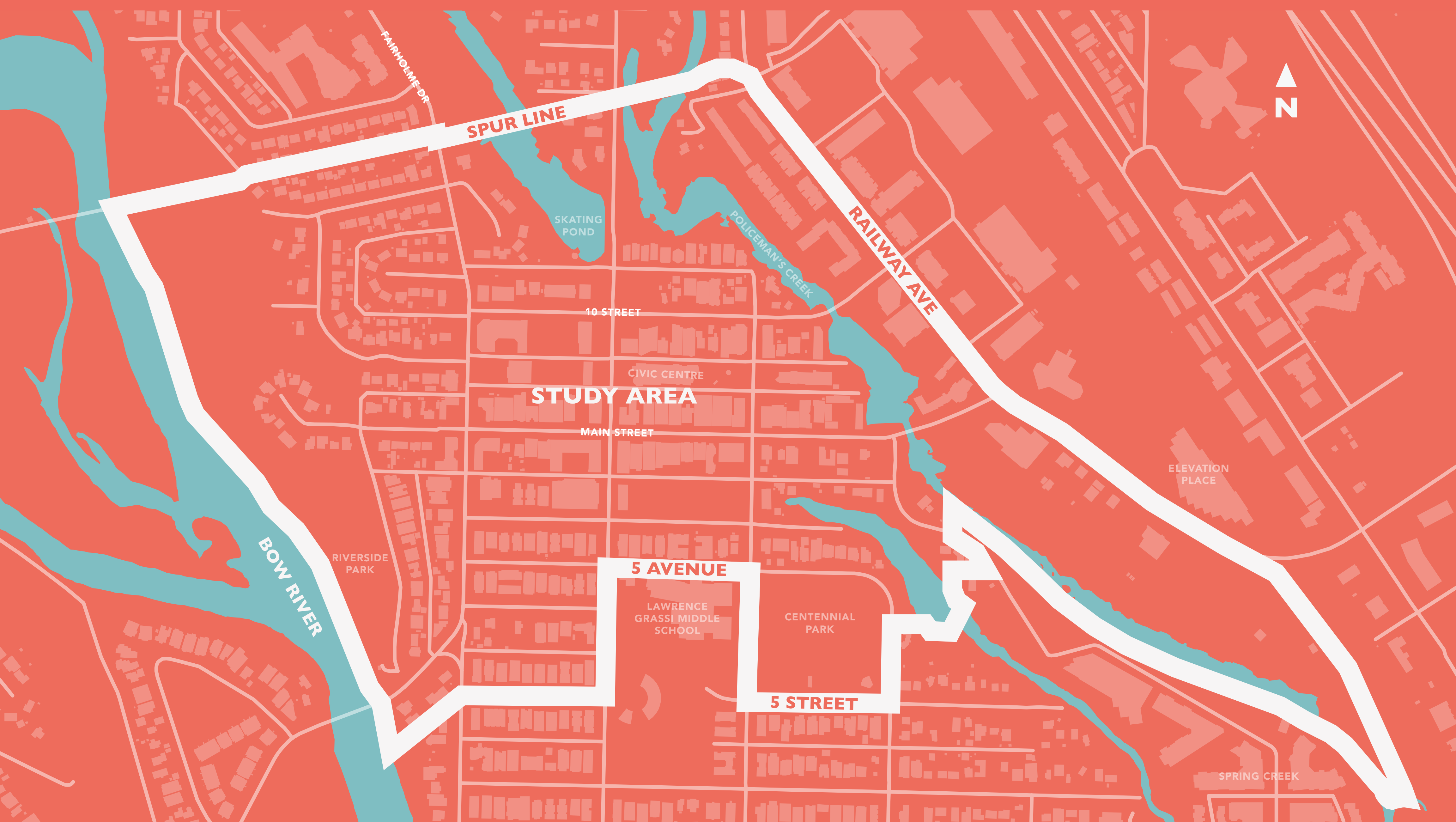


Study Area

The study area is the general area that will be examined through the planning process.

Downtown Canmore is unique. It's our Town Centre, the most common place of work for residents, and a commercial area that has to meet the needs of both residents and visitors. It's also home to a mix of newer and older residential buildings, all within walking distance to parks and our trail network.

As a result, the study area isn't just the commercial core. It includes the surrounding area so we can consider how changes to any one section of downtown could impact the surrounding community.



“ The Town Centre [...] serves as the commercial core of Canmore with 179,362 sf of retail-specific floorspace. It boasts a dense and walkable urban form, with a strong concentration of retail, accommodations, food services and many local businesses.

- Canmore Retail Gap Analysis (2023)





Values

To create a vision for the future of downtown, we need to understand what our community values for our Town Centre.

Values reflect our core principles, priorities, and beliefs—they define what we care about most and will guide the overall direction of the plan for Downtown.

We created some draft values for Connect Downtown and would like to hear what you think. These values were developed based on Council-approved bylaws, plans, and strategies, and reflect some of the opportunities we identified based on our research.

What do you think of the draft values below? Share your thoughts on the following boards!

VALUE	WHAT A FUTURE DOWNTOWN WITH THIS VALUE LOOKS LIKE
Inclusive	Downtown is a vibrant community that fosters a sense of belonging and is welcoming to a diversity of residents, visitors, and businesses.
Accessible	Downtown works for people of all ages, incomes, backgrounds, and mobilities.
Connected	Downtown is easy to navigate and offers convenient connections to key destinations, amenities, and communities.
Active	Downtown is lively and active all day, every day, and every season.
Resilient	Downtown is resilient. Businesses, residents, and infrastructure can withstand climate impacts, external stressors, and changes that emerge over time.
Distinct	Downtown is Canmore's distinct Town Centre and should be a hub where people can live, work, gather, shop, and play.





What do you think of the draft values? Share your thoughts with post-it notes in the boxes below!

Values

Inclusive

WHAT DO YOU THINK ABOUT THIS VALUE?

Accessible

Connected





What do you think of the draft values? Share your thoughts with post-it notes in the boxes below!

Values

Active

WHAT DO YOU THINK ABOUT THIS VALUE?

Resilient

Distinct





Asset Mapping

We want to hear what places you value or feel are important to downtown today, or what could be there in the future.

These could be anything—places you love, views you enjoy, facilities you use, or anything else that you think might have value to you or the community as a whole. You can also share specific things you think are missing downtown or could be improved in the future. The output will be a map of various things that can or will support the well-being of the community and the experience of downtown.

This map will be used as a key input into the draft policies and concepts we bring forward for community engagement in the summer.

TELL US WHAT PLACES AND THINGS YOU CARE ABOUT DOWNTOWN

1. Think of what you like downtown

Take a few moments to identify some of the assets you think downtown has today or could have in the future.

2. Place the post-it note on the map

Take a post-it note and place it on the map to identify the spot you are thinking of. Make sure the pointed side of the post-it is pointing toward the specific spot you are wanting to identify!

The post-it notes are colour-coded so you can easily label the location as either something you love, something that could be better, or something you'd like to see in the future.

If you are in-person at The Warm Up or The Cool Down event, you can find the map in the middle of the room on the table. We are happy to help if you need assistance.





Big Ideas

When it comes to planning Downtown for the next 25 years, it's helpful to think of some big ideas that could guide the evolution of Downtown.

We identified some possible big ideas that could, over time, transform downtown. The big ideas align with the six values to ensure downtown evolves in a way that aligns with the community's priorities. These big ideas are only a starting point and will be explored further through Connect Downtown and may change with feedback from the community.

We want to hear what you think and encourage you to share YOUR big ideas for downtown!

1

Embrace Main Street as Canmore's year-round space for gathering and activity.

2

Foster a lively commercial and entertainment district that works for residents and visitors.

3

Connect to the Bow River, Policeman's Creek, and key destinations.

4

Embrace nature and views of the mountains as defining elements.

5

Create gateways that signal arrival and provide a sense of welcoming downtown.

6

Repurpose underused spaces to address gaps and enhance vibrancy.

7

Create a special and unique sense of place that distinguishes downtown from other areas.

8

Build a resilient, accessible and multi-purpose public space network that adapts to a changing environment and community.

9

Establish a pedestrian-oriented corridor on 9 Street with captivating spaces for the community.

10

Provide housing options that respond to the needs of the community.

What's your big idea?

What do you think? Share your thoughts on the following board!





Share your thoughts on the big ideas using the provided stickers (green for those you like, red for those you don't). Once you're done, our in-person illustrator will sketch your own big idea for downtown!

Big Ideas

1

Embrace Main Street as Canmore's year-round space for gathering and activity.

PLACE STICKERS HERE

2

Foster a lively commercial and entertainment district that works for residents and visitors.

PLACE STICKERS HERE

3

Connect to the Bow River, Policeman's Creek, and key destinations.

PLACE STICKERS HERE

4

Embrace nature and views of the mountains as defining elements.

PLACE STICKERS HERE

5

Create gateways that signal arrival and provide a sense of welcoming downtown.

PLACE STICKERS HERE

6

Repurpose underused spaces to address gaps and enhance vibrancy.

PLACE STICKERS HERE

7

Create a special and unique sense of place that distinguishes downtown from other areas.

PLACE STICKERS HERE

8

Build a resilient, accessible and multi-purpose public space network that adapts to a changing environment and community.

PLACE STICKERS HERE

9

Establish a pedestrian-oriented corridor on 9 Street with captivating spaces and uses for the community.

PLACE STICKERS HERE

10

Provide housing options that respond to the needs of the community.

PLACE STICKERS HERE



May 2024



connect downtown

Visioning Phase - What We Heard

2025







About


Connect Downtown is a planning project that will result in the creation of an Area Redevelopment Plan (ARP) for Canmore's Downtown to support the continued evolution and long-term vibrancy of the Town's core.

The project's full name, Connect Downtown: Planning a Vibrant Town Centre, reflects the intent of the plan: to reimagine how people can access, gather, and interact with a network of public spaces to support a thriving mixed-use area over the long term.

Connect Downtown publicly launched in October 2023 and is anticipated to be completed by Spring 2025. The first public-facing phase of work was the "Visioning" phase, which involved broad community engagement and research to understand what people value downtown and what opportunities there are for improvement. In total, more than 1,600 direct interactions with the community and stakeholders helped improve our understanding of what is working downtown today, what people want to see changed, and what is possible in the future.

The results from this phase of work supported the creation of a community vision for the future of downtown, which includes a vision statement, six core values, and ten big ideas. Together, these elements will be used to inform the development of draft policy in the "Options" phase of work that will happen next.

This report articulates this community vision (pages 4-7) along with a detailed summary of what we heard through engagement (pages 8-31).



**For more information, visit
mycanmore.ca/ConnectDowntown**



Vision

In the year 2050, downtown Canmore stands as a leading example of sustainable mountain living, defined by its ability to seamlessly connect people and nature.

It has a unique character—distinguished by a relationship to the natural landscape, an industrial past, and the diverse cultures that shape it.

Its residents move using safe and accessible connections, enjoying views of the mountains along the way. Visitors are welcomed and come downtown to experience a thriving mixed-use Town Centre in one of Canada's most beautiful settings.

In the year 2050, downtown is celebrated as Canmore's vibrant and resilient year-round community hub.

Core Values

To create a vision for the future of downtown, we need to understand what the community values for our Town Centre.

Values reflect our core principles, priorities, and beliefs—they define what we care about most and will guide the overall direction of the plan for Downtown. Six values have been identified based on community and stakeholder engagement, research and analysis, and with consideration for Council-approved bylaws, plans, and strategies.

01

Distinct

IN 2050...

Downtown embraces a unique character that reflects its geographic setting and status as Canmore's Town Centre.

02

Connected

IN 2050...

Downtown is easy to navigate and offers convenient connections to key destinations, amenities, and communities.

03

Vibrant

IN 2050...

Downtown is lively and active all day, every day, and every season.

04

Accessible

IN 2050...

Downtown works for people of all ages, incomes, backgrounds, and mobilities.

05

Inclusive

IN 2050...

Downtown fosters a sense of belonging and is welcoming to a diversity of residents, visitors, and businesses.

06

Resilient

IN 2050...

Downtown is adaptable, and its businesses, residents, and infrastructure can withstand climate impacts and other changes that emerge over time.

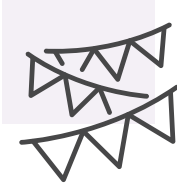
Big Ideas

The following ten big ideas represent transformative concepts that will guide the future evolution of downtown in support of the six core values. The final Area Redevelopment Plan will provide a land use concept, transportation network, and supporting policies that will guide the implementation of the big ideas.



Embrace nature and mountain views

Distribute and design buildings and public spaces in ways that embrace nature and mountain views as defining elements.



Make Main Street a Great Street

Redesign Main Street as a pedestrian-oriented, year-round public space for gathering and activity.



From the Creek to the Bow

Provide efficient connections and linkages that make the Bow River and Policeman's Creek part of downtown.



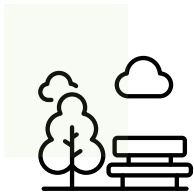
Make downtown year-round

Provide spaces and land uses that support street activation and welcome people day and night, rain or shine.



Repurpose underused spaces

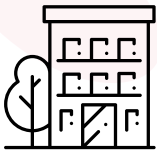
Develop underutilized or vacant land to address gaps and enhance vibrancy.



Create accessible and adaptable spaces

Design buildings and public spaces that welcome everyone and can adapt to a changing environment and community.

Big Ideas (continued)



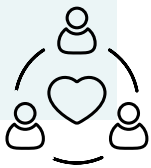
Housing for a more diverse population

Provide more housing opportunities in residential areas that can meet the needs of a diverse population.



A distinct character

Create a special and unique sense of place that distinguishes downtown from other areas and celebrates its connection to nature, the mountains, and its rich history.



Create a neighbourhood heart

Establish a pedestrian-focused corridor anchored by a central plaza and captivating spaces for the community.



A low-impact community

Design downtown in a way that fosters sustainable development and minimizes impacts on the environment.

IDENTIFYING THE BIG IDEAS

Ten draft big ideas were originally developed based on our research into challenges and opportunities downtown along with consideration for how the area could evolve in ways that align with the six core values as well as Council-approved bylaws, plans, and strategies.

The ten draft big ideas were, along with the core values, the primary focus of community and stakeholder engagement. All ten draft big ideas were broadly supported; however, changes were made in response to community and stakeholder feedback as summarized on page 17.

What We Heard

Introduction

The public has a strong role to play in shaping the direction of the final plan that will be presented to Council for consideration in early 2025. There will be four distinct touchpoints over the project lifespan where we will seek public input.

We kicked off public engagement for Connect Downtown with the Visioning phase of the project, which took place from November 2023 to March 2024. We had over 1,600 direct interactions with a diverse representation of individuals, community organizations, industry associations, and businesses—including 467 responses to our online survey, which informs much of the results featured in this report.

During public engagement, we heard how central our downtown is to our community, drawing over 80% of our community year-round on at least a weekly basis. We also saw a cohesive vision for its future emerge across the feedback we received.

This report provides a detailed breakdown of key results; however, at a high level, we heard that the public would like to see a future downtown that:

- Generally aligns with our draft core values and potential ‘Big Ideas’,
- Is a place of vibrancy year-round,
- Is walkable and people-focused,
- Has a strong sense of place and maintains its mountain-town character,
- Offers places to gather,
- Provides enhanced opportunities to connect with nature in trails and parks,
- Demonstrates leadership in sustainability,
- Offers a diversity of retail and services, and
- Moves people and vehicles efficiently.

The feedback we received during this phase of engagement shaped the Vision document that will guide potential policy options for downtown, which will be the focus of the next engagement phase (“Options”) in Summer 2024.

Engagement Approach

From November 2023 to March 2024, we invited the public and stakeholders to share their current experiences downtown and their priorities for the future. We also welcomed input on and ideas for draft core values for a future downtown and potential 'Big Ideas' that could transform the area.

Since the ARP will guide change downtown to the year 2050, its implementation will impact the next generation of our community. As a result, we set out to do engagement differently by bringing different voices into the decision-making process. We crafted innovative engagement tactics to reach a broader audience while also providing more traditional methods for the public to share their perspectives.

OVERVIEW OF KEY TACTICS

DATE	ACTIVITY
Nov 9 to Dec 15, 2023	Classroom asset mapping exercise targeted at Canmore middle school students (216 submissions)
Feb 1 to Mar 1, 2024	Online engagement (476 submissions)
Feb 7, 2024	Pop-up engagement with Canmore Young Adult Network (CYAN) (100 participants)
Feb 9, 2024	The Warm Up concert series and open house (2,137 participants including 600 visitors to the open house)
Feb 10, 2024	The Cool Down event and open house (200 visitors to the open house)
Feb 21, 2024	Virtual Public Workshop (15 participants)
Feb 27, 2024	Virtual Stakeholder Workshop (22 participants)

How We Listened

Online Engagement Tools

We provided a series of digital tools (i.e., a survey, ideas board, Q & A, and digital asset map) for the public to provide input on our MyCanmore site. The most prominent tool was a survey containing 15 multiple choice questions and 12 open-ended comment boxes. We had 467 respondents to the survey. None of the questions were mandatory to answer, resulting in differing submission totals for each question.

The online survey was divided into two main sections: *Your Experience Downtown Today* and *Your Vision for a Future Downtown*. We wanted to understand what people currently value about downtown and what they want to see in the downtown of 2050. In answering these questions, we asked respondents to consider their overall experience (i.e., at all times of day and year).

We also received 8 submissions on a virtual 'asset map' of downtown where users could drop pins on specific features downtown and 11 ideas added to our 'big ideas' board.

The open-ended responses are summarized within the report and the asset map pins were added to a summarized digital map included on pages 28-29. As an incentive to encourage participation, we offered a draw prize of a \$100 gift card to anyone who completed the survey and provided an email.

Flagship Events and Open Houses

For our flagship engagement event, we teamed up with the Canmore Folk Music Festival to host a micro-music festival called The Warm Up. The event featured pop-up concerts at downtown businesses and an open house with live music at the Canmore Civic Centre. The open house included interactive information boards, an asset map of downtown where the public could add pins to identify specific features, and an opportunity to provide feedback on the draft core values and big ideas. There was also an artist sketching attendee's own big ideas for how downtown could be transformed.

We also hosted an open house at the family-friendly Cool Down event and attended a Canmore Young Adult Network (CYAN) evening with the information boards.

The open-ended responses we received at these events were grouped thematically, and the asset map pins were added to a summarized digital map included on pages 28-29. As an incentive to encourage participation, we offered a draw prize of a \$100 gift card to anyone who visited the open houses.

Classroom Activity

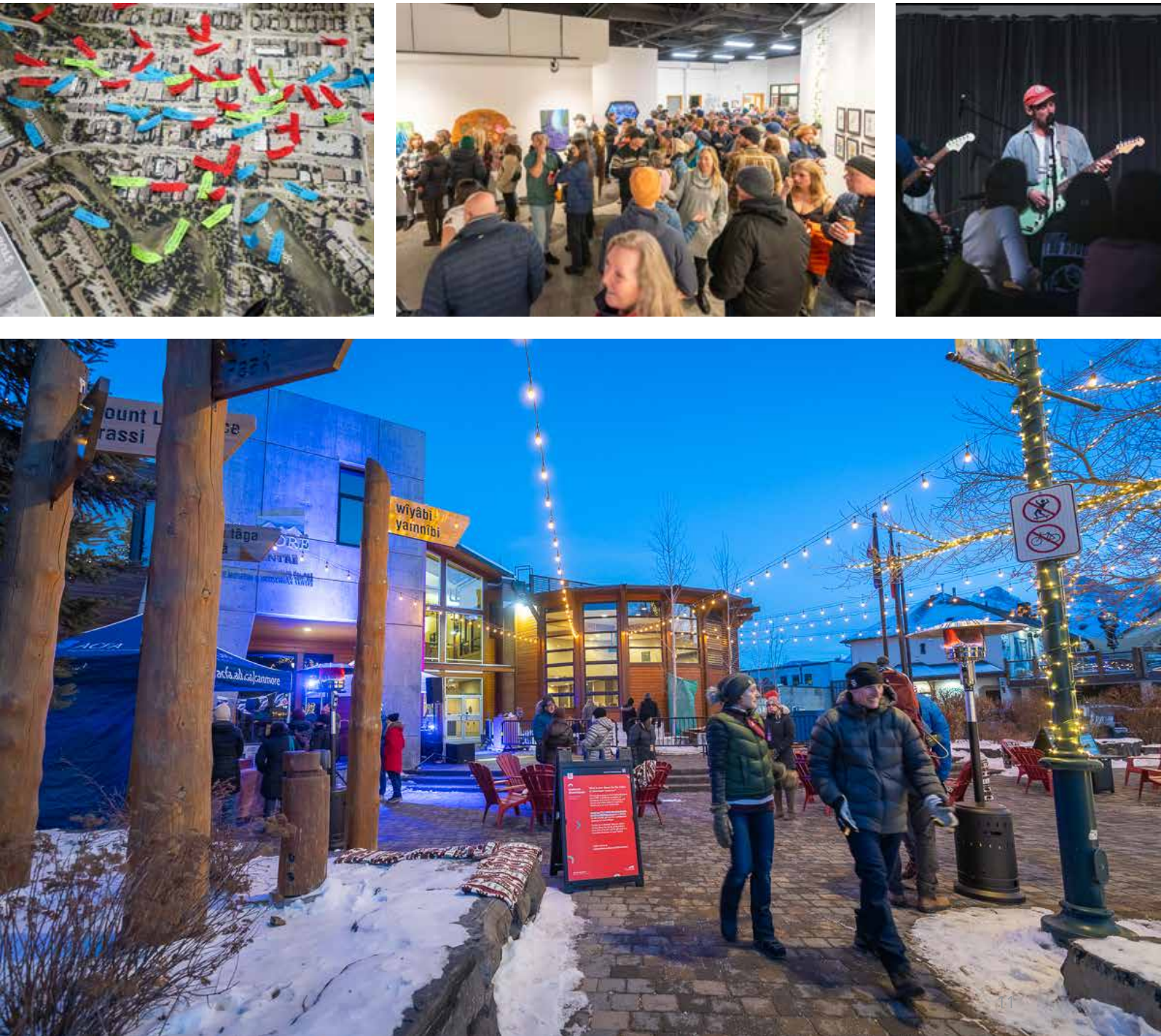
We partnered with Canmore middle schools to engage students in grades 7 to 9. We provided classrooms with a self-guided asset mapping activity to understand what youth value downtown and what they would like to see in the future. We asked them to fill in two different maps: the first prompted them to draw downtown from memory, while the second asked them to imagine a future downtown paired with a worksheet containing supporting prompts.

The open-ended responses and key features of the youth asset maps were grouped thematically, and select pins added to a summarized digital map included on pages 28-29.

Virtual Workshops

We held two virtual workshops. One open to the public, and the other focused on key stakeholders. This long-form feedback received from the public and organizations was summarized into predominant themes and woven into the Key Themes section of this report (pages 13-16).

Figure 1: Photos of The Warm Up event



Who We Heard From

Community

We had robust turnout during engagement and heard from a diverse cross-section of the community for our online engagement tools, the vast majority (91.5%) which were Canmore residents. We saw a diverse mix of participants across demographics—with a nearly even distribution of ~20% per age bracket, including respondents ages 45 and under making up 42% of responses. Business owners were well represented as well, making up 21.5% of survey respondents including 28 downtown businesses.

Youth

At the outset of engagement, we identified youth perspectives as a key audience for engagement; however, we expected to see low participation on the online survey by people 25 and under. Additional targeted tactics included engagement to address participation shortfalls included a pop-up with information boards at a Canmore Young Adult Network event where the average demographic are Canmore residents ages 18-35. We also received 216 submissions from middle school students ages 12-15 as part of an in-classroom activity.

Stakeholders

We held a virtual workshop session that included 22 stakeholders representing 14 community organizations representing a diverse range of sectors, including the environment, affordability, social services, tourism, building and development, and arts and culture. Representation included Downtown Canmore Business Improvement Association, Bow Valley Builders & Developers Association (BOWDA), Rocky Mountain Adaptive, Canmore Community Childcare, Tourism Canmore Kananaskis, Canmore Museum, Banff Canmore Foundation, Community Cruisers, Bow Valley Immigration Partnership, Canmore Young Adult Network (CYAN), artsPlace (Canadian Mountain Arts Foundation), Bow Valley Climate Action, Homelessness Society of the Bow Valley (HSBV), and Bow Valley Food Alliance.

Indigenous Communities

We also formally invited the Stoney Nakoda Nations and the Metis Nation District 4 to participate in a parallel process through a government-to-government invitation.



What We Heard: Key Themes

The results of the engagement analysis are intended to illustrate broad trends, preferences, and themes to inform the future phases of this project. We determined the key themes by identifying the key phrases and sentiments shared most often. The data from the survey form the bulk of the results featured in this report; however, information from the other inputs informed the overall engagement themes.

YEAR-ROUND VIBRANCY

“Vibrant” was the word respondents most frequently identified to define their ideal future downtown.

- Respondents often indicated a need to make downtown more lively, active, and vibrant during all times of day and all seasons of the year—not just in the summer.
- Ideas included the pedestrianization of Main Street, weather and wind protection on commercial streets and public spaces, community facilities like ice rinks and splash pads, washroom facilities, expansion of arts and cultural facilities (e.g., artsPlace), improved winter maintenance, heated/covered patios, higher-density mixed-use developments to support a larger year-round population base, small-scale visitor accommodation on the commercial streets, and a greater focus on events and programming throughout the year.

A PLACE FOR PEOPLE

Respondents stated they valued downtown as a walkable place where people lived. They commented on its compact form and central location—and would like to see those traits enhanced even further moving forward.

- A significant majority (87%) believe the seasonal closure of Main Street has had a positive impact on downtown; similarly, 87% support a vision for Main Street that provides more space for people and permanent public spaces. Respondents most frequently identified a permanent pedestrianization of Main Street as the one change they would like to see.
- Many respondents expressed a desire for enhanced cycling and trail infrastructure. Many respondents also agreed with reduced emphasis on vehicles and improved wayfinding and connectivity.
- Respondents frequently expressed a need to increase universal accessibility of downtown spaces, such as through wider sidewalks.

GATHERING SPACES

Respondents resoundingly expressed a desire for additional free public spaces such as green spaces, plazas, and patios to gather with additional seating, outdoor and indoor dining areas, and facilities like washrooms. Some respondents also suggested the creation of a multi-purpose community centre or a conference centre for events.

ACCESS TO NATURE & ENHANCED RECREATION

Respondents treasure current access to our natural environment provided by the trail network and green spaces, especially existing parks such as Riverside and Centennial.

- Respondents also wanted to see our natural environment reflected in materials, like stone and wood, and more native vegetation.
- Respondents were interested in increasing the user experience of parks and green spaces to make them more vibrant, inclusive, and accessible year-round. Recommendations included adding sports courts, splash pads, exploring the possibility of an indoor facility, and adding additional features to existing parks such as outdoor cooking facilities, covered/heated patios to extend the usability of outdoor areas throughout the year, and additional lighting for evening use and safety.

PLACEMAKING & MOUNTAIN-TOWN CHARACTER

Respondents expressed that they appreciate Canmore's small-town atmosphere while recommending the need to beautify downtown by investing significantly in the public realm to enhance the current look and feel of the area.

- Respondents felt that downtown serves as the heart of the community and would like to see Main Street continue to play a central focus as a "spine of downtown" but with an expanded focus on 7th and 10th. Suggestions to further improve Canmore's downtown identity included creating a sense of arrival with prominent signage (e.g., like the Banff sign).
- Suggestions included the creation of a distinct and unified aesthetic throughout downtown that reflects its "mountain town" character, improvements to public spaces such as the creation of a major central plaza, gathering elements (such as seating, public fire pits, and lighting), and greater integration of high-quality public art that reflects culture and heritage.
- The newly redesigned Bear Street in Banff was commonly cited as a positive example.
- Respondents felt strongly that built form should preserve mountain views to allow the area's natural beauty to anchor design. This could include consideration of height restrictions on Main Street and additional outdoor amenities like patios and trails.

LEADERSHIP IN SUSTAINABILITY

Respondents were concerned about the impacts of changing climate, flooding, wildfires, extreme heat, and air pollution on Canmore's resilience and sustainability. As downtown evolves, respondents generally agreed that they would like to see the Town practice leadership in sustainability.

- Specific suggestions included additional cycling infrastructure, aquifer access for heating and cooling, net-zero buildings, applying density bonusing, and encouraging garden spaces and greenhouses on top of buildings.

RETAIL DIVERSITY

Respondents identified the unique mix of locally owned businesses downtown as a significant strength and part of its unique and authentic character.

- Downtown retail is the number one draw for people to visit downtown, including for essential services; however, some concerns were expressed about the lack of retail diversity that was perceived as being solely targeted at visitors.

PARKING MANAGEMENT & VEHICLE MOVEMENT

Parking and vehicle management was frequently mentioned as a key component of increasing the future experience of downtown.

- Many respondents noted concerns about congestion and how vehicular access and circulation should also be improved, citing the creation of intercept parking, a parkade, increased cycling infrastructure, and better trail connections to neighbourhoods outside of downtown.

SUPPORT FOR BIG IDEAS

We shared a list of potential 'Big Ideas', bold ideas to shape the direction of the ARP.

- Respondents indicated strong levels of support all ten of the draft big ideas, with support ranging from 54% (creation of gateways) to 89% (embrace nature and views of the mountains).
- Big ideas suggested by respondents fell under the themes of creating a place for people and year-round community, meeting local needs, providing easy access, connecting to nature, and fostering a distinct character.

SUPPORT FOR VALUES

We shared a list of potential core values (Inclusive, Accessible, Connected, Active, Resilient, Distinct) to guide the spirit of the ARP. Respondents indicated strong levels of support for all six of the draft core values with support levels ranging from 64% to 85% for each value.

- Some respondents expressed an interest in seeing values that incorporate beauty and aesthetics (23 responses), a locals-first approach (23 responses), and community (16 responses) among other suggestions.

How Public Input Will Be Used

Vision

The vision statement for downtown in the year 2050 (page 3) was crafted based on what we heard through the Visioning phase of engagement. It incorporates key themes of feedback that an Area Redevelopment Plan for downtown may address through improvements to the public realm and development on private property—such as how we can make a downtown that is more vibrant, sustainable, and people-focused.

The six core values received broad support through engagement; however, the value “Active” was changed to “Vibrant” to improve clarity around what it entails and to better align with community feedback.

Similar to the core values, the ten draft big ideas received broad support but several changes were made to improve their alignment with community feedback. Changes included alternate wording to better encapsulate nuance and interpretations of the intention behind each idea, and the following three pivots:

- Replacing “Establish a pedestrian-oriented corridor on 9 Street with captivating spaces for the community” with “Create a neighbourhood heart”,
- Replacing “Foster a lively commercial and entertainment district that works for residents and visitors” with “Make downtown year-round”, and
- Replacing “Create gateways that signal arrival and provide a sense of welcoming downtown” with “A low-impact community”.

Policy

The feedback collected through this phase of engagement will be used to inform draft policy options for downtown, including a proposed land use concept, transportation network, and key development policy. Engagement on draft policy options is anticipated for Summer, 2024.

Conclusions

During engagement for this phase of the project, we heard resounding cohesion across all engaged groups for potential elements that the ARP could address for a future vision of downtown. There was a strong level of consistency and remarkable support for the draft core values and potential Big Ideas, although changes were made to further improve alignment with community perspectives.

The data confirm that we are heading in the right direction and provides us with a strong shared understanding of what the community would like to see in potential policy options.

APPENDIX 1

Detailed Engagement Results

Summary of Youth Feedback

Youth Asset Mapping Activity

We provided middle school classrooms with a self-guided asset mapping activity to understand what is valuable to youth in the current downtown, and what they would like to see in the future. We asked them to fill in two different maps, one where they were prompted to draw downtown from memory and another where they were asked to imagine a future downtown.

Instructions

Activity #1: Mapping Your Downtown Experience

Step 1: Watch the Video

- Start by watching the short video featuring the Town of Carmore's planning team that will help you understand your role in planning for how people can better connect with downtown. Pay attention to how your input will contribute to the plan.

Step 2: Draw the Current Downtown from Your Memory

- Pull out map 1, "my downtown today", and think about how you currently experience downtown Carmore.
- Using only your memory, draw the missing parts of downtown in the empty space on the map so that someone could use it to get around. You can include whatever you think is important—such as streets, parks, shops, or other places you visit. It's okay if you're not an artist—this is about sharing how you experience downtown!

Step 3: Identify Your Special Places

- Once you've completed your drawing from memory, take a moment to think about some of the places you like downtown. Add them to your drawing if you haven't already.
- Add labels or descriptions to these special places so that someone else can know what they are!


Step 4: Share Your Vision

Tell us about your top three favourite things that you labeled on your map and what makes them special to you:

Favourite Thing/Place #1 Park by head creek is important to me because it's relaxing and beautiful but we need shuttles lights on the trees to make it feel like a nice place to visit

Favourite Thing/Place #2 Mountain views is important to me because it feels like its not real

Favourite Thing/Place #3 Spring creek is important to me because it's at the cool docks and the nice board walk

Please Move  christmas lights!

Activity #2: Dreaming of a Re-imagined Downtown

For this activity, you can let your imagination run wild and think about what downtown would look like in the future if you were in charge of designing it.

Step 1: Imagine a Map of a Future Downtown

- Pull out map 2, "my future downtown". Using your imagination, fill in the blank space on the map to create your very own downtown. Think about the places or things that would make it a perfect downtown to you. This could include anything and is your opportunity to dream big.
- As you map out what downtown could like, make sure you think about some of the things that a community needs to thrive like trails to walk on and places to live, play, shop, or eat.

Step 2: Add Labels

- Add labels or descriptions to some of the places you drew that you are excited about or feel like the community really needs.

Step 3: Share Your Vision

Tell us about your top three favourite things that you labeled on your map and what makes them important to a future downtown:

Favourite Thing/Place #1 Dedicated Christmas Street is important in a future downtown because it will wow people and look so beautiful with the mountains.

Favourite Thing/Place #2 Movie theater/arcade is important in a future downtown because to give more entertainment

Favourite Thing/Place #3 Parks like head river and civic center with lights on trees is important in a future downtown because it will make people feel happy and it will look so beautiful

Step 4: Reflect on Your Choices

Take a moment to reflect on your choices. How do you think your suggestions could help make downtown a place for everyone?

Step 5: Completing the Exercise

Once you've finished, review your maps and answers in both Activity 1 and 2. Do they capture your experience of downtown and vision for the future? Is there anything you would you change?

Figure 2: Example youth worksheet

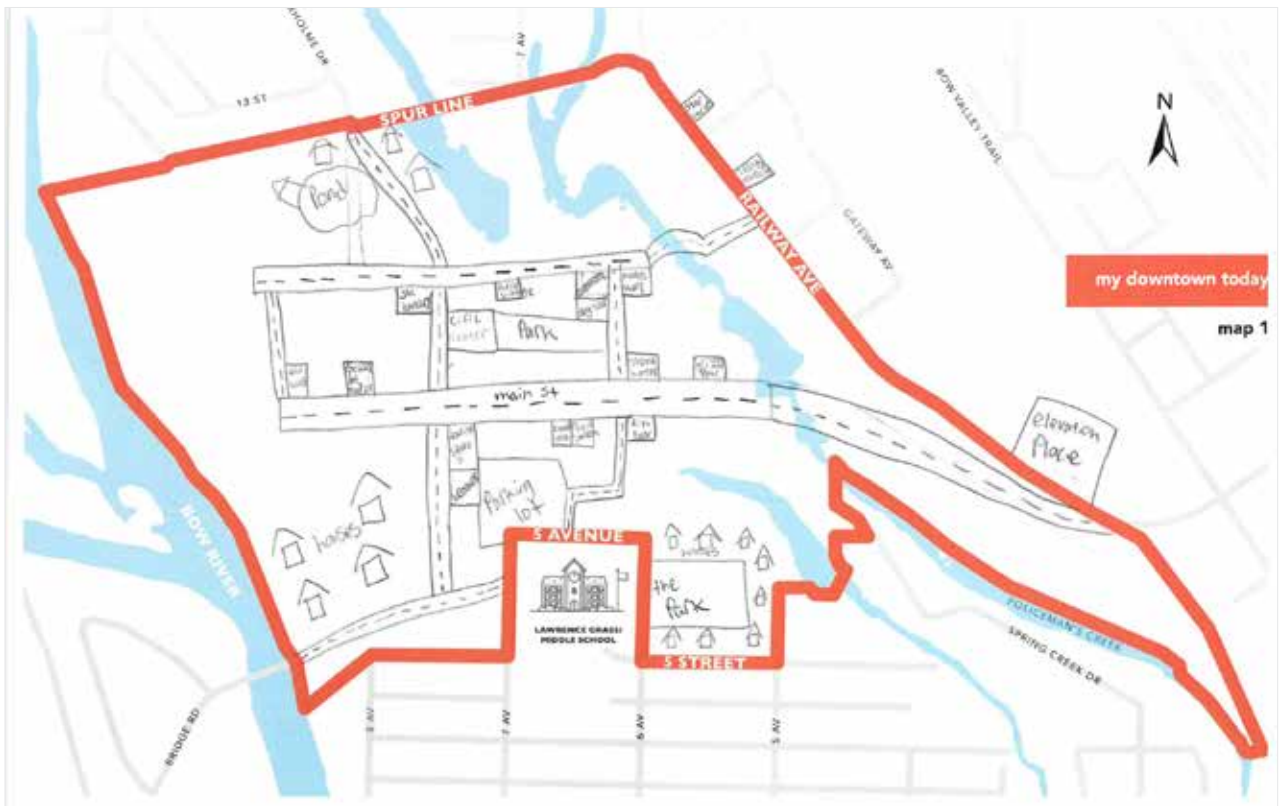


Figure 3: Example current downtown map



Figure 4: Example future downtown map

In open-ended responses, several key themes emerged:

Retail and Services (290 mentions)

Access to retail downtown featured prominently in the youth responses. They reported visiting a diversity of lower-cost establishments on a regular basis. Some youth shared nostalgic memories of visiting certain businesses with family. Many youth expressed frustration at a lack of retail options for kids and youth.

Access to Nature and Recreation (184 mentions)

Downtown's nature and recreational areas, particularly parks like Riverside Park and Centennial Park, hold special significance for Canmore's youth. One youth expressed, "I love the mountain views. It doesn't feel real". Many youth proposed enhancements to existing parks, such as additional seating, string lighting, and facilities like splash parks, to make them more appealing. They also referred to outdoor recreation areas outside of downtown as places where they stay active. They pointed to the Benchlands Bike Skills park, the skate/scooter park, and ice rinks, and would like to see similar recreation amenities downtown.

Gathering Spaces (89 mentions)

Youth identified that they value existing indoor public spaces as safe places to socialize and stay warm/cool. For example, the Civic Centre was singled out as the most frequently identified place of importance for youth downtown by serving as a multifunctional space. While youth value existing indoor public spaces like the Civic Centre, Elevation Place, and the library as safe socializing spots, they expressed a desire for more youth-friendly areas.

Arts, Culture, and Heritage (44 mentions)

Downtown landmarks like the Engine Bridge, the Pond hold nostalgic significance for Canmore's youth. They value these landmarks and other cultural spaces like the Museum and Barracks as part of Canmore's heritage, contributing to the town's identity and sense of community.

Walkable and People-focused Downtown (34 mentions)

Youth rely on transportation options like the Roam bus and trails for mobility within downtown. They emphasized the importance of expanded bus services and improved trail networks for better accessibility. Additionally, several youth expressed support for pedestrian-friendly initiatives like a car-free Main Street and separated bike lanes to enhance safety, such as one student who shared, "Main Street closed to cars makes it more inviting."

Summary of Public Feedback

The following analysis follows a question-by-question assessment of input received in the public survey. This summary also includes select open-ended question results. Where relevant, we included synthesized comments from parallel inputs (i.e., open houses).

SECTION 1: YOUR EXPERIENCE DOWNTOWN TODAY

On average, how often do you visit downtown in each season (rarely/never, annually, monthly, weekly, or daily)?

Most respondents visit downtown on a regular basis with a consistent frequency of visitation regardless of the season; on average, 83.7% of respondents visit downtown at least weekly on a year-round basis.

How do you primarily get to and from downtown?

Respondents were provided four options: walk, cycle, public transportation, and vehicle and were asked to tell us how often they used each one on average to access downtown. Walking was the most common mode of transportation with 64% walking downtown at least weekly, followed by vehicle and cycle at 60% and 47% at least weekly, respectively. By comparison, only 12% reported using public transportation at least weekly.

What draws you downtown?

We asked respondents to identify up to three top reasons that draw them downtown. We received a total of 1297 votes divided between 15 options. We heard that respondents are drawn to the town centre for retail and recreation. The top three ranking reasons by far were restaurants/bars (20%), shopping (20%), and recreation such as trails and parks (16%).

How often do you use or visit the following public spaces (rarely/never, annually, monthly, weekly, or daily)?

We provided respondents with a list of 10 downtown public spaces and asked them to indicate how often they visited each place. Respondents told us that they visited many downtown spaces on a regular basis, with an average of 54.5% of people indicating that they visited downtown places at least weekly. Main Street (78% at least weekly), pathways (75% at least weekly), and the 10th Street commercial area (54% at least weekly) were the top three ranking spaces. Respondents were least likely to visit Eklof Park (5% at least weekly).

What is one word to describe the current downtown?

In an open-ended response, busy/crowded (87 mentions), vibrant/dynamic/lively (29 responses), and quaint/unique/interesting (19 responses) the top three words that respondents used to describe the current downtown.

What is one thing you value about the current downtown?

In an open-ended response, respondents indicated overwhelmingly that they valued the current downtown's compact, central, and walkable layout (160 responses), a mix of local businesses and services (148 responses), the small-town character (48 mentions), and sense of community (25 responses). The mountain views (23 responses) were also frequently mentioned. Downtown landmarks such as the Engine Bridge, the Big Head, and the Pond hold special significance, especially for youth for their nostalgic value.

What is one thing you would change about the current downtown?

In an open-ended response, adopting a more people-focused, car-free Main Street was overwhelmingly the most frequently mentioned change that respondents wanted to see with 111 mentions. Better vehicle circulation (53 responses), additional parking/intercept parking (54 responses), and placemaking and public realm enhancements (50 responses) were the next frequently mentioned desired changes.

Starting in 2020, we closed a section of Main Street to vehicles to provide space for people to safely move and gather. This people-focused approach to Main Street has continued each summer and we would like to hear your experience with it (didn't like it, somewhat disliked it, neutral, someone like it, like it.)

We asked respondents to share their perspective on a series of seven features of the seasonal car-free Main Street, that included atmosphere, accessibility, more space to walk and cycle, more public open space, etc. Across the board, respondents indicated they liked the benefits that a seasonal closure provides (ranging from 73% to 88%), with more open space (e.g., to sit, gather), more space to walk or cycle, and no vehicles (e.g., reduced air or noise pollution) as the top rated features.

To what extent do you agree with the following statement: The pedestrianization of Main Street has been an overall positive change to downtown (strongly disagree, somewhat disagree, neither agree nor disagree, somewhat agree, or strongly agree)?

We directly asked respondents if they felt that the car-free Main Street had made an overall positive change to downtown. Respondents expressed significant support (87% positive) consistent with the previous question. Respondents who were supportive of the current Main Street closure referred to Bear Street in Banff as an example and indicated that they would like to see enhanced public spaces to make it feel more permanent and welcoming. Maintaining or increasing the closure length was also frequently mentioned.

One respondent shared that, "Last fall I went downtown with my five-year-old daughter, and she said that she was sad downtown was closed. I was surprised since 8th street had just been reopened to traffic. She followed-up by saying she misses riding her bike down main street..." while another exclaimed, "It was the best thing Downtown Canmore ever did."

Some respondents, especially those who were not supportive of the closure, noted concerns about congestion and how vehicular access and circulation should be improved, citing the creation of a

parkade and improved signalization as possible ideas. Other concerns included sentiments such as “I love the concept, but it looks “cheap”. Another noted, “Although it’s great for Main St, it discourages people from venturing off Main St to any other attractions and businesses. The event barricades and lack of signage make this even harder.”

SECTION 2: YOUR VISION FOR A FUTURE DOWNTOWN

To create a future vision for downtown, we need to understand what our values are. Values reflect our core principles, priorities, and beliefs—they define what we care about most and will guide the overall direction of the plan for downtown. We prepared some draft values, and asked for respondents to weigh in. These values were developed based on Council-approved bylaws, plans, and strategies, and reflect some of the opportunities we have identified for downtown.

We asked how closely the following six values align with what is important to you for the future of downtown (strongly disagree, somewhat disagree, neither agree nor disagree, somewhat agree, or strongly agree)?

Respondents indicated strong levels of support for all six of the draft core values (Inclusive, Accessible, Connected, Active, Resilient, Distinct), with support levels ranging from 64% to 85% for each value. Some respondents expressed an interest in the values incorporating beauty and aesthetics (23 responses), locals-first (23 responses), and community (16 responses) among other suggestions. Active and Resilient were the two values with softer support. Since feedback in other question areas affirm support for ‘Vibrancy’ and ‘Sustainability’ – parallel values to Active and Resilient, there may be an indication that these values could be reworded or reframed.



Figure 5: Levels of support for draft core values

What is one word to describe your ideal future downtown?

In an open-ended response, vibrant emerged as a clear front-runner with 45 mentions, followed by walkable (24 responses), and accessible (15 responses).

What is one thing we could do to improve our parks and greenspaces downtown?

In an open-ended response, several key themes emerged:

Enhanced Amenities and Facilities (33 responses)

Comments included: improve the year-round useability with features like ice surfaces, splashpads, and washrooms; increasing seating, picnic tables, and opportunities for commercial food and beverage like food trucks; create new parks or repurposing existing parks; provide more interactive elements for youth and children.

Beautification and Greenery (28 responses)

Comments included: integrate more native trees and plants; incorporate natural elements such as stone; maintain green spaces year-round; provide better wayfinding.

Accessibility and Connectivity (23 responses)

Comments included: improve connectivity between green spaces; ensure accessibility for people with varying mobilities; connect parks with active modes of transportation.

Community Engagement and Events (15 responses)

Comments included: additional infrastructure to host more events, festivals, and gatherings.

What is one thing we could do to improve our parks and greenspaces downtown?

In an open-ended response, several key themes emerged:

Improved Wayfinding and Signage (51 references)

Comments included: Install clearer directional signs at trail intersections and provide maps and distance markers along the trails.

Trail Maintenance and Winter Management (36 references)

Comments included: regularly clear snow and ice from the trails.

Paving and Accessibility (47 references)

Comments included: pave currently unpaved walkways to make them accessible to everyone. Use permeable paving to balance accessibility with environmental concerns while maintaining some natural gravel trails for a more natural feel.

Connectivity and Expansion (30 references)

Comments included: create better connections between existing trails to form a more cohesive network and extend trails to connect with popular destinations within and outside downtown.

Bike Lanes and Separation from Pedestrians (25 references)

Comments included: implement designated bike lanes to separate cyclists from pedestrians design measures to ensure pedestrian safety from faster-moving trail users (e.g., e-bikes)

Public Amenities (23 references)

Comments included: install more benches along the trails for resting and enjoying the scenery; increase the number of trash bins and dog waste stations to maintain cleanliness.

Environmental Concerns (16 references)

Comments included: avoid over-paving to preserve the natural feel of the trails; use low-impact lighting solutions to reduce light pollution and minimize disturbance to wildlife.

Cultural and Educational Signage (14 references)

Comments included: install signs providing information about local flora, fauna, and the surrounding geography and incorporate historical or cultural facts about the area along the trails.

What is one thing we could do to improve downtown's public realm (e.g., the streets, sidewalks, and public spaces) to better meet your needs?

In an open-ended response, several key themes emerged.

Transportation Infrastructure (27 references)

Many respondents highlighted the importance of enhancing transportation infrastructure for all modes to reduce conflict and make downtown feel more prominent and defined. Emphasis was placed on wider sidewalks, dedicated bike lanes, better signage for cyclists and pedestrians, and improved parking management with opinions mixed on what that looks like (e.g., removal of paid parking, creation of a parkade, or significant reduction in vehicle traffic and parking spaces).

Beautification (24 references)

Numerous respondents emphasized the importance of beautifying downtown--and Main Street in particular--with an emphasis on making it a place for people. This included either pedestrianizing the street or providing wider sidewalks, greenery, informal seating, better public art installations, and quality materials. Several respondents referenced Bear Street in Banff as an example.

Accessibility and Safety (17 references)

Respondents stressed the need for improved accessibility and safety measures, including pedestrian-only zones, better maintenance of sidewalks, snow and ice removal in winter, and ensuring universal accessibility throughout the study area. Suggestions also included enhancing lighting, installing more benches, creating safer pedestrian crossings, and providing additional accessible parking stalls.

Community Spaces and Amenities (11 references)

Several respondents highlighted the importance of creating vibrant community spaces and amenities downtown. Suggestions included adding more public seating areas, picnic spots, outdoor gathering spaces, and fire pits to create spaces for people to enjoy without having to shop. Additionally,

respondents mentioned the need for public washrooms, performance areas, and facilities for hosting events and activities that could help bring residents downtown and provide a sense of animation.

In the future, what would make you come downtown more often?

We asked respondents to rank a list of 10 potential options in order of preference (with 1 being the most important) that included features such as increased accessibility, pathway access, and increased public transit. We heard that people want more spaces to gather (average rank of 3.92), more retail diversity (average rank of 4.33), and better trail/pathway access (average rank of 4.37) as the three top options respectively. More patios for commercial areas ranked last with an average rank of 6.01, closely preceded by increased public transit.

In the future, what would be your preferred ways to travel to and within downtown if it was convenient and could meet your needs?

Respondents were provided five options: walk, cycle, public transportation, vehicle, and micro-mobility (scooters, skateboard), and were asked to rank their preference. Respondents clearly identified walking as their preferred mode of transportation with an average ranking of 1.84, followed closely by cycling with an average ranking of 2.19. Cycling replaced vehicles as the number two preferred transportation mode compared to a previous question when we asked how people currently move around downtown, indicating that increased cycling infrastructure could increase mode shift downtown.

When it comes to planning downtown for the next 25 years, it's helpful to think of some "big ideas" that could transform Downtown in alignment with the six values. We identified some possible big ideas and would like to understand how these resonate with you. To what extent do the following ideas align with your future vision for downtown?

Respondents also indicated strong levels of support all ten of the draft big ideas, with support ranging from 54% (creation of gateways) to 89% (embrace nature and views of the mountains).

What is YOUR big idea? Tell us about a bold idea you would like to see in your future Downtown that could advance our guiding values.

Big ideas that were suggested by respondents fell under the themes of create a place for people and year-round community, meet local needs, provide easy access, connect to nature, and foster a distinct character.

A Place for People

Ideas included: fully pedestrianize Main Street; limit car traffic in the Town Centre and promote alternative transportation options; create designated pedestrian zones that may extend beyond Main Street with enhanced design and aesthetics (e.g., cobblestones, plantings, public art, seating); enhance safety measures for pedestrians, including better crosswalks and traffic calming measures.

Meets Local Needs

Ideas included: restrict short-term rentals to increase availability of long-term housing; incentivize developers to prioritize more affordable housing; allow for higher density, mixed-use developments that cater to diverse residents and incomes; partner with non-profit organizations to develop affordable

housing projects; encourage locally owned businesses and explore tools to discourage chain establishments; upgrade key public amenities such as public washrooms, and provide new recreational facilities close to downtown.

Year-round Community

Ideas included: create a central plaza that can host festivals, markets, and other events year round; Establish an arts and culture district to draw residents downtown year round; design public spaces to be suitable for year-round use (e.g., covered patios and sidewalks, indoor amenities); explore creative, multi-purpose uses of public spaces (e.g., drink establishment in a greenspace, dog-friendly areas); create new, year-round public spaces (e.g., formalize the skating pond) with seating, fire pits, and other infrastructure; invite family and youth downtown through indoor family-friendly facilities; move beyond commercialism with free or low-cost opportunities to engage with downtown; balance housing needs with the potential for small-scale or boutique hotels to add vibrancy to the area.

Easy Access

Ideas included: build offsite parking facilities with efficient pedestrian connections or transit services to alleviate parking and vehicle congestion downtown; construct a multi-level parkade to accommodate parking demand while freeing up the surface lots for other uses; explore rail connections or transit hubs to reduce car traffic and congestion; improve bike lanes, pedestrian pathways, and infrastructure that make other modes easier and safer to use; invest in infrastructure that will improve the flow of vehicles for those that need to drive, such as improved intersections, signage, and signalization; ensure that infrastructure improvements are inclusive and accessible to all residents, including those with disabilities.

Connected to Nature

Ideas included: create green spaces and urban parks with native landscaping and sustainable design features; explore adaptable spaces that can be used for community-oriented uses and emergencies; promote eco-friendly initiatives such as waste reduction, recycling programs, and sustainable tourism practices; ensure new infrastructure and lighting minimize light pollution and support a “dark sky” approach to urban design.

Distinct Character

Ideas included: create height restrictions and design guidelines to preserve views and help maintain an authentic or mountain-town character; immerse downtown with its natural surroundings by introducing trees, plantings, green spaces, and active and accessible connections to the river and Riverside park; balance the needs of residents and visitors to preserve and showcase Canmore’s charm; embrace a clear, consistent style that connects the entire commercial area; promote local history and Indigenous culture through public art installations and engaging gathering spaces.

In the long term, how interested are you in a vision of Main Street that involves more space for people and permanent public spaces, such as expanded patios, landscaping, greenspaces, public plazas, and purpose-built areas for public events?

87% of respondents expressed support for a more permanent, people-focused Main Street with enhancements such as patios and public plazas.



What this map shows

This map highlights key themes of input that had a specific location component. It includes pieces of input collected through various engagement tools, including a virtual and physical asset map, public and stakeholder workshops, a youth mapping exercise, and an online survey. The map does not show feedback that was not linked to a general location or area.



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RAILWAY AVE

POLICEMAN'S CREEK

CENTENNIAL PARK

5 STREET

EET

TREET

NUE

Legend — Key Themes

Things People Love

- 1 Engine Bridge**
- 2 Wildlife**
- 3 Skating pond (seasonal)**
- 4 Pathway (creek)**
- 5 Pathway (Bow River)**
- 6 artsPlace**
- 7 Public restrooms**
- 8 Friendship Park**
- 9 Civic Centre**
place for youth gathering
- 10 Rotary Friendship Park**
seating areas
- 11 Main Street**
seasonal pedestrianization,
walkable, local businesses,
views of mountains
- 12 Riverside Park**
- 13 Pedestrian connection**
- 14 Centennial Park**
playground, stage
- 15 Boardwalk**
- 16 Greenery**
- 17 Pathway**
natural character

Ideas for Change

- 1 Seating and other improvements**
- 2 Reduced speed limit**
- 3 Densify residential areas**
- 4 Year-round park space**
- 5 Improved residential-commercial interface**
- 6 Better connect 10th and Main Streets**
- 7 Expand recreation facilities**
- 8 Expand artsPlace / create an arts & culture area**
- 9 Develop parking lots with a higher and better use**
- 10 Restroom improvements**
- 11 Pathway improvements**
(mixed perspectives on accessibility improvements like paving and lighting)
- 12 Wayfinding and access improvements**
- 13 Transportation improvements**
- 14 Main Street improvements**
(e.g., fully pedestrianize, different mix of businesses, activation)
- 15 Pathway improvements**
(e.g., wayfinding, winter maintenance)
- 16 Programming and amenities**
(e.g., seating, firepits)
- 17 Reduce congestion**
- 18 Dedicated cycling infrastructure**
- 19 Wayfinding**
(e.g., to river, downtown)
- 20 Repurpose the surface parking lot**
- 21 Intersection improvements**
(e.g., signage, signal timing)
- 22 Improved connectivity**
(e.g., to the river)
- 23 Park improvements**
(e.g., splash pad, paved track, dog park)
- 24 Connection to Spring Creek**
- 25 Gateway features**
(e.g., interactive art, lighting)
- 26 Accessibility improvements**
(e.g., ramp)
- 27 Pedestrian safety improvements**
- 28 Densify area**
- 29 Consider other uses**
(e.g., intercept parking)
- 30 Activate the space**

Summary of Stakeholder Feedback

Stakeholder input from a cross-section of key community groups received during a virtual workshop (Feb. 27) and a follow up survey (3 responses) were consistent with the overall feedback we heard from the public. Feedback was reflected in the overall themes.

Figure 6: Section of artist's mural showcasing participants' big ideas at The Warm Up and The Cool Down events





mycanmore.ca/ConnectDowntown



connect downtown

planning a vibrant
town centre



A Plan for the Future of Downtown

We are developing an Area Redevelopment Plan (ARP) for the Town Centre through a planning process called **Connect Downtown**.

Connect Downtown will provide a long-term plan for downtown, guiding the continued evolution and change of the area to the year 2050. It will explore a variety of questions for the area, such as:

- What is the future function and role of Main Street?
- What is the look and feel of our public spaces?
- Where is future development and what should it look like?
- Are there opportunities to achieve more attainable housing?

In the first phase of engagement for this project (Nov. 2023-March 2024), the community showed up. We had over 1,600 direct interactions that shaped the development of a draft vision for a future downtown. The vision included six values to guide the overall direction of the plan, reflecting the community's core principles and priorities for the future. The community told us it wants to see a future downtown that is:

- **Distinct:** Downtown embraces a unique character that reflects its geographic setting and status as Canmore's Town Centre.
- **Vibrant:** Downtown is lively and active all day, every day, and every season.
- **Connected:** Downtown is easy to navigate and offers convenient connections to key destinations, amenities, and communities.
- **Accessible:** Downtown works for people of all ages, incomes, backgrounds, and mobilities.
- **Inclusive:** Downtown fosters a sense of belonging and is welcoming to a diversity of residents, visitors, and businesses.
- **Resilient:** Downtown is adaptable, and its businesses, residents, and infrastructure can withstand climate impacts and other changes that emerge over time.

What's Next

In our second phase of engagement, we want to know what you think about our proposed strategies that will shape the future of downtown in support of the six values. Your feedback will be considered and reflected in the final plan that will be considered by Council in early 2025.

Take our survey from July 15 to Aug. 6 for a chance to win a \$100 gift card to a downtown business of your choice!

Learn more and get involved at

mycanmore.ca/ConnectDowntown



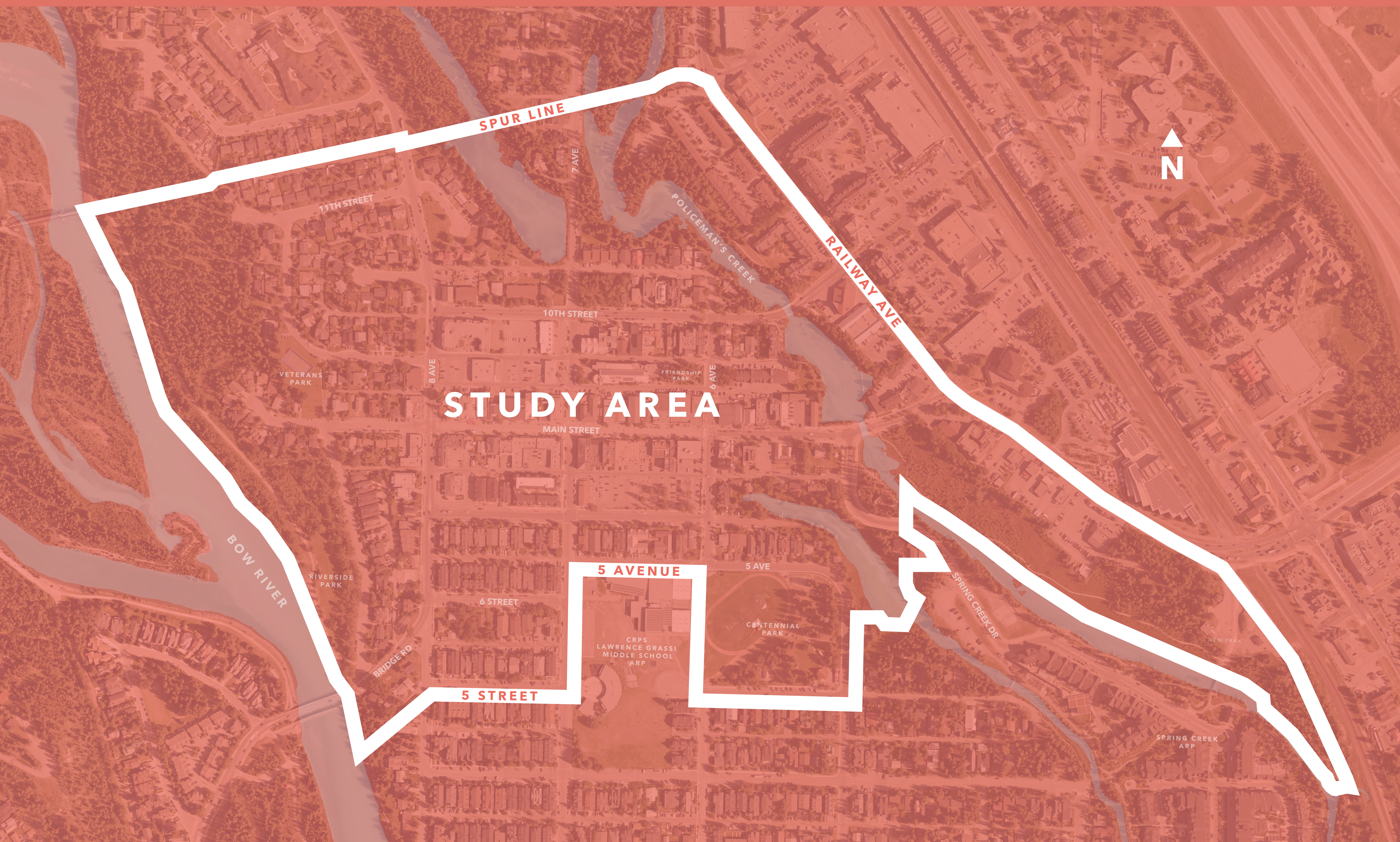


Study Area

The study area is the general area that is being examined through the planning process.

Downtown Canmore is unique. It's our Town Centre, a hub for employment, and a commercial area that has to meet the needs of both residents and visitors. It's also home to a mix of newer and older residential buildings, all within walking distance to parks and our trail network.

As a result, the study area isn't just the commercial core. It includes the surrounding area so we can consider how changes to any one section of downtown could impact the surrounding community.



The Town Centre [...] serves as the commercial core of Canmore with 179,362 sf of retail-specific floorspace. It boasts a dense and walkable urban form, with a strong concentration of retail, accommodations, food services and many local businesses.

- Canmore Retail Gap Analysis (2023)





NEW

Area Concept

The area concept shows what downtown could look like in the future when the plan's vision is fully realized.

It shows the types and scale of buildings that will be considered, the ways people will move through the area, and the network of public spaces they will interact with. The area concept was prepared based on the guiding values, big ideas, and what we heard through the previous phase of engagement. It envisions new housing and commercial opportunities, a fully pedestrianized Main Street, a new central plaza in the heart of downtown, and other enhancements to the network of streets and open spaces.



The land uses shown demonstrate the type and scale of buildings that may be considered. Development is the result of actions by property owners. It is expected that only some of the properties within the study area will redevelop by the year 2050.

KEY HIGHLIGHTS

- ✓ Pedestrianized Main Street with improvements to the surrounding transportation network to support movement.
- ✓ Building heights limited to 3 storeys to preserve views and sunlight with consideration for 4 or 5 storeys in strategic locations for public amenities (e.g., affordable housing or green buildings).
- ✓ New public open spaces, including a central celebration plaza and an expanded Riverside Park.
- ✓ The mixed-use area of Main Street expanded one block west with new connections to Riverside Park and the Bow River.
- ✓ Town land used for affordable housing and other community-oriented facilities (e.g., arts, culture, entertainment, recreation).

DEFINITIONS

- Complete Streets** – Streets that balance all forms of transportation with dedicated and separated space for vehicles, cyclists, and pedestrians.
- Shared Use Path** – Off-street pathway with users sharing the same space (e.g., cyclists and pedestrians).
- Local Shared Street** – Quieter or traffic-calmed streets where vehicles and bicycles share the same space.
- Activated Laneway** – An enhanced commercial lane with an emphasis on placemaking and pedestrian-friendly design (e.g., “Walk of Champions” on 9 St).
- Mews Laneway** – A residential or commercial lane with space for pedestrians to move along the edges.
- Mid-block Connection** – Pedestrian connection between two streets located near the middle of a block.
- Mixed Use** – Developments that have more than one use within a building (e.g., residential and commercial). At a minimum, a commercial use would be expected in the Mixed Use area shown on the map.



NEW

What The Future Downtown Could Look Like

The following artist renderings show what Canmore's Town Centre could look like in the future if the area evolves in a way that aligns with the area concept and strategies. The renderings are conceptual and for illustrative purposes only.



10 Street
Conceptual illustration of what 10 Street could look like in the future, with active commercial uses, expanded sidewalks and bike lanes while maintaining vehicle movement and on-street parking.

Perspective: Looking west down 10 St.



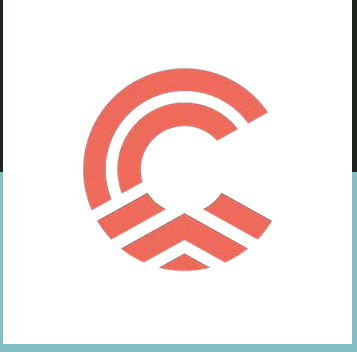
Main Street
Conceptual illustration showing what a future pedestrianized Main Street could look like with more space for people, patios, seating, public art, events, and plantings.

Perspective: Looking west down Main Street.



Central Plaza
Conceptual illustration of what a large, central plaza could look like at the intersection of 7 Ave and 9 St, capable of hosting a range of programming and allowing for flexible use of 7 Ave (e.g., maintaining vehicle or bus access or temporarily closing to expand capacity for events).

Perspective: Looking southwest from the intersection of 7 Ave and 9 St.



Strategies

The following strategies are tangible changes we can implement over the next 25 years to realize the future vision for downtown.

The strategies were informed by what we heard during the first phase of engagement. Each strategy aligns with one or more of the guiding values and supports one or more of the big ideas which, together, form the future vision for downtown. As a result, the strategies are organized according to the big idea they most align with.

For more information on the vision for downtown, including the six values and ten big ideas, view the Vision Document at mycanmore.ca/ConnectDowntown

BIG IDEA

Embrace Nature and Mountain Views

STRATEGIES **NEW**

- 1 Limit building heights to 3 storeys along key corridors to preserve access to sunlight and mountain views from Main Street, 10 Street, and public spaces.
- 2 Develop design guidelines to ensure development contributes to the area’s unique mountain setting.
- 3 Integrate functional natural elements and materials reflective of Canmore’s environment into the design of parks, open spaces, and trails. This includes natural elements such as large rock boulders and logs that can be used for both rest and play.
- 4 Bring nature into the streetscape through green stormwater infrastructure (e.g., bioswales and rain gardens), which can add greenery and treat runoff water.

Make Main Street a Great Street

STRATEGIES **NEW**

- 5 Redesign Main Street, between 6 and 8 Ave, as a fully pedestrianized space that supports all-day and all-season activity. Include high quality streetscape materials (e.g., paving stones, plantings), permanent public art, places to gather, winter-friendly design elements, and lively commercial uses that encourage daytime and nighttime use.
- 6 In the interim, continue the seasonal pedestrianization of Main Street.
- 7 Improve the overall street network around Main Street to ensure efficient access downtown and across the valley by all modes, including walking, cycling, transit, and vehicle (e.g., intersection improvements, complete streets).
- 8 Encourage a unique variety of small businesses through design guidelines, zoning regulations, and support services.



Design guidelines inform the appearance of new buildings, including architectural style, materials, and setbacks.



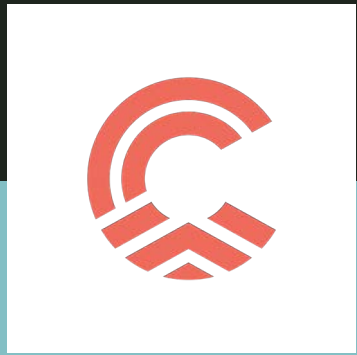
Natural elements, such as boulders and logs, can provide multiple functions (placemaking, seating, play) in an environmentally sensitive way.



Green stormwater infrastructure can add greenery into streets and public spaces while also capturing and treating stormwater runoff.



The area concept proposes an entire redesign and reconstruction of Main Street into a pedestrian space; prior to that work taking place, the seasonal pedestrianization would continue.



From the Creek to the Bow

STRATEGIES **NEW**

- 9 Extend the mixed-use area of Main Street to the west to provide a visible, attractive, and primary connection from downtown to Riverside Park and the Bow River.
- 10 Expand Riverside Park to connect to Main Street (see Area Concept). This expansion can provide space for unique programming along the Bow River, such as small performances, community gatherings, and play activities.
- 11 Provide a secondary connection to the Bow River via a new pathway adjacent to Veterans' Park.
- 12 Develop an updated wayfinding and signage program that reflects the visual identity of the area and makes it easier to navigate.
- 13 Establish a network of designated walking and cycling loops to encourage active modes of transportation.

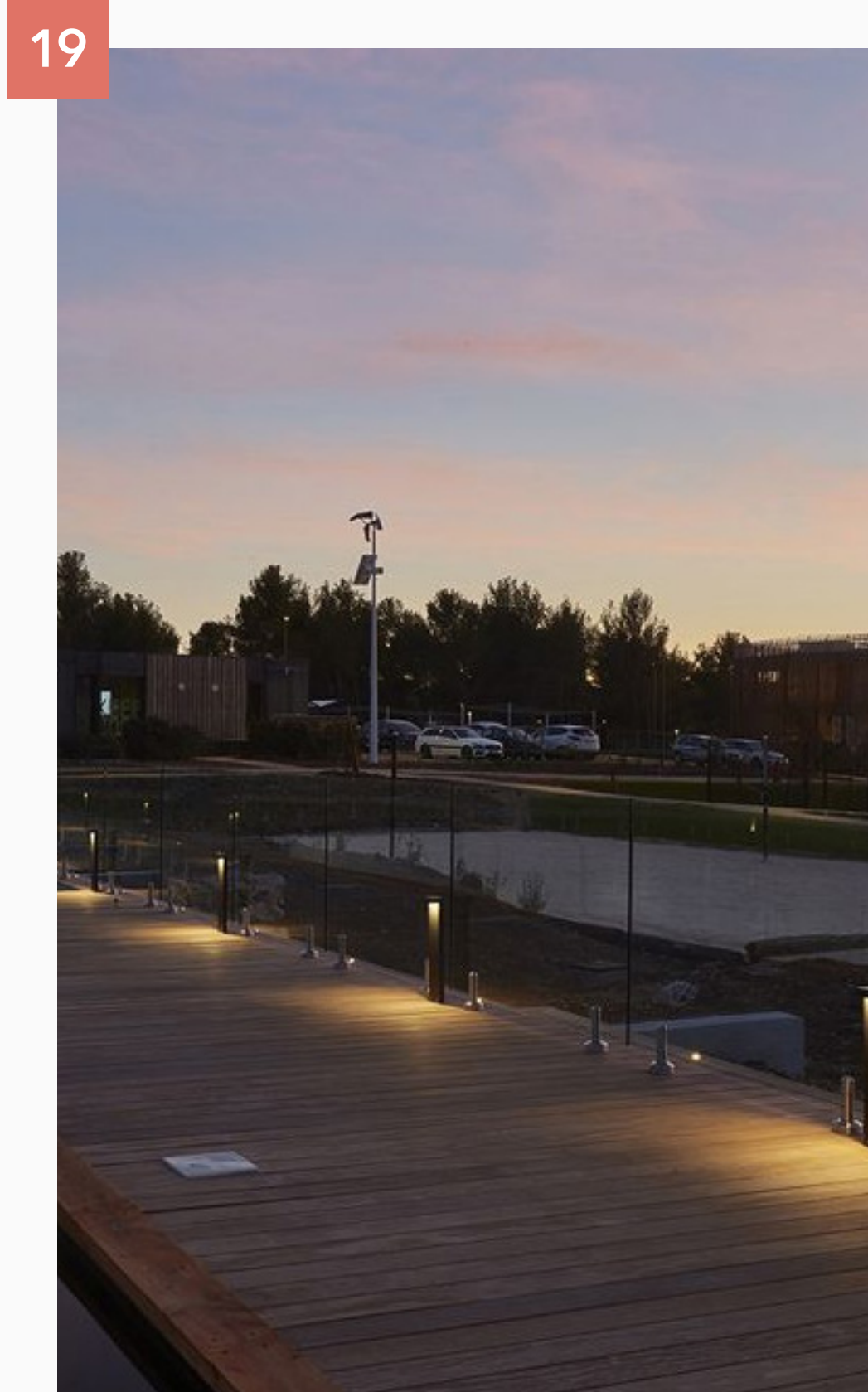
Make Downtown Year-Round

STRATEGIES **NEW**

- 14 Increase the number of permanent Canmore residents by allowing new housing opportunities throughout the study area.
- 15 Limit visitor accommodation to key areas (e.g., Main and 10 Street), prioritizing residential areas for housing units while supporting vibrancy and activity on mixed-use streets.
- 16 Require street-activating commercial uses on the ground floor throughout the mixed-use areas and encourage additional commercial uses on other floors for additional patio space like restaurants, cafes, or bars.
- 17 Support adaptation to extreme weather through measures such as weather protection (e.g., awnings) in mixed-use areas, resilient building materials and design, and strategic planting.
- 18 Use Town land for community-oriented developments that provide a year-round destination or benefit for residents, such as affordable housing or arts, cultural, entertainment, or recreational facilities.
- 19 Install pedestrian-scale lighting along key pathways and public spaces to support safety, use, and vibrancy.
- 20 Design new plazas and public spaces with infrastructure that can support diverse programming.
- 21 Create a walkable, pedestrian-friendly corridor along 9 Street with commercial uses, patios, and lighting along the laneway.



Examples from elsewhere of what an updated wayfinding and signage program could look like, with varying levels of information and detail.



Example of gentle, pedestrian-scale lighting that can be integrated into pathways and public spaces.



Example of the activated laneway on 9 St that can be expanded in the downtown area.



Repurpose Underused Spaces

STRATEGIES **NEW**

- 22 Create an intercept parking facility to improve accessibility and reduce congestion downtown.
- 23 Strategically develop or repurpose vacant or underused Town-owned land to address community priorities (e.g., unused public utility lot next to Veterans Park; vacant grass area named Eklof Park; surface parking lots).
- 24 Encourage development on Railway Ave, reflecting the area’s location as a gateway into downtown and ability to provide a greater number of needed housing units.
- 25 Improve existing parks and open spaces including adding amenities (e.g., splash pad), expanding Riverside Park, and creating an enhanced open space next to the seasonal skating pond.
- 26 Explore improvements to the greenspace surrounding the NWMP Barracks to showcase the historical building while providing a more functional plaza or open space for the public to enjoy.

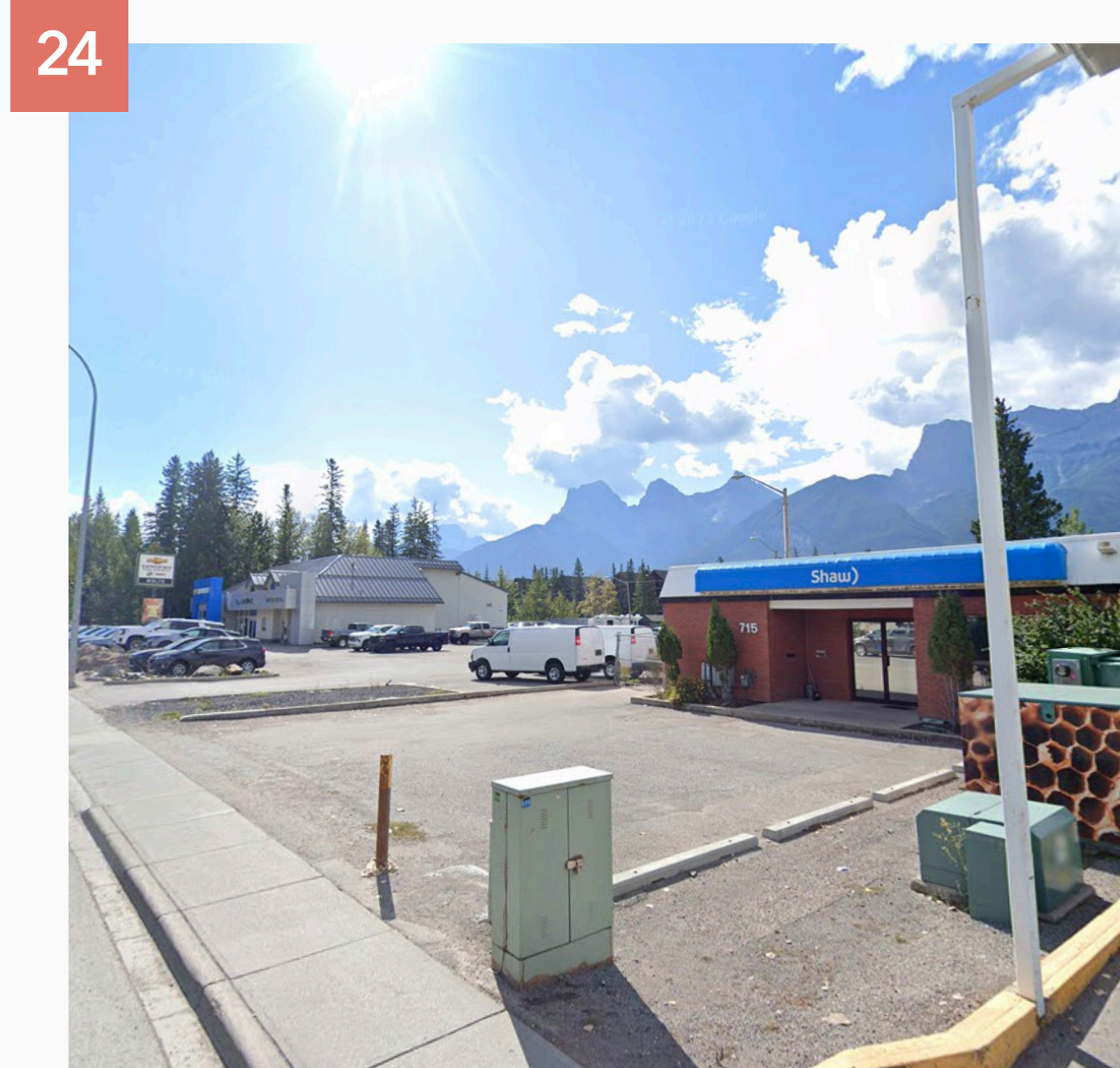
More Accessible and Adaptable Spaces

STRATEGIES **NEW**

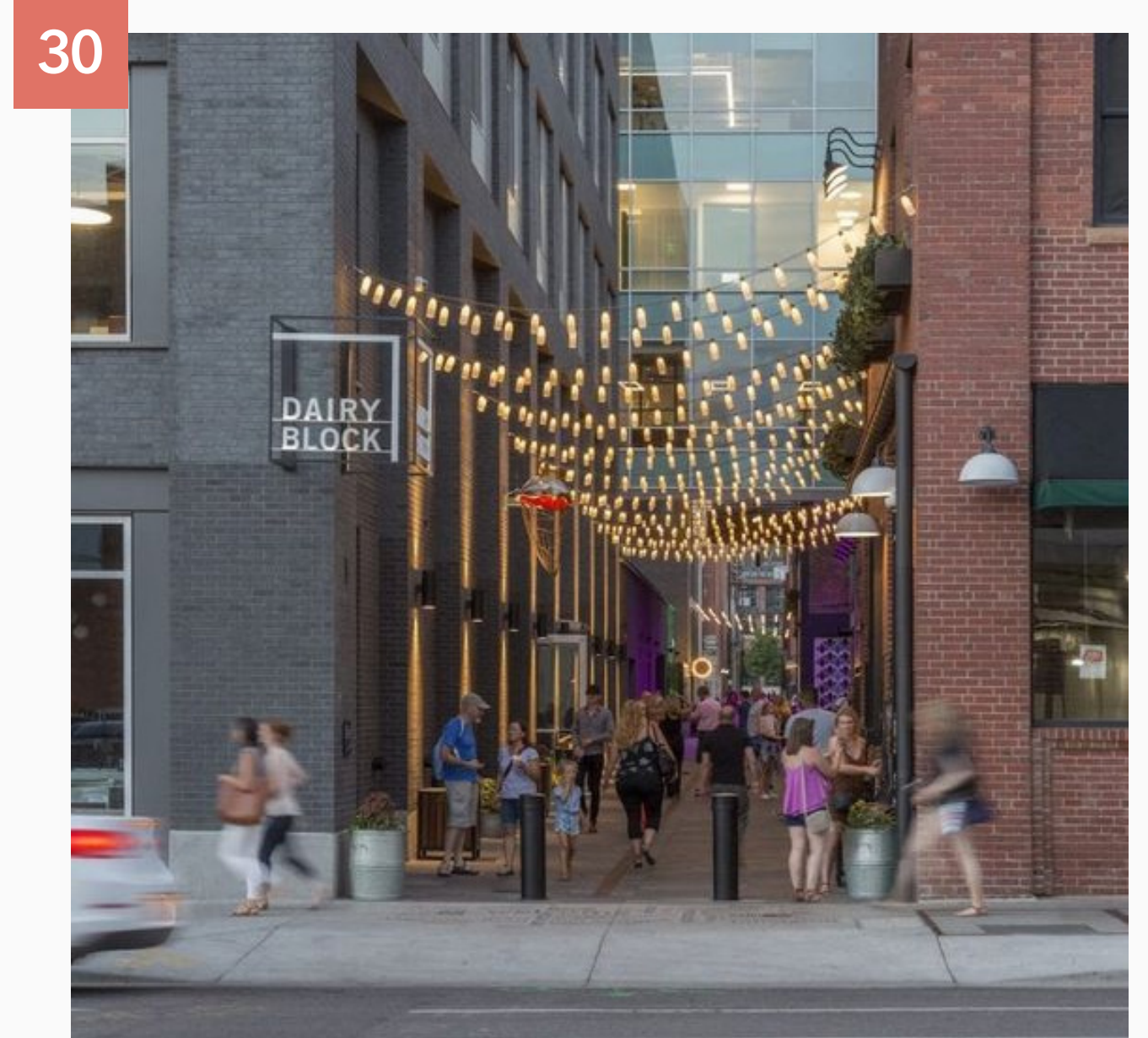
- 27 Expand ROAM transit service throughout downtown, including an expanded transit hub on 9 Street.
- 28 Improve the safety and accessibility of the trail network by introducing gentle pedestrian-scale lighting, paving sections of pathways, and providing accessible grades and ramps.
- 29 Design new public spaces with infrastructure and built-in flexibility to accommodate a range of uses that can evolve over time.
- 30 Improve accessibility and connectivity downtown by creating new mid-block pedestrian connections as part of new development on Main and 10 Street.
- 31 Establish a network of trails and pathways that connect key destinations, parks, and open spaces.
- 32 Provide a new and expanded public washroom in the heart of downtown.



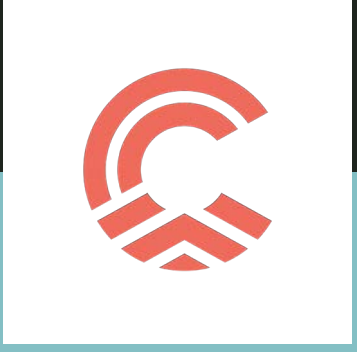
The vacant public utility lot that could be used for affordable housing or other community needs.



The west side of Railway Avenue consists of several large, underutilized lots that can be used to provide commercial and housing units.



Example of a mid-block connection between two developments.



Housing for a More Diverse Population

STRATEGIES **NEW**

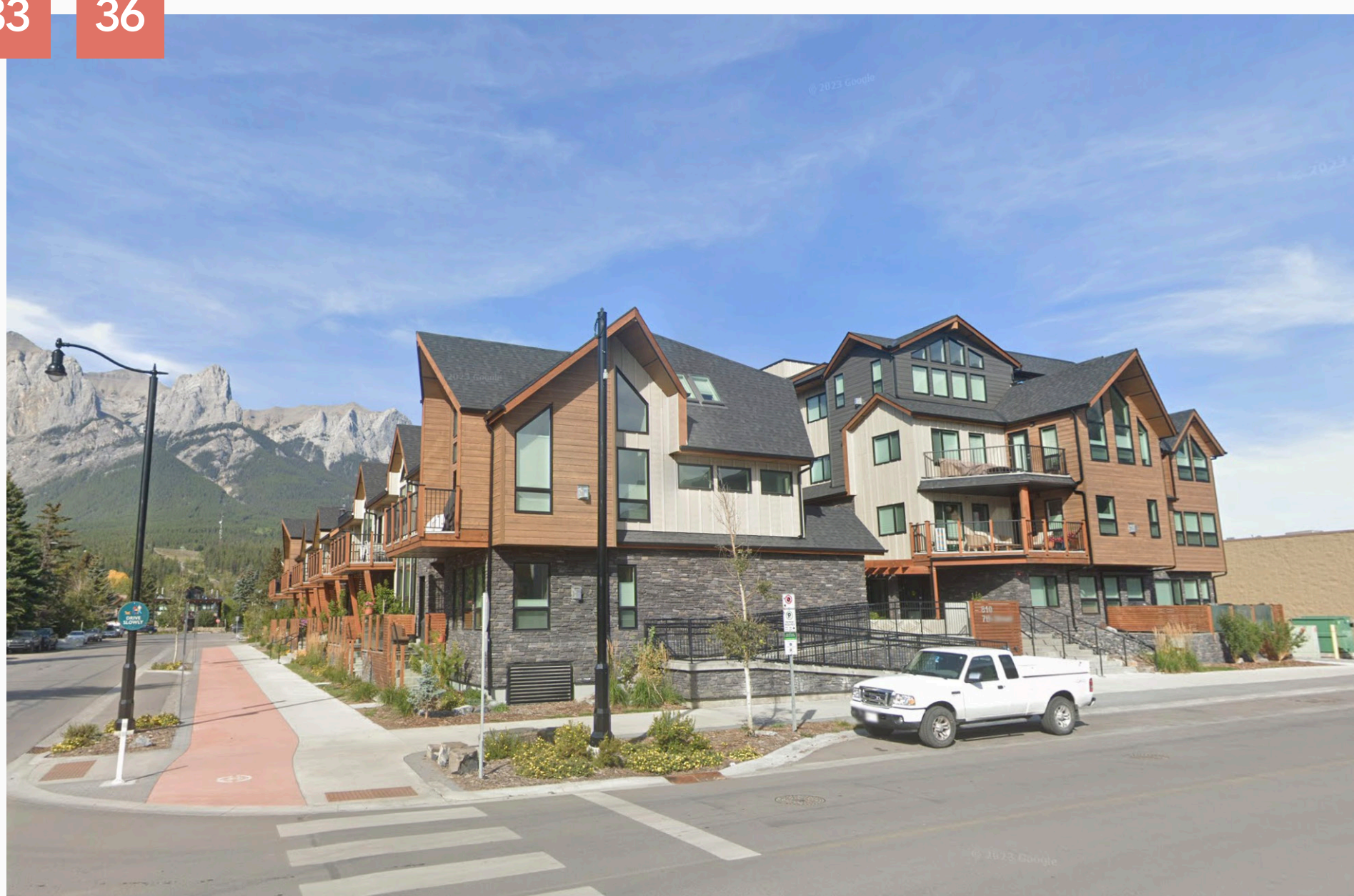
- 33** Allow buildings up to 3 storeys and, in strategic locations, up to 4 or 5 storeys in exchange for public benefits such as affordable housing or energy efficient buildings.
- 34** Allow for higher density development on Town-owned land to maximize the number of affordable housing units.
- 35** Reduce parking requirements to support more affordable housing options for those who want or can live downtown without owning a vehicle.
- 36** Encourage a diversity of housing choices in all residential areas, including duplexes, triplexes, townhouses, and apartment buildings.
- 37** Ensure downtown is for everyone by eliminating exclusionary zoning, which makes it illegal to build anything other than single-family houses.
- 38** Remove Tourist Homes as a permitted use from all land use districts in the downtown area.

Create a Neighbourhood Heart

STRATEGIES **NEW**

- 39** Provide a large, centrally located plaza in the heart of downtown to act as a gathering and celebration space with the capability of hosting small- and large-scale events.
- 40** Create a more integrated commercial core by using consistent, high-quality streetscape treatments to all mixed-use streets.
- 41** Support public life and resiliency with amenities, services, and infrastructure in the heart of downtown (e.g., public internet, end-of-trip facilities, bike racks, seating, power, drinking water, misting stations as well as cool and clean indoor air spaces).

33 36

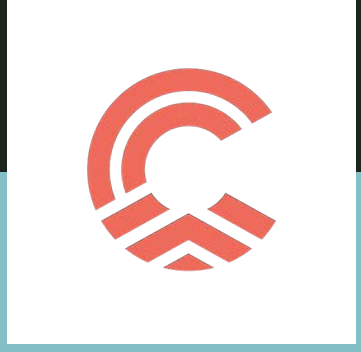


Recent development demonstrating what a mix of 3-storey townhouses and 4-storey apartment buildings could look like in the residential areas.

39



The Area Concept envisions a large, centrally located plaza at 7 Ave and 9 Street that can accommodate events and programming of varying scales (e.g., farmers markets, concerts). See the illustration on Board 4 for more information.



A Distinct Character

STRATEGIES

NEW

- 42 Maintain the Town Centre as the focal point of the community through thoughtful and quality placemaking that speaks to the area's significance and geographic setting.
- 43 Embrace contemporary mountain town architecture that allows for enhanced connection to the local landscape with distinct design and more energy efficient buildings.
- 44 Develop a material palette for both the private and public realm that speaks to both the surrounding natural landscape and downtown's industrious past, using materials such as lighter toned wood, stone, and weathering steel.
- 45 Accept a higher standard of materials and maintenance in the public realm reflective of the Town Centre designation. For Main and 10 Street, use paving stones for sidewalks in place of brushed concrete.
- 46 Support public art installations in strategic locations that are interactive, engaging, and serve a storytelling purpose for the area.
- 47 Use distinct features, such as custom lighting and art installations, at key entrances to downtown to provide a sense of welcome.
- 48 Retain unique historical assets—including the Miners' Union Hall, Ralph Connor Memorial United Church, and the NWMP Barracks—and support opportunities for their enhancement.
- 49 Support small-scale placemaking along key pathways and trails, with art, lighting, and seating to create intimate spaces to enjoy.
- 50 Increase the presence of Indigenous culture downtown by incorporating Indigenous language or symbols in the names of public spaces, signage, and broader streetscape.

A Low-impact Community

STRATEGIES

NEW

- 51 Encourage the use of local materials and vegetation in landscaping that prioritize the retention of significant trees, reduce human-wildlife conflict, and align with FireSmart principles.
- 52 Reduce vehicular congestion, noise, and air pollution by requiring new buildings to support walking, cycling, and transit. Measures could include convenient access to bike storage, parking for carshare services, electric vehicle charging, reduced parking requirements, and ground-oriented residential units with access to the street.
- 53 Incentivize greener, more resilient buildings by allowing additional floor space in new developments.
- 54 Require all new Town and Canmore Community Housing developments to achieve near net zero emissions and support the Town's environmental and climate commitments.
- 55 Prioritize green stormwater infrastructure features and street shade trees where appropriate in the design of streets and open spaces.
- 56 Conduct an environmental assessment for downtown to identify and minimize impacts on wildlife, waterbodies, and ecosystems.
- 57 Use "dark sky" lighting to reduce light pollution, minimize impacts on wildlife, and promote a safe evening environment.
- 58 Require new development in or adjacent to high-risk wildfire areas to implement FireSmart best practices.
- 59 Preserve natural areas and designate additional, undevelopable lands for conservation or environmental reserve where appropriate.

43



Modern or contemporary mountain architecture can complement the existing character of downtown (e.g., above right), incorporate natural materials, and achieve higher levels of energy efficiency.



48



Certain historical assets such as the Miners' Union Hall can be preserved or incorporated into future development.



Tell us what you think about the Area Concept and the proposed strategies! Place a sticky note in the appropriate box to share what you like and what you think could be better.

WHAT I LOVE

Empty box for feedback under 'WHAT I LOVE'.

WHAT COULD BE BETTER

Empty box for feedback under 'WHAT COULD BE BETTER'.

