

Town of Canmore

902 7th Avenue

Canmore, Alberta T1W 3K1

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www.canmore.ca



Agenda
Canmore Planning Commission
Canmore Civic Centre – Council Chambers
Wednesday, December 11, 2024, at 2:00 p.m.

- A. Call to Order
- B. Land Acknowledgement
- C. Adoption of Agenda
- D. Approval of Minutes of the November 28, 2024 meeting
- E. Development Permit Applications:
 - 1. PL20240082
802 10 St, Canmore, AB T1W 2A7
Plan 1095F; Block 46; Lots 1,2
Mixed-use building with ground floor Retail Sales (3 units) and second and third floor Visitor Accommodation (13 units total)
Variances to maximum front yard setback, maximum building and eaveline height, minimum vehicle parking (accepting a portion as cash in lieu of), minimum creek setback, and requirements for the corner visibility triangle.
- F. Other Planning Business
None
- G. Next Scheduled Meeting
Wednesday, January 29, 2024 at 2:00pm
- H. Adjourn

**TOWN OF CANMORE
MINUTES
Canmore Planning Commission
Council Chambers at the Civic Centre, 902-7 Avenue
Thursday, November 28, 2024, at 2:00 p.m.**

MEMBERS PRESENT

Whitney Smithers	Chair
Florian Jungen	Public Representative
Spencer Thackray	Public Representative
Joanna McCallum	Councillor
Jeff Hilstad	Councillor

MEMBERS ABSENT

None

ADMINISTRATION PRESENT

Harry Shnider	Planning & Development Manager
Anika Drost	Senior Development Planner
Andy Esarte	Engineering Manager
Adam Driedzic	Town Solicitor
Mike Stasiuk	Community Development Engineer
Briar Jones	Secretary (Recorder)

CALL TO ORDER

Chair W. Smithers called the November 28, 2024, regular meeting to order at 2:00 p.m.

LAND ACKNOWLEDGEMENT AND ADOPTION OF AGENDA

Chair W. Smithers provided a brief land acknowledgement and recommended an agenda amendment, to review Point F (Other Planning Business) after the Approval of Minutes of the June 19, 2024, Canmore Planning Commission Meeting.

CARRIED UNANIMOUSLY

Chair W. Smithers then moved that Canmore Planning Commission approve the agenda for the November 28, 2024, regular meeting as amended.

CARRIED UNANIMOUSLY

APPROVAL OF MINUTES

Chair W. Smithers moved that Canmore Planning Commission approve the minutes of the June 19, 2024, regular meeting as presented.

CARRIED UNANIMOUSLY

OTHER PLANNING BUSINESS

Secretary B. Jones advised that a new Commission member, Hannah Perry, will be starting in January 2025 and requested that if any additional training is needed for current Commission members, they are to request it

Minutes approved by: _____

directly with the Secretary. Training will be provided in January 2025, and the dates and details of the training will be circulated to all Committee members. No questions were raised.

DEVELOPMENT PERMIT APPLICATION

1. PL20240362
1 Silvertip Trail
Plan 9711512; Block 17; Lot 1
Accessory Use and Accessory Buildings (Accessory Nordic Spa Amenity)
Amendment to PL20230037 approval - Changes to pool location, pool sizing, exterior finishing materials, and landscaping.

Commission Member Spencer Thackray abstained from participating in the discussion and voting regarding this application due to a declared bias and potential conflict of interest. He departed the meeting at 2:06pm.

ADMINISTRATION'S PRESENTATION OF THE APPLICATION

Administration, Anika Drost, presented a visual and verbal presentation of the amendment application PL20240362 (amendment to previous approval of application PL20230037). Presentation concluded at 2:10pm.

APPLICATION QUESTIONS FROM THE BOARD

Administration answered questions from the Commission.

QUESTIONS/COMMENTS FROM THE APPLICANT AND APPLICANT SPOKESPERSON

None

QUESTIONS/COMMENTS FROM THE PUBLIC.

None

DECISION

Chair W. Smithers moved that application PL20240362 be **APPROVED** with the conditions attached in Schedule A.

CARRIED UNANIMOUSLY

NEXT SCHEDULED MEETING

Wednesday, December 11, 2024, at 2:00pm

ADJOURNMENT

Chair W. Smithers moved that the Canmore Planning Commission adjourn the November 28, 2024, regular meeting at 2:14pm.

CARRIED UNANIMOUSLY

Whitney Smithers, CPC Chair

Briar Jones, Secretary

CANMORE PLANNING COMMISSION

STAFF REPORT



DATE:	DECEMBER 11, 2024
PROPOSED DEVELOPMENT:	COMMERCIAL DEVELOPMENT -RETAIL SALES (3 UNITS) -VISITOR ACCOMMODATION (13 UNITS).
APPLICATION NUMBER:	PL20240082
LEGAL DESCRIPTION:	LOT 1&2, BLOCK 46, PLAN 1095F
CIVIC ADDRESS:	802/806 10 TH STEET
CURRENT USE(S):	RESIDENTIAL TOWNHOUSE
APPLICANT:	SYSTEMIC ARCHITECTURE
REFERENCED DOCUMENTS:	LAND USE BYLAW 2018-22: <ul style="list-style-type: none">• SECTION 4.1 TC TOWN CENTRE DISTRICT• SECTION 11 COMMUNITY ARCHITECTURAL & URBAN DESIGN STANDARDS

EXECUTIVE SUMMARY

This application proposes a commercial development with three at-grade Retail Sales units and 13 Visitor Accommodation units above the main floor. The subject site is located at 802/806 10th Street. Six variances to the Land Use Bylaw (LUB) are required. Administration supports this application, and proposed variances, as the uses are permitted uses and the variances are considered, in Administration's opinion, minor. The application proposes cash-in-lieu of parking, with a reduction to the total amount in exchange for pedestrian features (mural). The Canmore Planning Commission is the Development Authority for any reduction to cash-in-lieu of parking.

EXISTING SITE

The subject site is located at 802/806 10th Street. There is currently a low-density residential development occupying the site, which will be demolished. The site is located within, and governed by, the TC Town Centre District. The proposed uses for the subject site, Retail Sales and Visitor Accommodation, are permitted land uses in the district. Adjacent uses include:

- A waterbody and community amenity (the skating pond) to the north;
- A vacant commercial land to the east;
- A commercial shopping mall to the south; and
- A vacant lot (approved for visitor accommodation development) to the west.

Please see Attachment 1 for an aerial view of these adjacent uses.

BYLAW CONFORMANCE / DISCRETION / VARIANCE DISCUSSION

General Compliance

The proposed development is generally compliant with the requirements of the LUB (Attachment 3). The application does require six variances, which in Administration's opinion are minor. These are discussed in greater detail below. The application exceeds the LUB requirements, for example, by providing a strong corner feature. This feature provides pedestrian seating, shelter, and a distinct look which will enhance the adjacent streetscape. Furthermore, a landscaped area is provided at the north-east corner of the site. Overall, Administration is satisfied with the proposed development, and believes it meets both the district-specific requirements and the town-wide architectural design standards for new development.

Discretion

The proposed development does not include a designated loading stall. The applicant instead proposes off-site loading, along the lane. Allowing for off-site loading is at the discretion of the Development Authority (Section 2.7.3.1). Administration does not have objections to loading occurring along the lane. A condition of approval has been added to the Schedule A requiring that loading occur along the laneway during off-peak hours (6 p.m. – 8 a.m.) to limit any interruptions in traffic flow.

Variances

I. MAXIMUM FRONT YARD SETBACK / BUILDING PROJECTIONS

Section 4.1.3.5 of the LUB requires that a building be no closer to the front property line than 1m, with some required articulation further back (40%-80% up to 2.0 m). The proposed development does not comply with this requirement and therefore requires a variance. The building is predominantly between 1.05-1.06 m (See Attachment 4; Drawing DP 1.2) from the front property line. At the same time, the corner feature is closer than 1 m, at 0.8m (and the benches and eaves project further), from the front property line (See Attachment 4; Drawing DP 1.2). In administration's opinion, the proposed location of the building's primary frontage will have no negative effect on the streetscape, or adjacent development. There is adequate façade articulation

along the frontage of the building and its mass appears of similar scale to that of new development in the vicinity. The corner feature itself serves to enhance the streetscape and therefore provides a community benefit. As a result, Administration is supportive of the proposed variance.

Note, the east frontage (along 7th Avenue) is considered a second frontage. The LUB leaves the determination of the minimum/maximum front yard setback for a second frontage up to the development authority (Section 2.4.2.2). In Administration's opinion, the proposed setback along this frontage, which is almost identical to the primary frontage, is adequate.

2. MAXIMUM BUILDING HEIGHT

Section 4.1.3.8 of the LUB requires that the building's roof and eaveline height not exceed 11m and 7m, respectively. The proposed development includes a roof and eaveline height of 11.20m (1.8%) and 11.2m, respectively (See Attachment 4; Drawings DP-4). Therefore, a variance is required.

Section 1.14.1.3 of the LUB states that the development authority, in considering any variance to the height of buildings and/or eavelines, may consider the impact of the additional height on such issues as:

- a. Access to light for neighbouring properties;
- b. The protection of views from neighbouring properties;
- c. Privacy for neighbouring properties; and
- d. Site constraints.

In Administration's opinion, the adjacent properties will not be unreasonably impacted with regards to access to light, views or privacy. The roof increase is small (approximately half a foot) and there is a firewall dividing the subject site and adjacent property. The increased eaveline height is limited to the rear of the building and the interior of the site, which in Administration's opinion, does not impact adjacent properties with regards to access to light, views or privacy. Note, the eaves along the frontages of the building comply with the requirements of the LUB. Considering this, Administration supports the roof and eaveline height variance.

3. MINIMUM CREEK SETBACK

Section 2.4.8.2 of the LUB requires that buildings and structures be set back a minimum distance of 20 m from the bank of a waterbody. Section 1.14.2.1 allows for a variance of up to 5.0 m to the creekbank setback for commercial buildings if the Development Authority is satisfied that the remaining setback area between the building and the bank will enhance either riparian habitat or be landscaped in accordance with the requirements of Section 11 or both.

The proposed building and eaves encroach 1.22m into the 20m setback and the waste and recycling area encroaches 4.3m. The applicant provided an Environmental Impact Assessment that concluded that the development will not reduce the current condition of the creek's riparian area. A third-party environmental consultant reviewed the EIS and agreed with this conclusion. However, they did disagree with the report's conclusion that historical and ongoing impacts to the waterbody area are non-reversible and suggest that there is an opportunity for enhancements to the creekbank by the developer. As the subject site does not have direct access to the waterbody due to an active laneway, and the waterbody is used as a public amenity, Administration is not recommending that the developer be made to provide enhancements.

There were some smaller disagreements with information in the EIS that are not considered relevant to the overall question of impacts to the creek, but should be updated for a complete and accurate document. A condition of approval has been added to the Schedule A to ensure this is completed.

Given the findings of the EIS, Administration is supportive of the proposed variance.

4. MINIMUM VEHICLE PARKING

The proposed development is required to provide nineteen (19) vehicle parking stalls. Sixteen (16) vehicle parking stalls are proposed. The remaining three vehicle parking stalls are to be satisfied through the provision of cash-in-lieu of parking. The TC District (Section 4.1.6.1) allows for the development authority, at its discretion, to approve cash-in-lieu of parking. Administration has no objections to cash-in-lieu of parking for three vehicle parking stalls. This is an option offered in the LUB and the proposed number of stalls to be received in CIL makes up only a small portion of the required parking (~16%).

Where pedestrian features are proposed, the administrative guidelines attached to the Cash-in-lieu Policy allow for variances to the total amount of vehicle parking subject to the cash-in-lieu calculation. Aside from Town Council, the Canmore Planning Commission is the administrator of the guidelines. The applicant is considering a mural in the rear yard on the exposed firewall. Administration believes this will enhance the pedestrian realm and streetscape and is therefore recommending that the applicant be approved for a reduction of up to one vehicle parking stall. A condition of approval has been added to the Schedule A that requires the applicant to provide a mural in exchange for this reduction, to the satisfaction of the Development Officer. The applicant will provide a security for the mural, so that should the mural not come to fruition, the cash-in-lieu for the additional stall will be paid to the Town.

5. CORNER VISIBILITY TRIANGLE

Section 2.4.1.1 of the LUB restricts any structure greater than 1 m in height and lower than 4 m in height within the corner visibility triangle. The corner visibility triangle is a development setback area over private property that ensures visibility at vehicle intersections. The applicant is proposing an eave over the corner feature that is 3.34m in height and therefore requires a variance. The applicant provided an assessment by a Transportation Engineer that concludes the eave will not impact visibility at the 10th Street and 7th Avenue intersection. The Town's engineering team has accepted the report and therefore Administration does not have objections to the variance.

SUSTAINABILITY SCREENING REPORT (SSR)

The applicant's Sustainability Screening Report and score of approximately 3, suggests that the development will have a slightly positive impact on the community (see Attachment 5).

OFF-SITE LEVIES

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

LIGHTING

Details on exterior and site lighting have been provided with this application. Additional details for the fixed lighting fixtures will be provided at the building permit stage and will need to conform to the requirements of the Land Use Bylaw. A condition of approval requiring this has been added to the Schedule A.

SUBMITTED COMMENTS

The following comments were received from the public regarding the proposed development

IN SUPPORT - none received

IN OPPOSITION - two comments received

ISSUE #1 – LOSS OF RENTAL HOUSING

Two members of the community expressed concern over the loss of rental housing in the community. The Development Authority does not have the authority to require the developer to maintain or replace the loss of the existing rental housing. Also, the proposed uses are permitted uses, which means the Development Authority is required to approve the application should it fully comply with the LUB. While this application does require variances; these are in Administration's opinion minor, and therefore do not alter the proposed uses from complying with the intent of the TC District.

OPTIONS FOR CONSIDERATION

The CPC has three options:

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

RECOMMENDATION

Planning recommends that the Canmore Planning Commission **APPROVE** PL20240082, subject to the conditions of approval set out in Schedule A.

ATTACHMENTS:

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

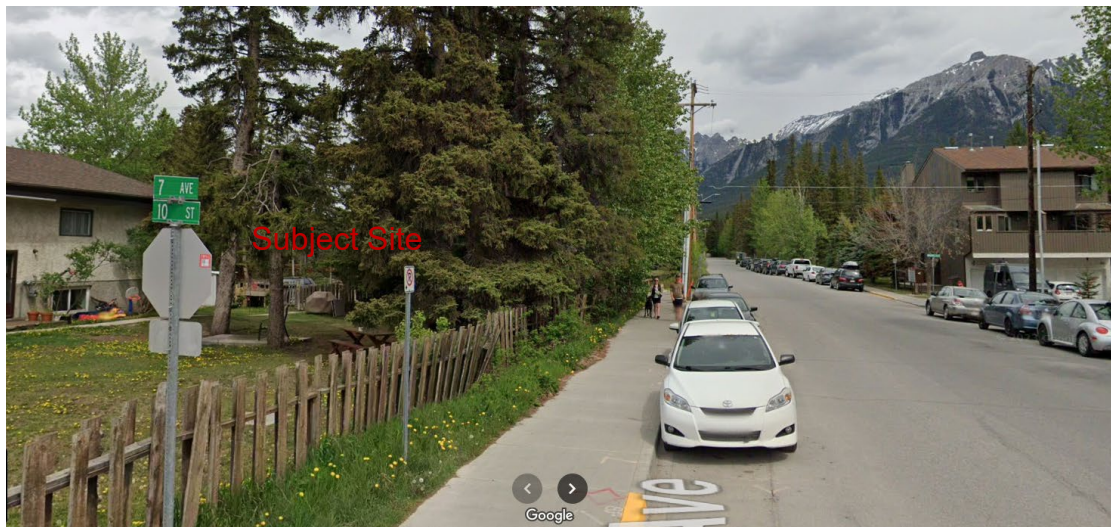


Nathan Grivell
Senior Development Planner

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



Aerial View of the Site



Looking North Along 7th Avenue



Looking East Along 10th Street



Looking East along the Laneway



Looking North-west Along 10th Street and 7th Avenue.

ATTACHMENT 2 – ZONING



TC	TOWN CENTRE DISTRICT
R2A	RESIDENTIAL LOW DENSITY DISTRICT
R1	RESIDENTIAL DETACHED DISTRICT
PD	PUBLIC USE DISTRICT
ED	ENVIRONMENT DISTRICT
RI	RESIDENTIAL DETACHED DISTRICT

ATTACHMENT 3 - BYLAW CONFORMANCE REVIEW

REQUIREMENT	BYLAW 2018-22	PROPOSED	VARIANCE
MAX FLOOR AREA RATIO (FAR)	MIN 1.25 / MAX 2.00	1.42	No
FRONT YARD SETBACK (SOUTH) PROJECTIONS	BUILT TO 1M ONLY EAVES UP TO 1M	1.06 M 0.8 M EAVES AND BENCHES	YES 0.06M 0.20M YES
SIDE YARD SETBACK (WEST)	0 M	0 M	No
CREEK SETBACK (NORTH)	20 M	BUILDING 18.78 M WASTE AREA 15.6M	YES 1.22 M 4.30 M
REAR YARD SETBACK (NORTH)	5.4 M	18.78 M	No
MAX BUILDING HEIGHT	11.00 M	11.20 M	YES 0.20 M
MAX BUILDING EAVELINE HEIGHT	7 M	UP TO 11.20 M	YES 4.20 M
LANDSCAPING AREA TREES SHRUBS	N/A N/A N/A	N/A 4 30	No
PARKING VEHICLE PARKING BICYCLE PARKING	19 VEHICLE PARKING STALLS 8 LONG TERM BICYCLE STALLS 9 SHORT TERM BICYCLE STALLS	19 VEHICLE PARKING STALLS (3 VIA CASH IN LIEU, REDUCED TO 2) 8 LONG TERM BICYCLE STALLS 10 SHORT TERM BICYCLE STALLS	YES

ATTACHMENT 4 – SUBMITTED PLANS

ATTACHMENT 5 – SUSTAINABILITY SCREENING REPORT (SSR)

ATTACHMENT 6 – SCHEDULE A – CONDITIONS OF APPROVAL



TENTH STREET CORNER

PROPOSED VISITOR ACCOMMODATIONS

802 & 806 10th Street, Canmore AB



Note: Images shown herein are artist's representations of proposed project. Images subject to revision per the permit process and approval by local jurisdiction.

ARCHITECTURAL

SYSTEMIC Architecture Inc.
 CONSULTANT NAME: Systemic Architecture Inc.
 STREET ADDRESS: #202 Kensington Road NW, Calgary AB T2N 3P9
 TELEPHONE: 587.315.9001
 CONTACT NAME: Partner in Charge (chad.russell@systemic-ai.com)
 Project Lead (stanley.alison@systemic-ai.com)

- DP-0.0 DP COVER
- DP-1.1 SITE CONTEXT & PROJECT STATISTICS
- DP-1.2 SITE PLAN
- DP-1.3 SITE DETAILS
- DP-2.1 MAIN & SECOND FLOOR PLANS
- DP-2.2 THIRD FLOOR & ROOF PLANS
- DP-2.3 GROSS FLOOR AREA PLANS
- DP-2.4 UNIT PLANS
- DP-2.5 UNIT PLANS
- DP-4.1 EXTERIOR ELEVATIONS
- DP-4.2 EXTERIOR ELEVATIONS
- DP-5.1 BUILDING SECTIONS

CIVIL ENGINEERING

McElhanney
 CONSULTANT NAME: McElhanney Consulting Services Ltd.
 STREET ADDRESS: Suite 209-502 Bow Valley Trail, Canmore, AB T4B 0Y4
 TELEPHONE: 403.493.0400
 CONTACT NAME: Chris Corner (ccorner@mcelhanney.com)

Refer to consultant drawings for sheet list.

SURVEY PLAN

McElhanney
 CONSULTANT NAME: McElhanney Land Surveys (A/Al) Ltd.
 STREET ADDRESS: 209-502 Bow Valley Trail, Canmore, AB T4B 0Y4
 TELEPHONE: 403.676.6383
 CONTACT NAME:

22-444 SURVEY PLAN

LANDSCAPE ARCHITECTS

L.A. West
 CONSULTANT NAME: L.A. West Calgary Inc.
 STREET ADDRESS: 407-31st NW, Calgary, AB T2M 0P5
 TELEPHONE: 403.233.0021
 CONTACT NAME: Barry Donnelly (barry@lawestinc.ca)

Refer to consultant drawings for sheet list.

ELECTRICAL ENGINEERING

AMPED Consulting Ltd.
 CONSULTANT NAME: Amped Consulting Ltd.
 STREET ADDRESS: 119 New Brighton Dr SE, Calgary, AB T2Z 0E1
 TELEPHONE: 403.616.4068
 CONTACT NAME: Priyesh Sarati (priyesh@ampedconsulting.com)

Refer to consultant drawings for sheet list.

Issued For	Date
DEVELOPMENT PERMIT	24-03-01
DP COMMENT RESPONSE I	24-08-13
DP COMMENT RESPONSE II	24-09-30
DP COMMENT RESPONSE III	24-10-31

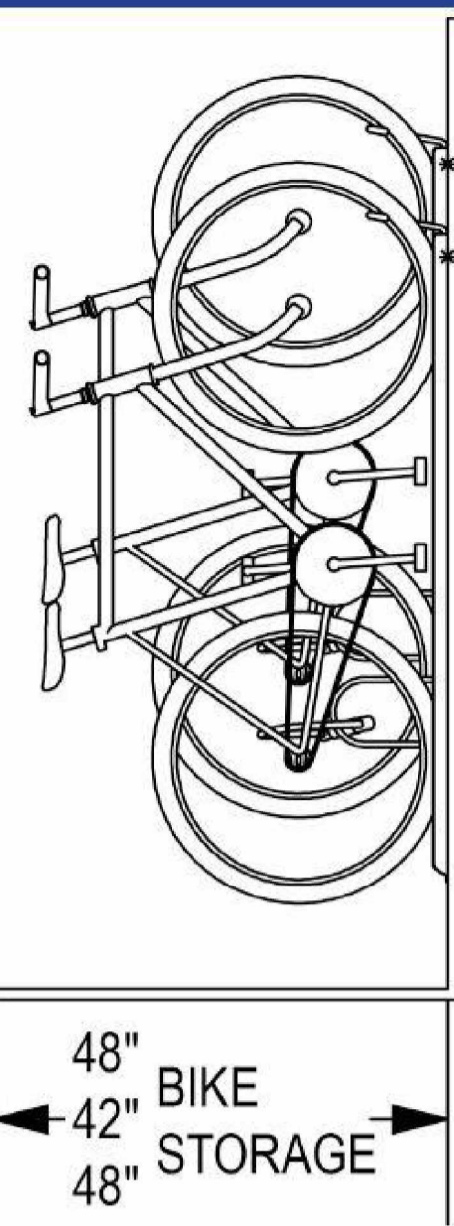
SYSTEMIC Architecture Inc.
 #102, 1422 Kensington Road NW
 Calgary, Alberta, Canada T2N 3P9
 587.315.9001

Project Number: 2022-011
 Project City: Canmore
 Site Legal Address: Lots 1 & 2, Block 46, Plan 10997
 Site Civic Address: 802 & 806 10th Street
 Development Permit: TO BE ASSIGNED
 Building Permit: TO BE ASSIGNED

Vertical Bike Storage Site Planning

Space for Bicycle

- 96" total floor space, recommended
 - 48" bike storage | 48" aisle
- 72" total floor space, minimum
 - 48" bike storage | 24" aisle
 - 42" bike storage | 30" aisle



It is necessary to create aisles of appropriate width (48" recommended | 24" minimum) in your bike storage area that allows for loading/unloading the bike on the rack and travel in/out of the space.

Minimize Space Between Parking "Stalls"

The height of vertical bike racks can also be staggered vertically. By raising the height of every other rack, bike parking spaces can be placed closer together.

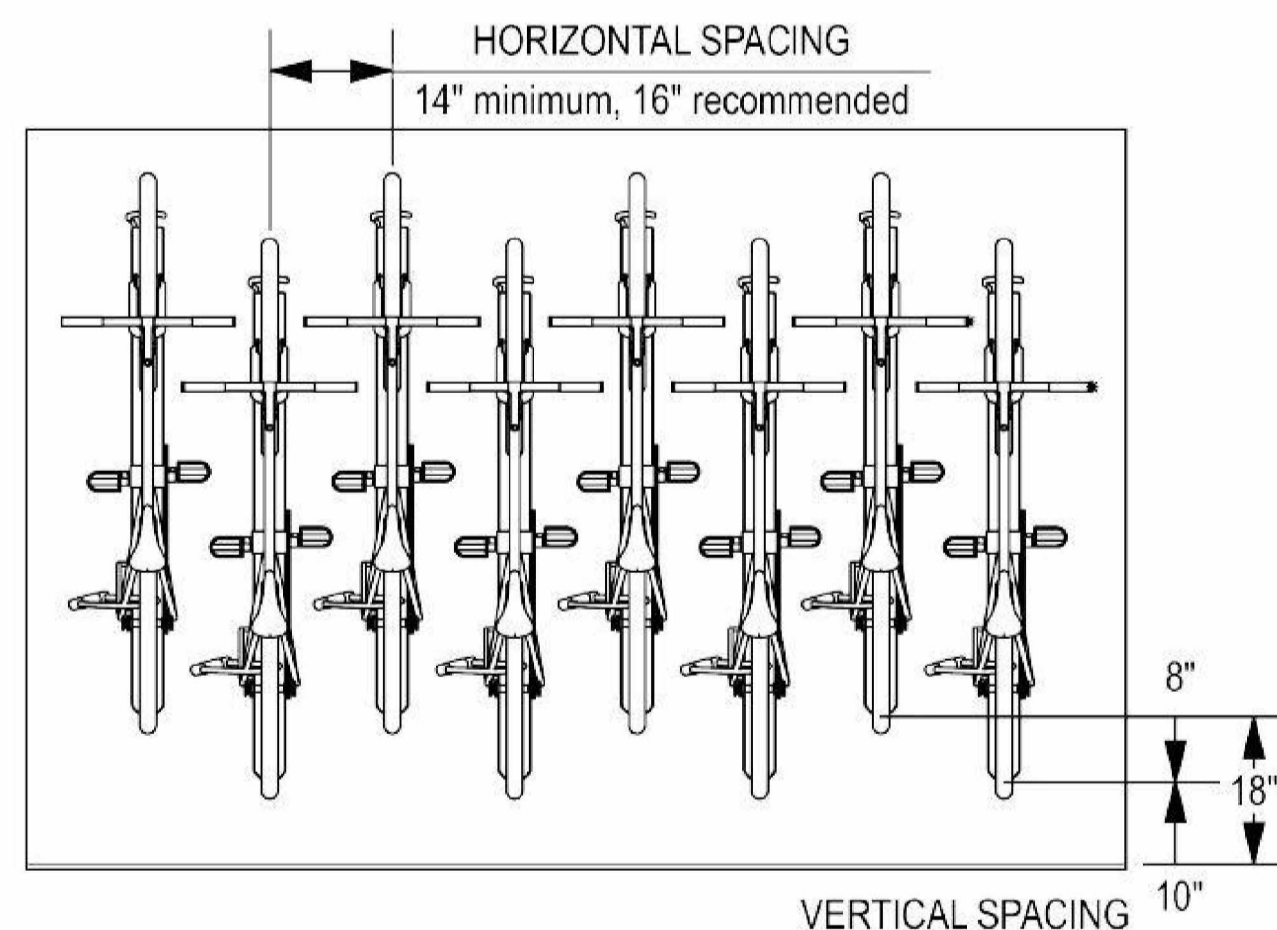
This would put the wall mounted bike rack height of the first rack around 82" off the ground (72" for the bicycle, 10" off the ground). The next rack would be 90" (72" for the bicycle, 18" off the ground).

The typical handlebar width is 24" and racks set at the same height would need this spacing to avoid handlebar conflicts. This spacing also does not account for wider handlebars, baskets and other items that would increase the width of a bicycle and cause overlap.

Vertical bike storage allows for the heights to be staggered and vertical bike rack spacing would be between 14" and 16".

Vertically-staggered Bike Racks

- 14"-16" Between racks
- 8"-12" Staggered height



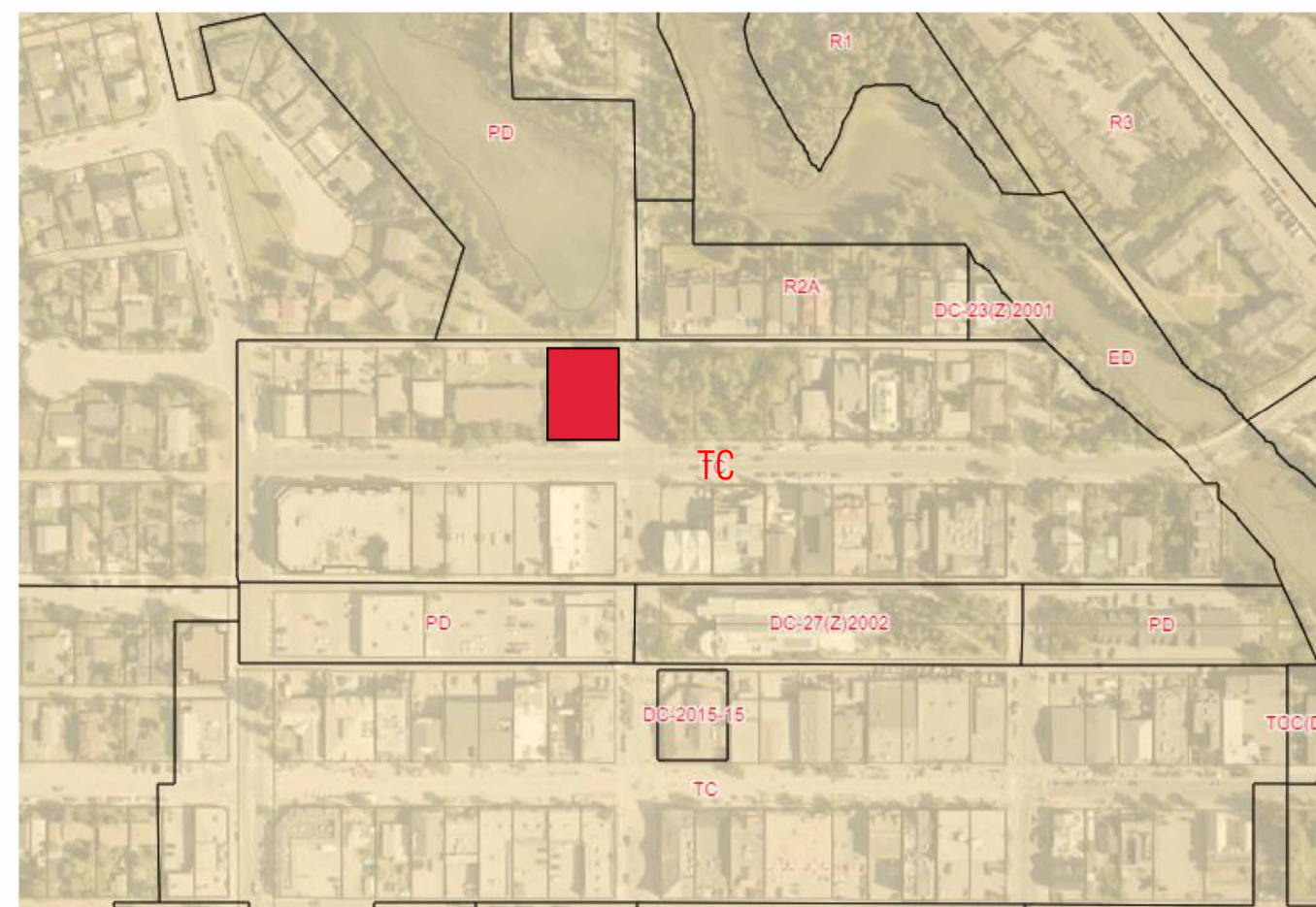
The staggered height between each rack will vary depending on the rack system you use, but it's likely to be between 8" and 12".

Ultimately, the shortened spacing because of the staggered height lets you park a greater number of bikes than you could by having racks at the same height on the wall or standard racks on the ground.

VERTICAL BIKE STORAGE RACK
Be the first to review this product.
Starting at: As low as \$109.00



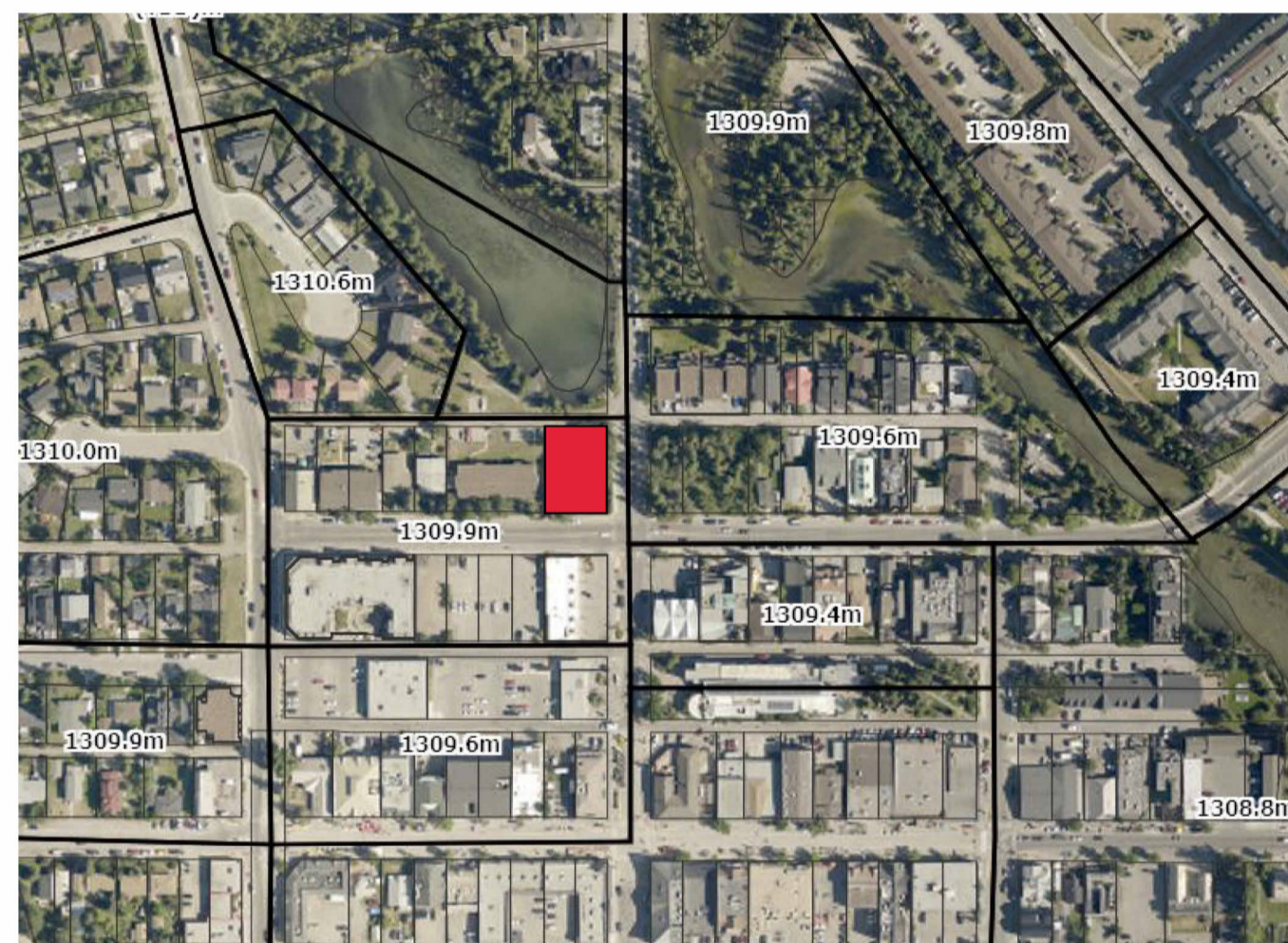
8 DP-1.1 LONG-TERM BIKE STORAGE N.T.S.



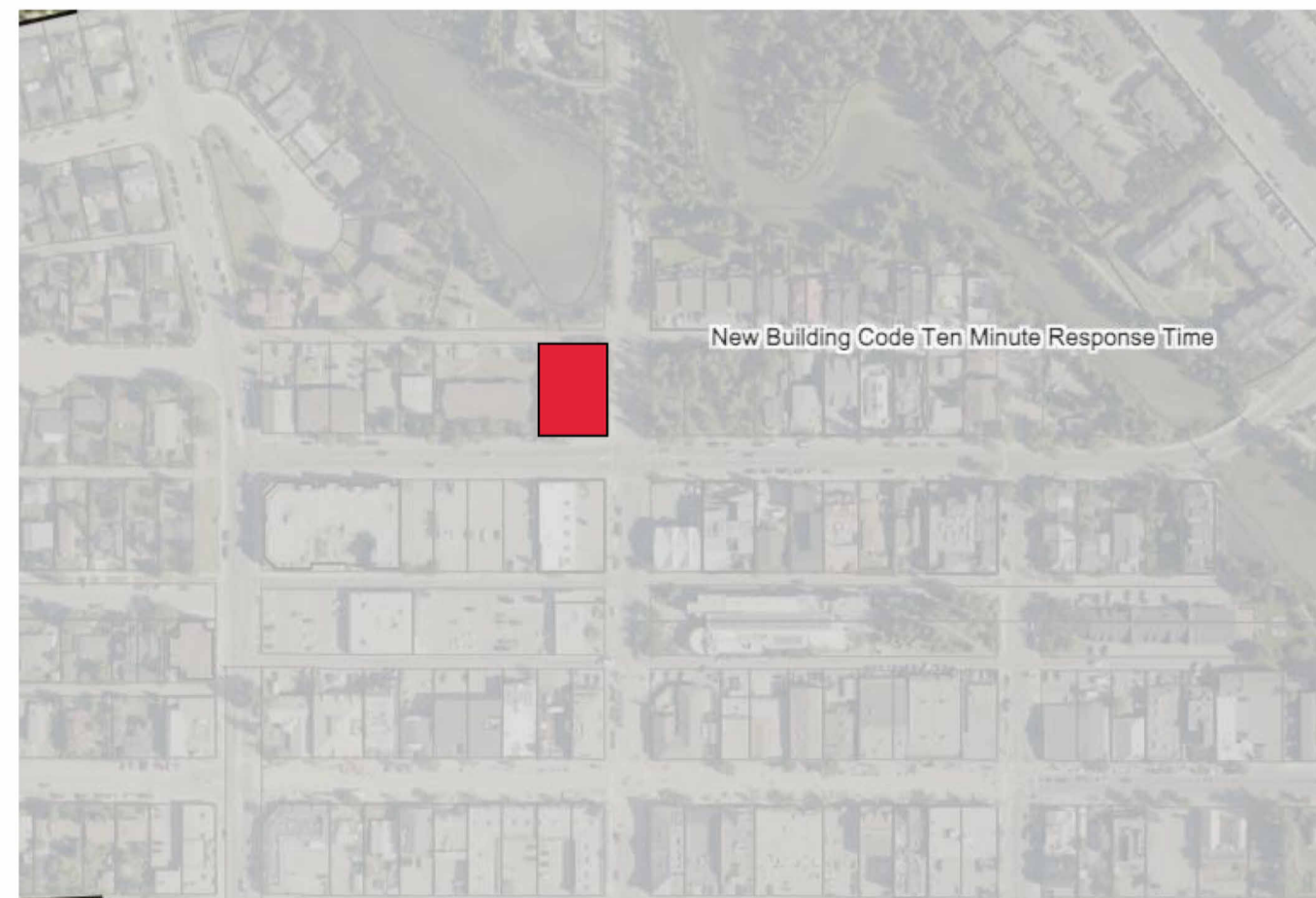
7 DP-1.1 LAND USE DISTRICT MAP N.T.S.



6 DP-1.1 FLOOR FRINGE MAP N.T.S.



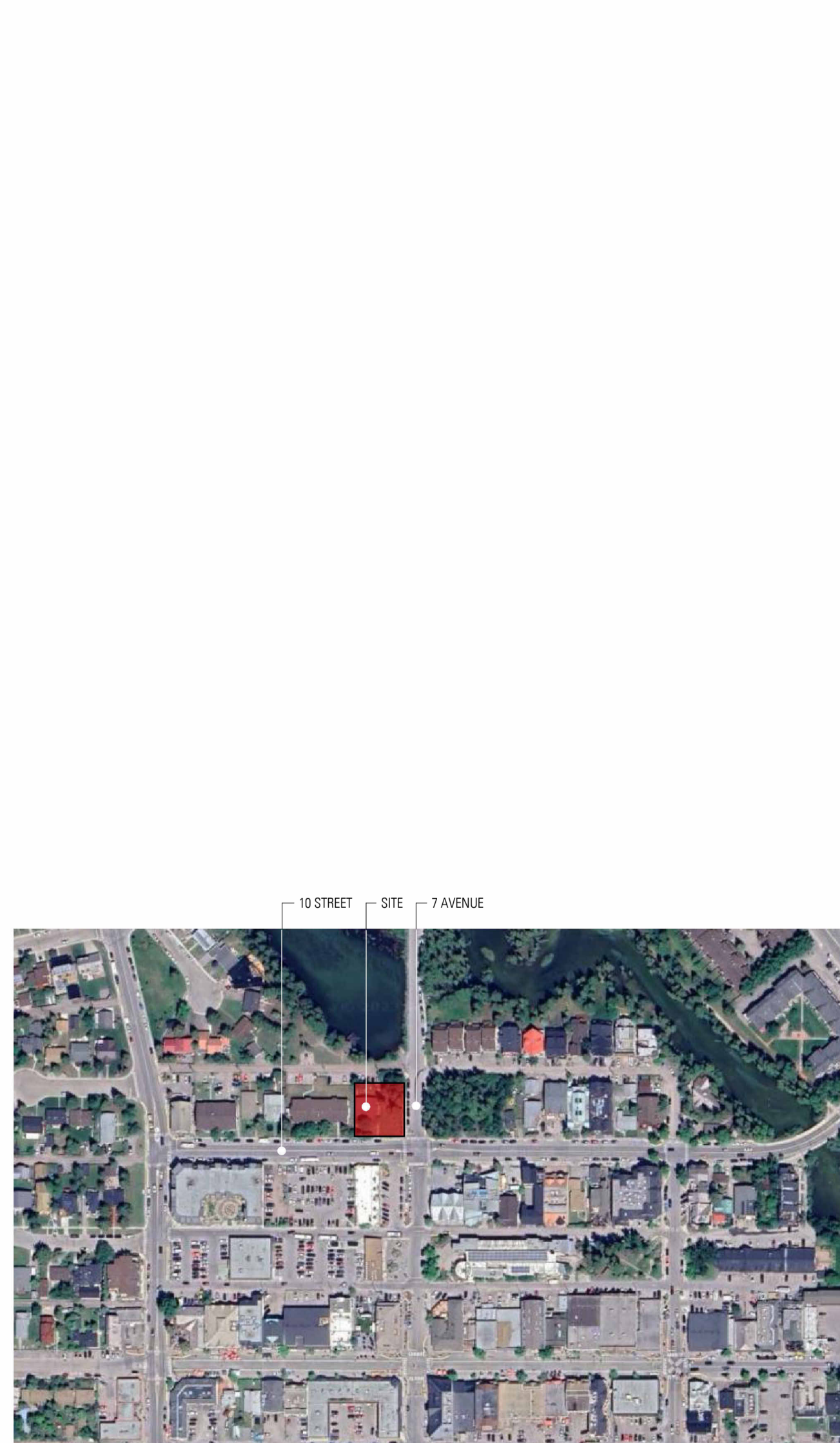
5 DP-1.1 1 in 100 YEAR DESIGN GROUNDWATER ELEVATIONS N.T.S.



4 DP-1.1 INSIDE 10 MINUTE RESPONSE TIME N.T.S.



3 DP-1.1 HIGH GROUNDWATER AREA MAP N.T.S.



1 DP-1.1 AERIAL KEY PLAN (PARTIAL VIEW OF CANMORE, AB.) N.T.S.

PROJECT STATISTICS

PROJECT DESCRIPTION	
New Mixed Use Commercial / Residential Project	
LEGAL DESCRIPTION	
Lots 1&2, Block 46, Plan 1096	
CIVIC ADDRESS	
802 & 806 10 Street, Canmore Alberta T1W 2A7	
LAND USE DESIGNATION	
TC Town Centre District	
LAND USE DESCRIPTION	
PERMITTED USES (Main Floor):	
<ul style="list-style-type: none"> Personal Service Business Retail Sales Eating and Drinking Establishment 	
PERMITTED USES (Upper Floors):	
<ul style="list-style-type: none"> Visitor Accommodation 	
GENERAL INFORMATION	
New Building Code Ten Minute Response Time:	Within Area
1:100 Years Design Ground Water Elevation:	1309.9 m
Overland Flow Elevations:	Out of Area
Provincial Flood Hazard - Overland Flow:	Out of Area
Provincial Flood Hazard - Flood Fringe:	Out of Area
Provincial Flood Hazard - Floodway:	Out of Area
Step Creek Hazards:	Out of Area
SITE ANALYSIS	
SITE AREA	1222.0 m ² (0.32 Acres, 0.12 H.)
PROPOSED NUMBER OF BUILDINGS	1
BUILDING GROSS FLOOR AREA	See 'BUILDING ANALYSIS'
FLOOR AREA RATIO (OVERALL G.F.A. / SITE AREA)	
MAX. FLOOR AREA RATIO PERMITTED	2.0
MIN. FLOOR AREA RATIO PERMITTED	1.25
PROPOSED PROJECT F.A.R.	1739.2 m ² / 1222.0 m ² = 1.42
YARD SETBACKS	
North - Rear	5.4 m (11th Street)
South - Front	1.0 m (10th Street)
East - Side	0.0 m (7th Avenue)
West - Side	0.0 m (Adjacent Property - TC)

BUILDING ANALYSIS	
NUMBER OF STOREYS	3
BUILDING HEIGHT	11.2m VARIANCE REQUESTED
GROSS FLOOR AREAS BY FLOOR (GFA*)	
MAIN FLOOR	435.6 m ² 4689 ft ²
SECOND FLOOR	671.4 m ² 7227 ft ²
THIRD FLOOR	631.4 m ² 6796 ft ²
	1738.4 m ² 18712 ft ²

UNIT ANALYSIS	
GROSS FLOOR AREAS BY UNIT (GFA*)	
MAIN FLOOR	
RETAIL UNIT 101	98.4 m ² 1059 ft ²
RETAIL UNIT 102	127.6 m ² 1374 ft ²
RETAIL UNIT 103	105.7 m ² 1138 ft ²
T/O SECOND FLOOR	
UNIT 201	93.6 m ² 1007 ft ²
UNIT 202	54.8 m ² 590 ft ²
UNIT 203	86.2 m ² 928 ft ²
UNIT 204	94.3 m ² 1017 ft ²
UNIT 205	75.1 m ² 809 ft ²
UNIT 206	100.7 m ² 1084 ft ²
UNIT 207	88.4 m ² 952 ft ²
T/O THIRD FLOOR	
UNIT 301	131.2 m ² 1412 ft ²
UNIT 303	74.4 m ² 800 ft ²
UNIT 304	79.7 m ² 858 ft ²
UNIT 305	72.9 m ² 784 ft ²
UNIT 306	103.9 m ² 1118 ft ²
UNIT 307	86.6 m ² 932 ft ²
	1463.6 m ² 15754 ft ²

*Gross Floor Area (GFA), Residential : means the sum of the areas of all habitable spaces of a building measured to the outermost surface of the exterior walls, and excludes garages up to a maximum of 60 m². For accessory Dwelling Units, Apartments, Townhouses or other Dwelling Units partially enclosed by common walls, the GFA shall be determined by measuring from the interior wall.

*Gross Floor Area (GFA), Non-Residential : means the sum of the areas of all floors of a building measured to the outermost surface of the exterior walls, and includes all floors totally or partially above the finished ground surface, but excluding mechanical equipment areas, garbage storage areas and areas dedicated to the parking of motor vehicles.

VEHICLE PARKING ANALYSIS	
PARKING REQUIREMENT	
<i>Automobile Parking Design Standards (From EDGC 2020, Section 7: Transportation Systems)</i>	
7.8 Off-Street Parking	
<ul style="list-style-type: none"> Parking stalls abutting a physical barrier shall be a minimum width of 3.1m. Table 7-7 Design Standards for Parking Areas Stall width (Dwelling Unit) = 2.5m (90° Parking Angle) Stall width (Other) = 2.6m (90° Parking Angle) Stall depth = 5.4m (Perpendicular to Aisle) Aisle width = 7.2m 	
<i>General Regulations (02 General Regulations, Section 2.7 Parking and Loading Requirements)</i>	
<ul style="list-style-type: none"> 2.7.1.4 - Where the calculation of the required number of automobile parking stalls results in a fractional number, the requirements shall be rounded down to the nearest full stall. Table 2.7-2 - Parking Stall Requirements for Non-Residential Class A: Eating and Drinking Establishment, Personal Services Business, Retail Sales with less than 500 m² of G.F.A. 2.0 stalls per 100 m² of G.F.A. Table 2.7-3 - Parking Stall Requirements - Residential Uses Class B: Visitor Accommodation: 1.0 stall per accommodation unit. 	
PARKING CALCULATION	
<i>Class A:</i>	
Retail Unit 101: 98.4 / 100 x 2.0 =	1.97
Retail Unit 102: 128.4 / 100 x 2.0 =	2.60
Retail Unit 103: 105.7 / 100 x 2.0 =	2.11
Class A Parking Required:	(6.6) 6
<i>Class B:</i>	
Dwelling Units: 13 x 1.0 =	13.0
Class B Parking Required:	13.0
PARKING PROVIDED	
Class A:	6 Stalls
Class B:	13 Stalls
Total Parking Provided:	19 Stalls Required

LOADING PARKING ANALYSIS	
LOADING REQUIREMENT DEFINITIONS - BYLAW SECTION 2.7.3	
2.7.3.1 A minimum of one (1) loading stall shall be required per multi-unit residential building or non-residential building, unless it can be otherwise demonstrated that loading can reasonably take place without a dedicated stall on-site.	
LOADING PARKING STALL REQUIREMENT	
Loading Stalls Required:	1
Loading Stalls Provided:	1 (On-street or in-lane loading)

BICYCLE PARKING ANALYSIS	
BICYCLE REQUIREMENT DEFINITIONS	
<i>General Regulations (02 General Regulations, Section 2.7 Parking and Loading Requirements)</i>	
<ul style="list-style-type: none"> 2.7.1.5 - Where the calculation of the required number of bicycle parking stalls results in a fractional number, the requirements shall be rounded up to the nearest full stall. Table 2.7-6 - Bicycle Parking Stall Requirements for Non-Residential Class A: Eating and Drinking Establishment, Personal Services Business, Retail Sales with less than 500 m² of G.F.A. Number of Short-Term Stalls: 2.0 stalls per 100 m² of G.F.A. Number of Long-Term Stalls: 1.0 stalls per 100 m² of G.F.A. Table 2.7-3 - Bicycle Parking Stall Requirements - Residential Uses Class B: Apartment Building Number of Short-Term Stalls: 0.25 visitor stalls Number of Long-Term Stalls: 1.5 stalls per unit 	
SHORT-TERM BICYCLE PARKING STALLS :	
Retail Unit 101: 98.4 / 100 x 2.0 =	1.9
Retail Unit 102: 128.4 / 100 x 2.0 =	2.6
Retail Unit 103: 105.7 / 100 x 2.0 =	2.1
Short-Term Class A Bicycle Parking Required:	(6.6) 8 Provided
Class B:	
Short-Term Stalls: 13 Units x 0.15 =	1.95
Short-Term Class B Bicycle Parking Required:	(1.95) 2 Provided
LONG-TERM BICYCLE PARKING STALLS:	
<i>Class A:</i>	
Retail Unit 101: 98.4 / 100 x 1.0 =	0.98
Retail Unit 102: 128.4 / 100 x 1.0 =	1.28
Retail Unit 103: 105.7 / 100 x 1.0 =	1.06
Long-Term Class A Bicycle Parking Required:	(3.3) 4 Provided
<i>Class B:</i>	
Long-Term Stalls: 13 Units x 0.3 =	3.9
Long-Term Class B Bicycle Parking Required:	(3.9) 4 Provided

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ARCHITECT'S SEAL
PRELIMINARY NOT FOR CONSTRUCTION

4	DP COMMENT RESPONSE III	24-10-31
3	DP COMMENT RESPONSE II	24-09-30
2	DP COMMENT RESPONSE I	24-08-13
1	DEVELOPMENT PERMIT	24-03-01
No.	Description	Date (YY-MM-DD)

ISSUED FOR / REVISIONS	
Architect	OR
Project Lead	TA
Drawn By	BE
Scale	N.T.S.
Project Number	2024-01
Site Civic Address	802 & 806 10th Street
Site Legal Description	Lots 1&2, Block 46, Plan 1096
Development Permit	TO BE ASSIGNED
Building Permit	TO BE ASSIGNED
Project Name	TENTH STREET CORNER
City	Canmore
Province	Alberta
Drawing Title	SITE CONTEXT & PROJECT STATISTICS

SYSTEMIC Architecture Inc.
102 - 1422 Kensington Road
Calgary, Alberta, Canada T2N 3P9
587.315.9001

DP-1.1

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- This drawing supersedes previous issues.

ARCHITECT'S SEAL

**PRELIMINARY
NOT FOR CONSTRUCTION**

Future Signage Schedule

Type	Width mm	Height mm	QTY	Area per Sign (sqm)	Combined Signage Area (sqm)	Elevation from Main Floor	Comments
SGN 1	2337	483	5	1.1	5.6 m ²	2565 mm	Hanging Sign

Site Signage Legend

TEXT	(SHOWN AS THUS)
BF	BARRIER FREE PARKING SIGN
CD	COMMERCIAL ONLY PARKING SIGN
SC	BARRIER FREE PARKING SIGN
ST	STOP SIGN

Parking Stall Count

COM	COMMERCIAL	3
RES	RESIDENTIAL	13
Total		16

SITE PLAN NOTES

- Applies to this sheet only.
All materials are new construction unless noted otherwise.
- New Concrete (Provide adequate slope away from building to shed water)
 - Existing Concrete
 - New Concrete Sloped Walkway (1.2% / 5% maximum)
 - Concrete Pavers
 - Asphalt
 - Landscaping (Refer to landscape drawings)
 - Painted Lines
 - Barrier Curb
 - Retaining Wall (Less than 1.0m high)
 - BR Short Term Bike Rack (Inverted U-rack)
 - DS Downspout (Connect to civil stormwater system)

- Signage Construction Notes:**
- All signs shown on site plan to be constructed as follows:
 - All fittings, bolts and spacers to be galvanized.
 - All signs to have content on single face only, U.N.O.
 - Rear sign faces to be natural aluminum faces, clear coated.
 - For signs located in soft landscape areas, provide 300mm diameter 900mm deep precast concrete pile base.
 - For signs located atop sidewalks, provide galvanized steel base plate & sleeve bolted directly to concrete surface. Ensure base plate is gapped from concrete surface in a manner that does not trap or dam water under the plate.
 - For standard Province of Alberta traffic signs, aluminum sign face, weather protected on all surfaces. Provide 2100mm tall, 48mm diameter galvanized steel pipe sign post.
 - For other signs, 200mm (width) x 300mm (height) aluminum sign face, weather protected on all surfaces. Exact colour, font and text dimensions to be confirmed by architect. Provide 1525mm tall, impalpable aluminum pipe sign post.

- FENCING, RETAINING WALLS AND UPSTAND NOTES**
- Exposed upstands less than 150mm tall to be sack rub finish U.N.O. Remove fins and fill honeycombs as part of sack rub process.
 - Exposed upstands greater than 150mm to be board form concrete. Contractor to use 4" boards and leave board profile in released concrete face.
 - Fence substrate to provide engineered shop drawings describing all connection points, embed plates and details prior to concrete wall casting.
 - Tops of all retaining walls to include 2% slope on all horizontal top surfaces, directed away from building and towards nearest soft landscape area or drainage area. Provide drip edge, where applicable, within wall casting on downward side of this surface.

- PAINTED LINE NOTES**
- All lines shown as 'Painted Lines' to be 100mm wide lines with 250mm gaps in between.
 - All painted lines to be white or yellow in color, heavy duty paint suitable for application to asphalt surfaces.

- SITE GRADING**
- Parking lot to be sloped a minimum of 1% up to a maximum of 3% with the curb-drives sloping up to a maximum of 6%.
 - All pavements (both asphalt and concrete) adjacent to the building shall slope away from the building a minimum of 1% to ensure proper drainage.
 - Refer to civil engineering drawings for proposed grading design.

No.	Description	Date
4	DP COMMENT RESPONSE III	24-10-31
3	DP COMMENT RESPONSE II	24-09-30
2	DP COMMENT RESPONSE I	24-08-13
1	DEVELOPMENT PERMIT	24-03-01

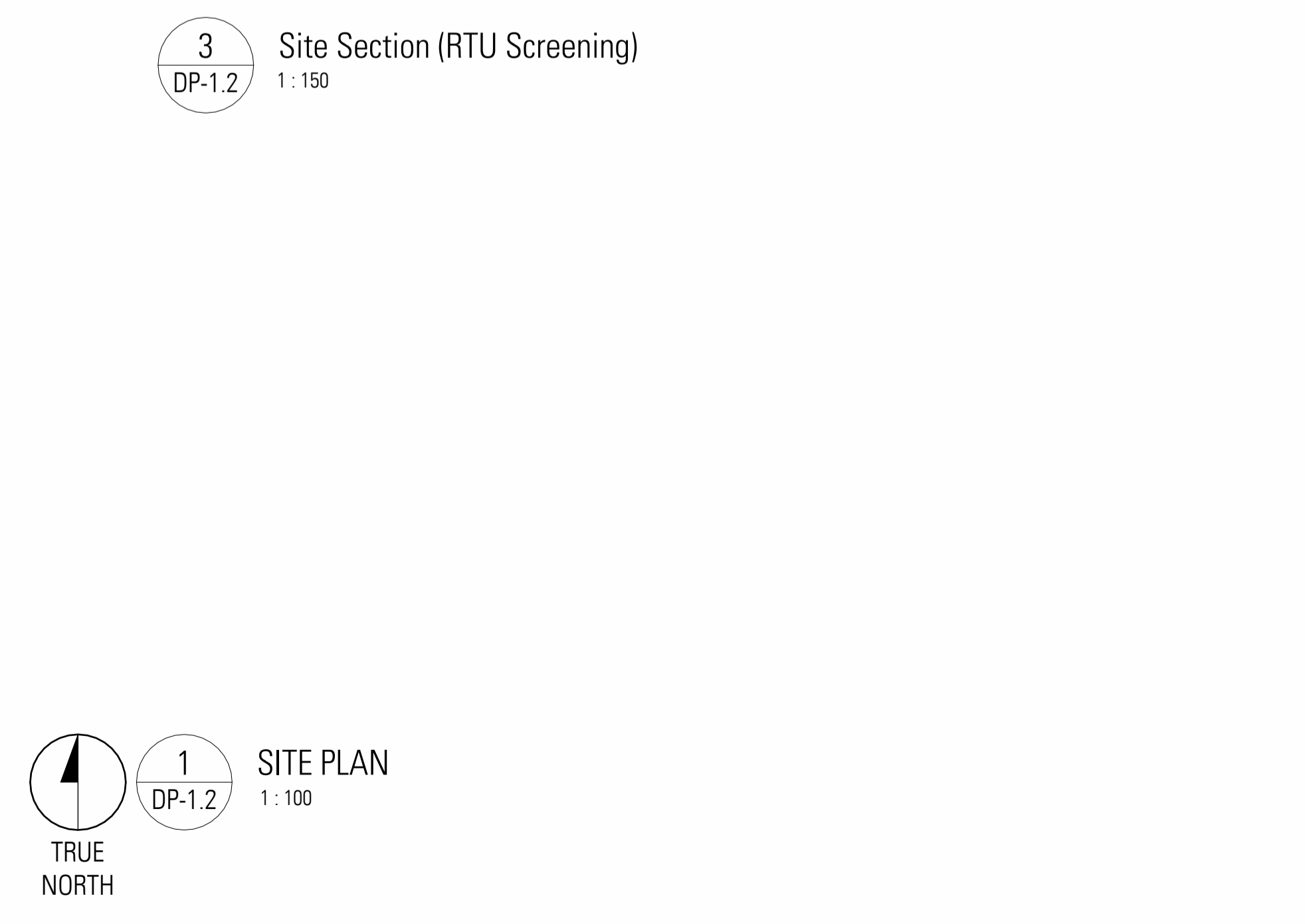
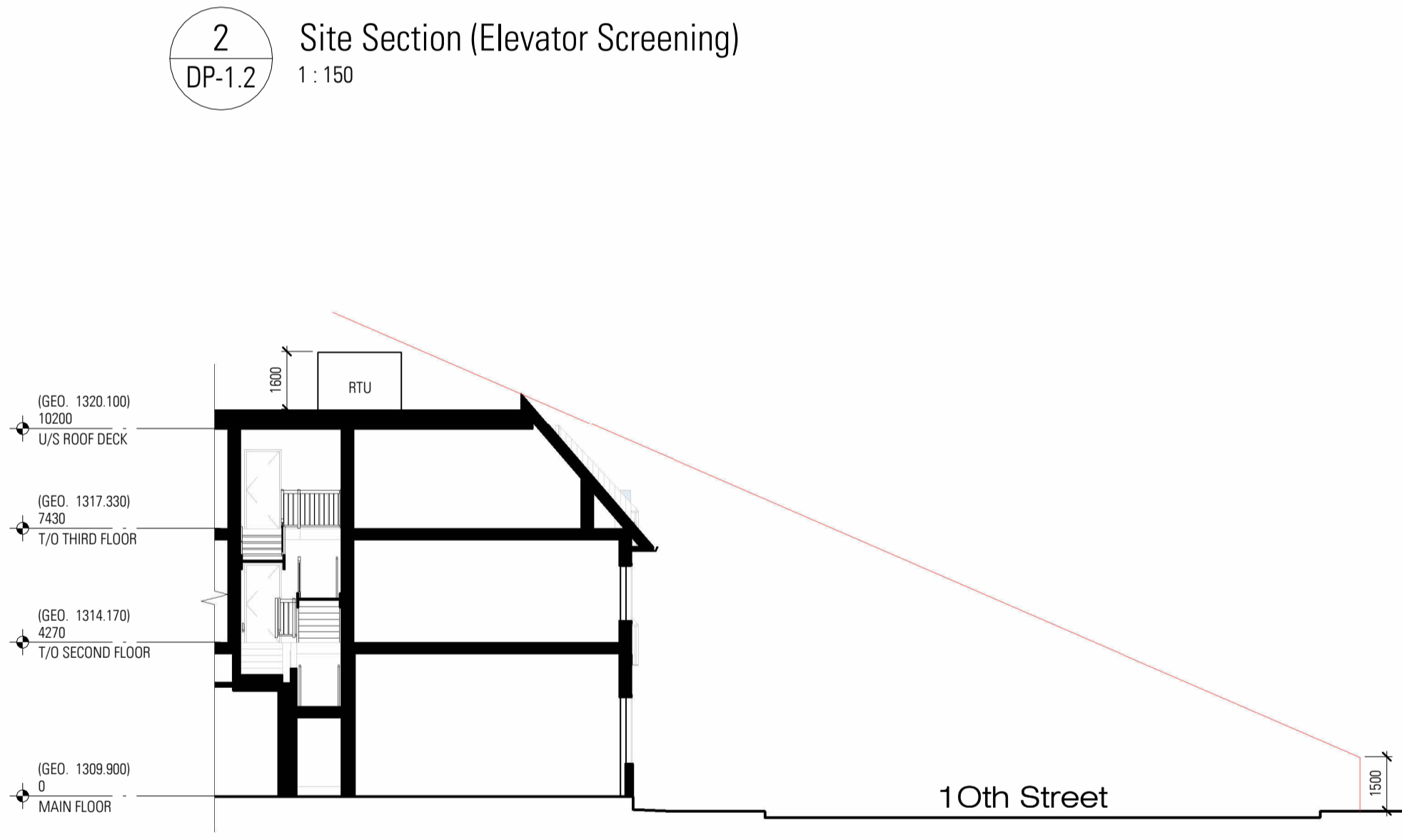
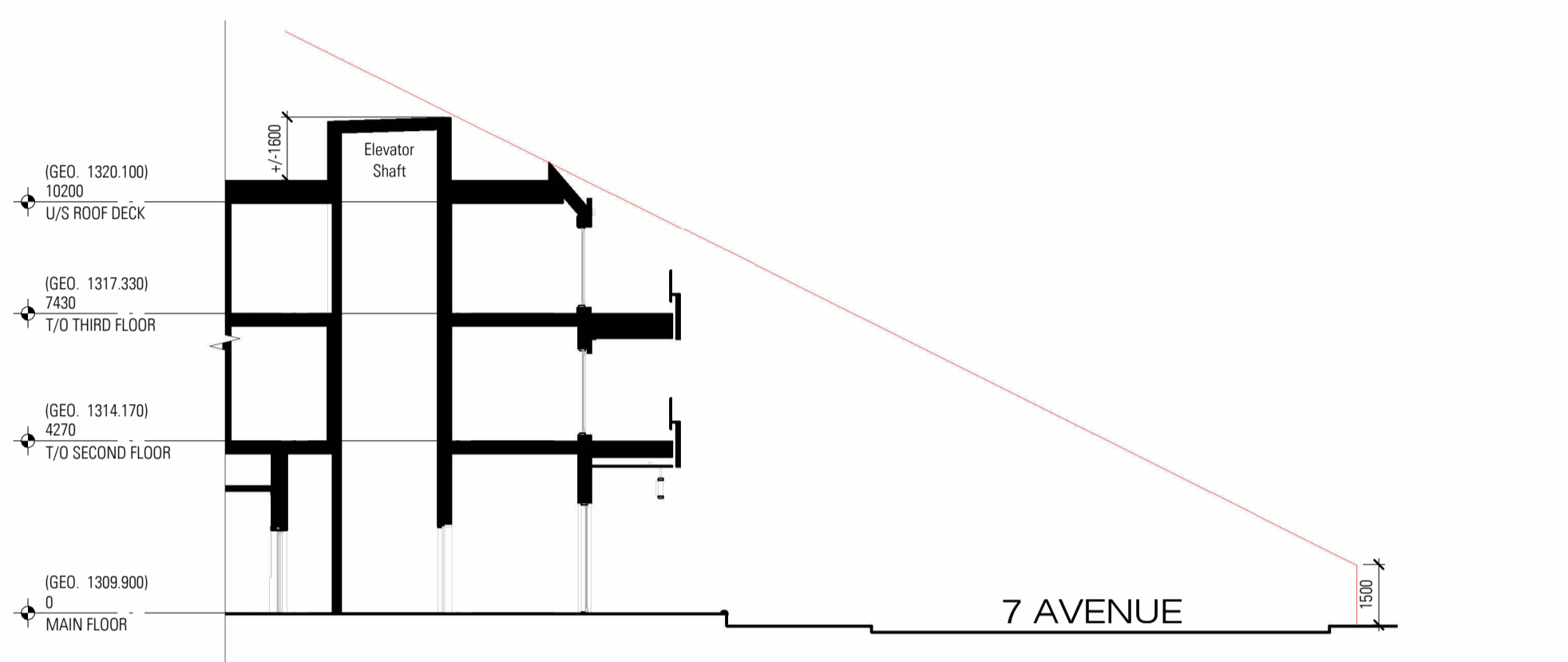
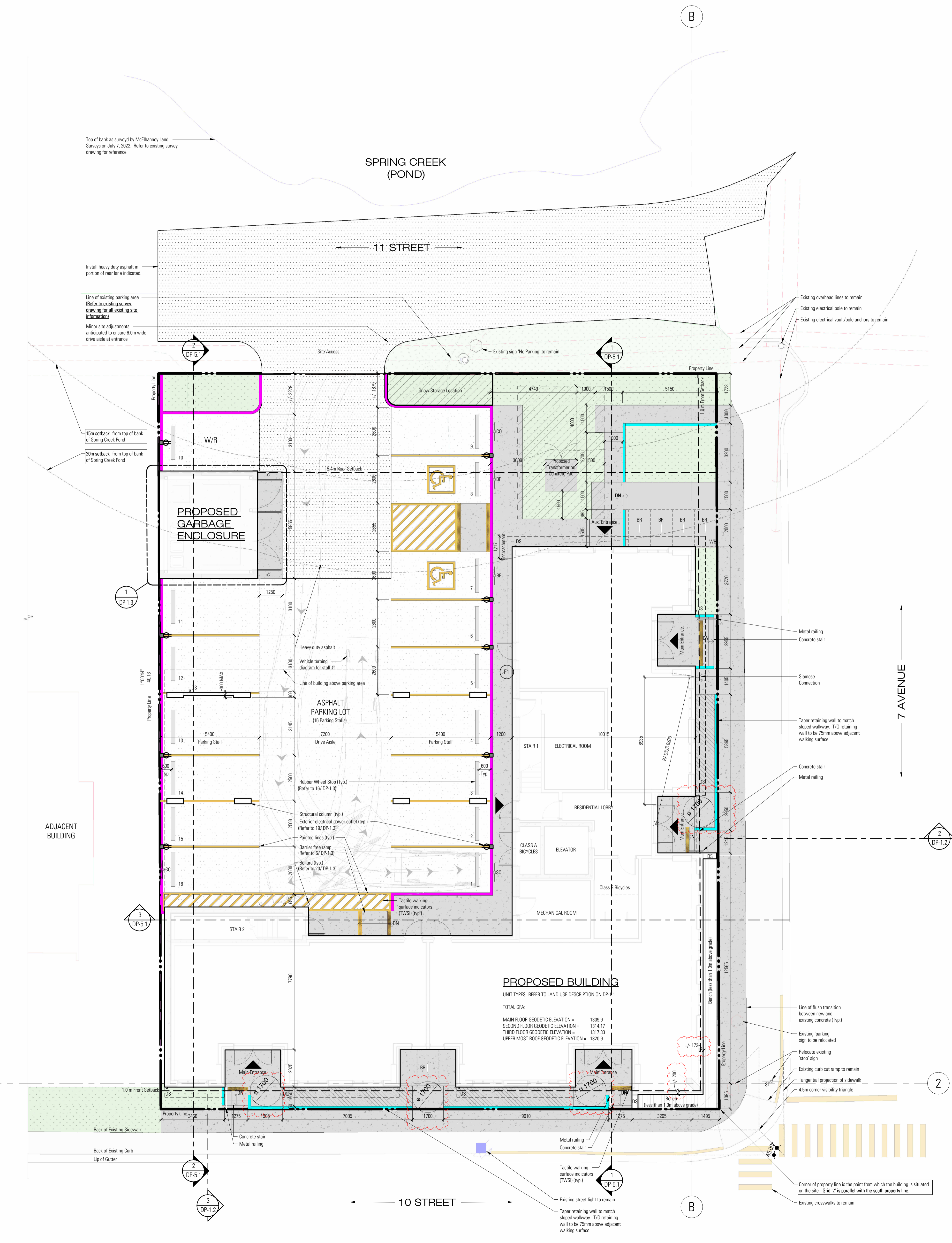
ISSUED FOR / REVISIONS

Architect	ORA
Project Lead	TJA
Drawn By	BHE
Scale	As Indicated
Project Number	2022-011
Site Civic Address	802 & 806 10th Street
Site Legal Description	Lots 1 & 2, Block 46, Plan 1055
Development Permit	TO BE ASSIGNED
Building Permit	TO BE ASSIGNED
Project Name	TENTH STREET CORNER
Province	Alberta

Drawing Title
SITE PLAN

Systemic Architecture Inc.
102 - 1422 Kensington Road
Calgary, Alberta, Canada T2N 3P9
587.315.9001

Drawing
DP-1.2

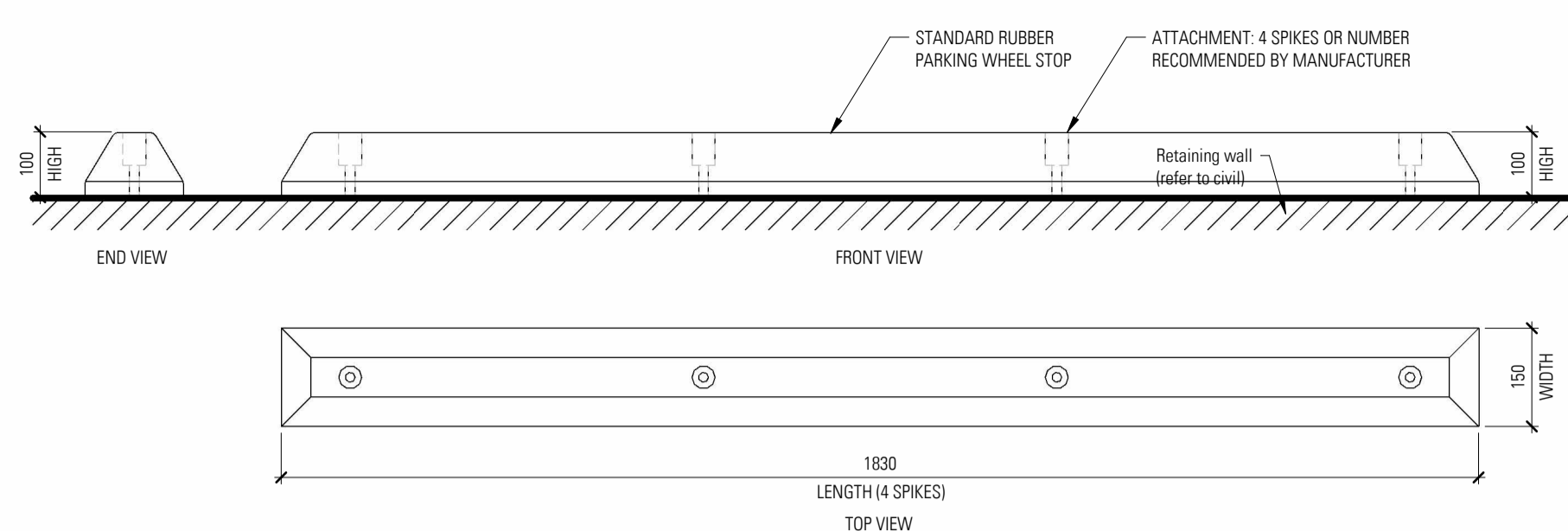




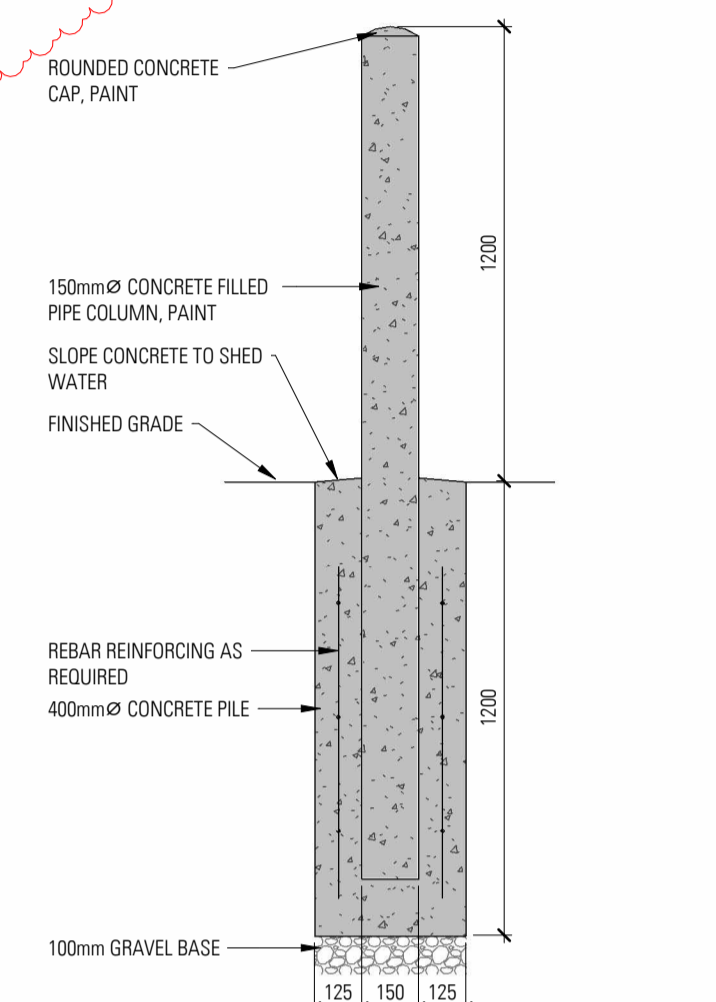
ART MURAL ON FIREWALL OF ADJACENT WEST PROPERTY
APPROXIMATELY 3000mm (w) x 3000mm (h)

NOTE: APPLICATION OF THIS ART MURAL IS CURRENTLY BEING NEGOTIATED WITH THE ADJACENT PROPERTY OWNER.

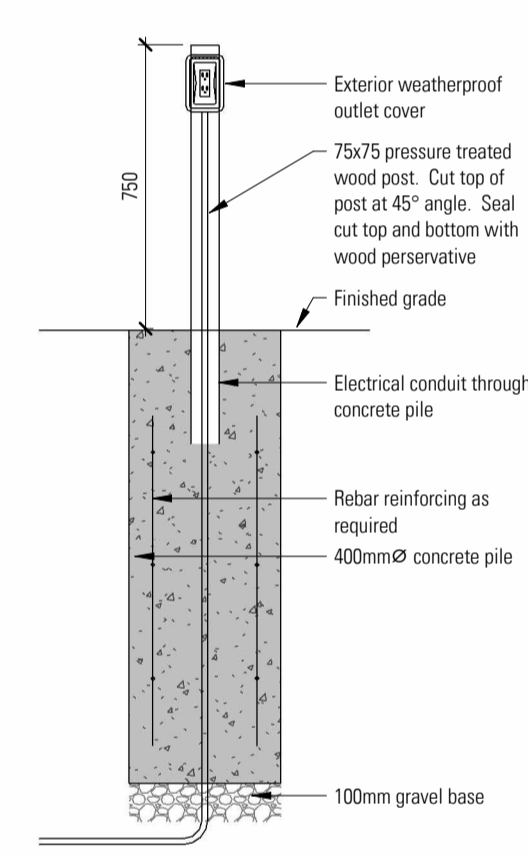
23 MURAL ON ADJACENT FIREWALL
DP-1.3 1:1



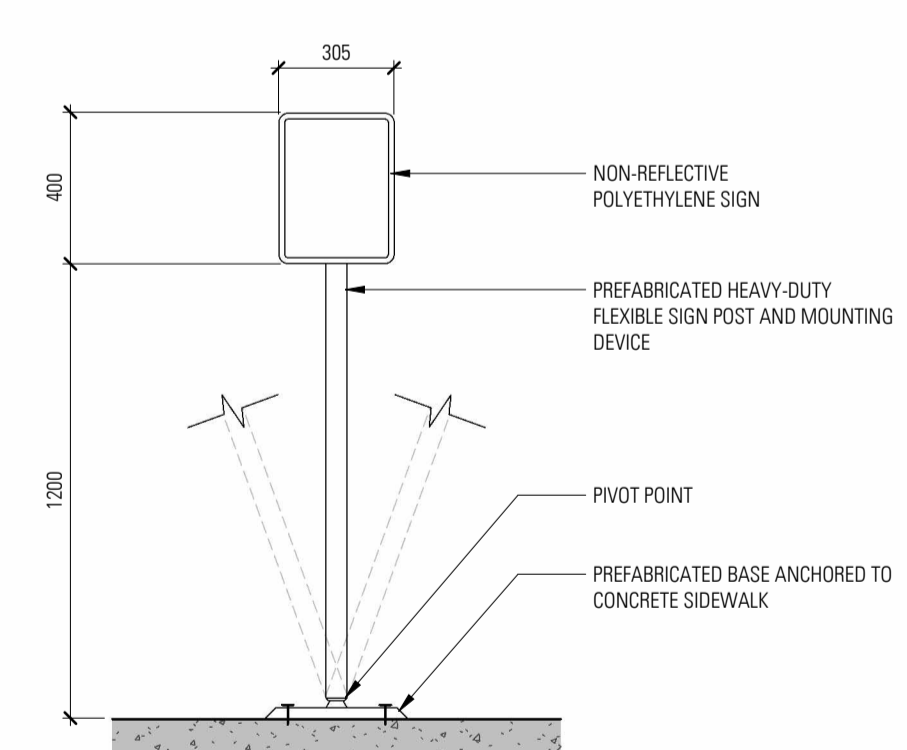
16 RUBBER WHEEL STOP
DP-1.3 1:10



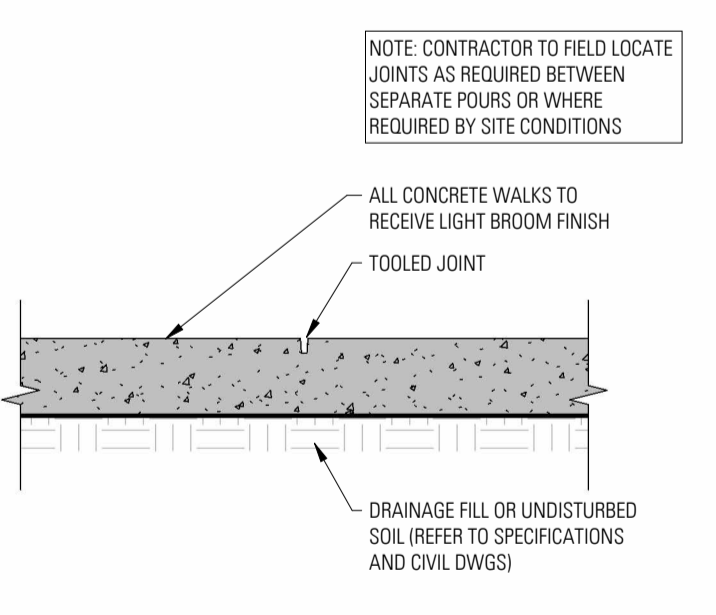
20 BOLLARD WITH PILE DETAIL
DP-1.3 1:20



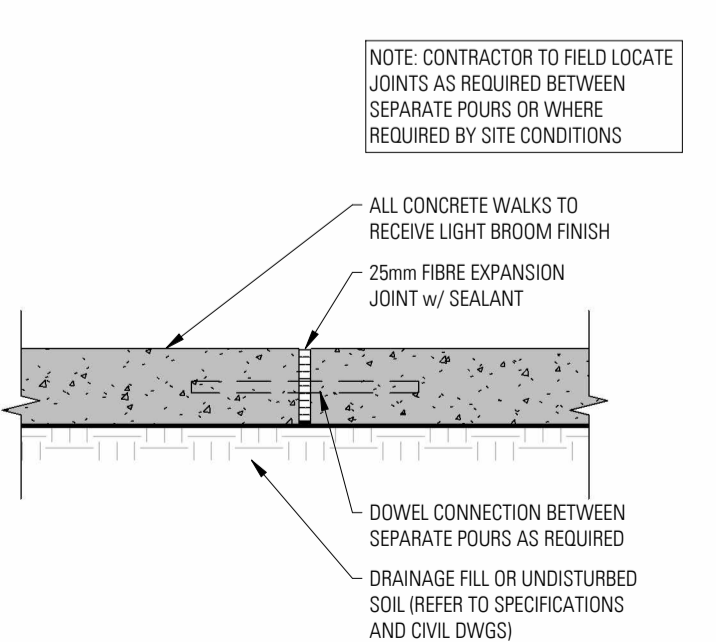
19 EXTERIOR POWER DETAIL
DP-1.3 1:20



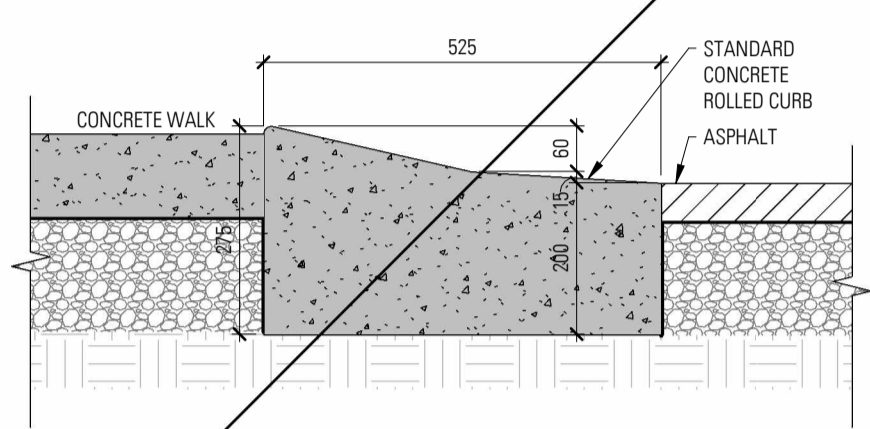
22 SITE SIGNAGE DETAIL
DP-1.3 1:20



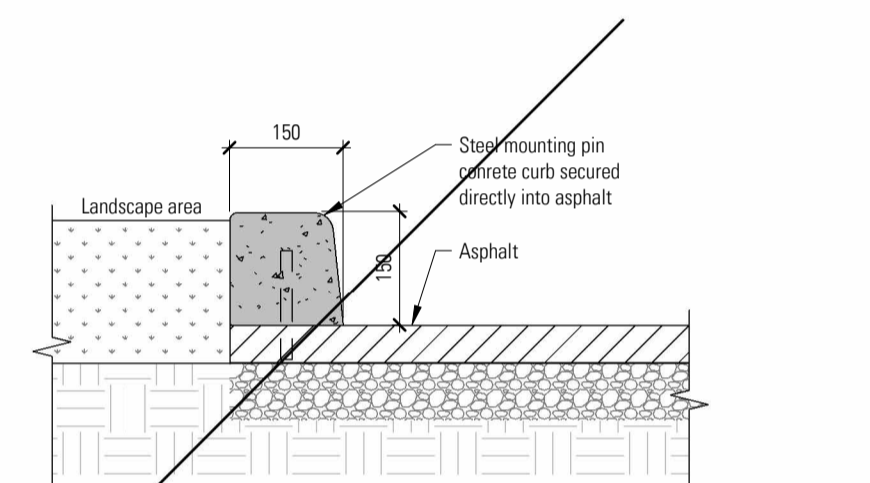
18 CONCRETE CONTROL JOINT
DP-1.3 1:10



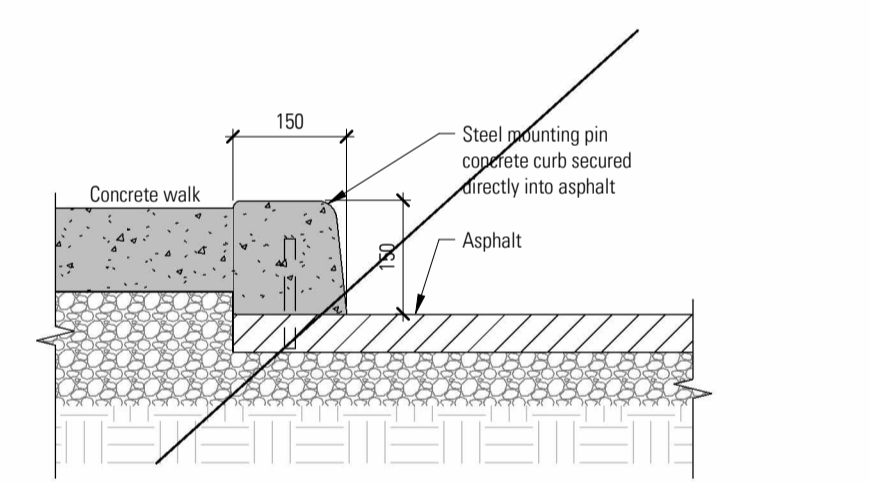
17 CONCRETE EXPANSION JOINT
DP-1.3 1:10



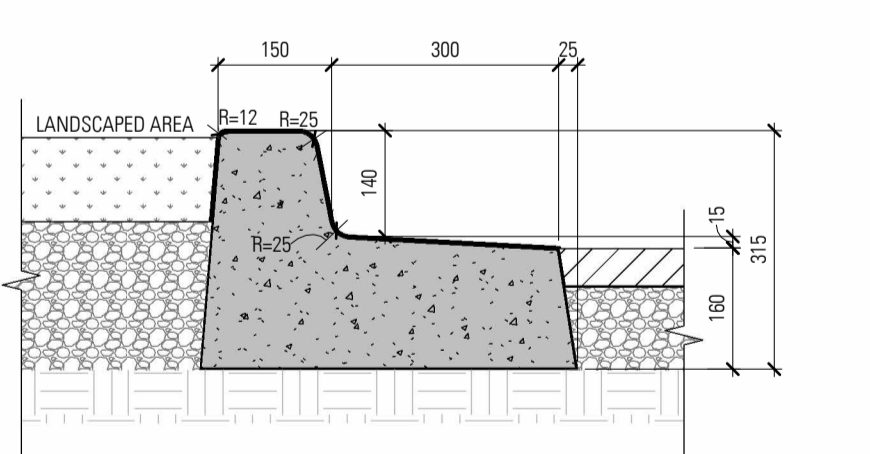
15 TYPICAL ROLL CURB (NOT USED)
DP-1.3 1:10



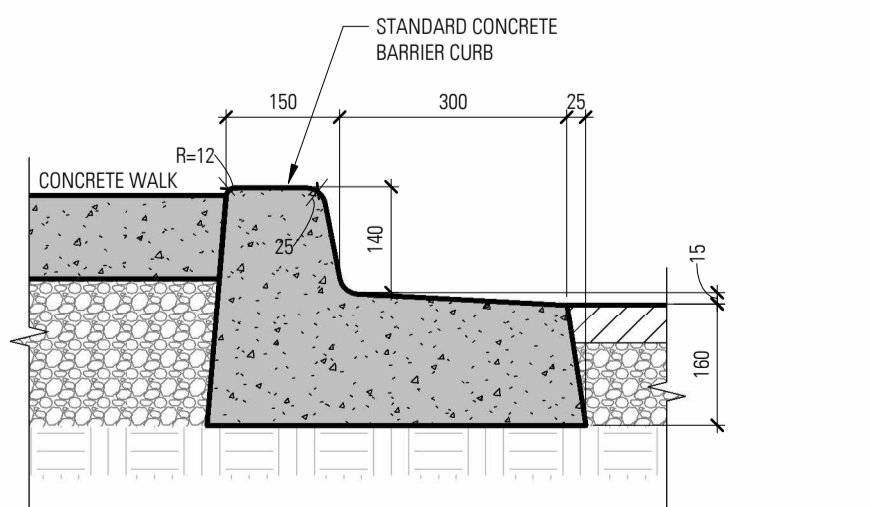
14 TYPICAL PIN CURB @ LANDSCAPING (NOT USED)
DP-1.3 1:10



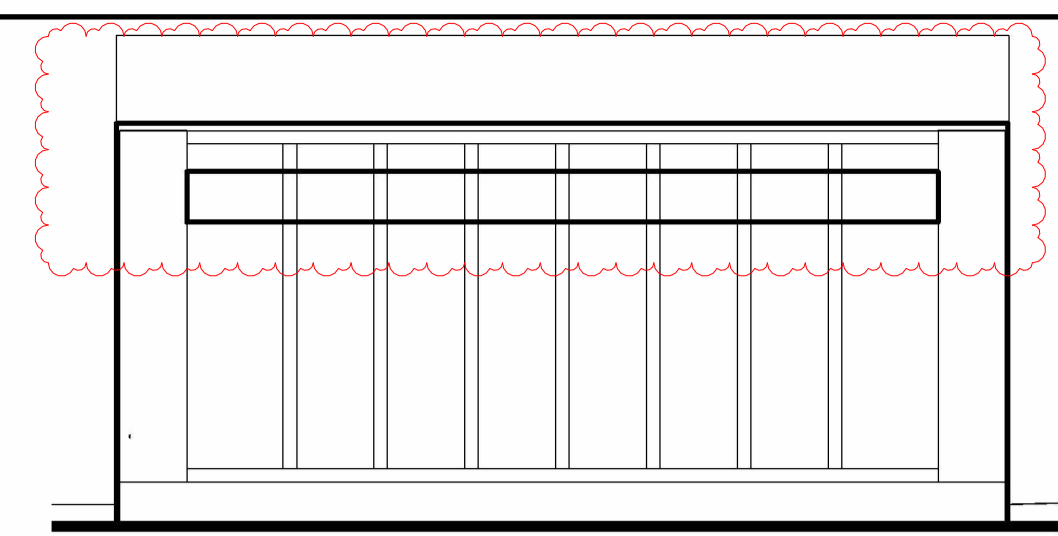
13 TYPICAL PIN CURB (NOT USED)
DP-1.3 1:10



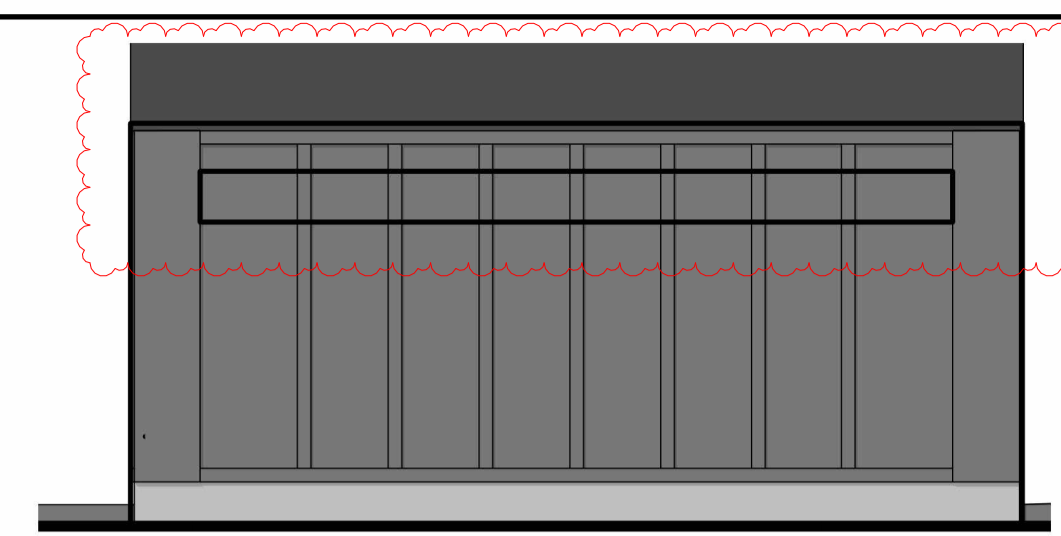
12 BARRIER CURB @ LANDSCAPING
DP-1.3 1:10



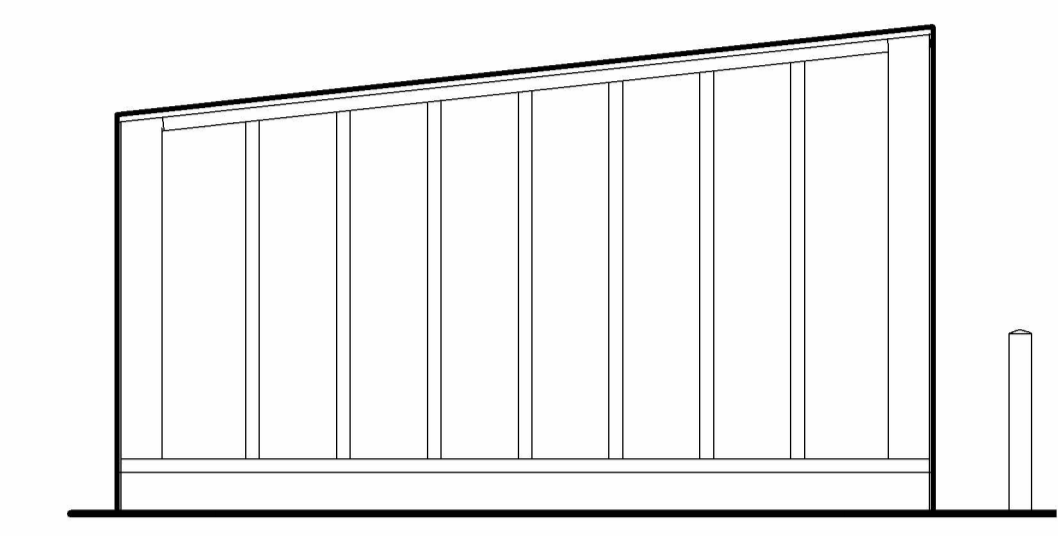
11 BARRIER CURB @ SIDEWALK
DP-1.3 1:10



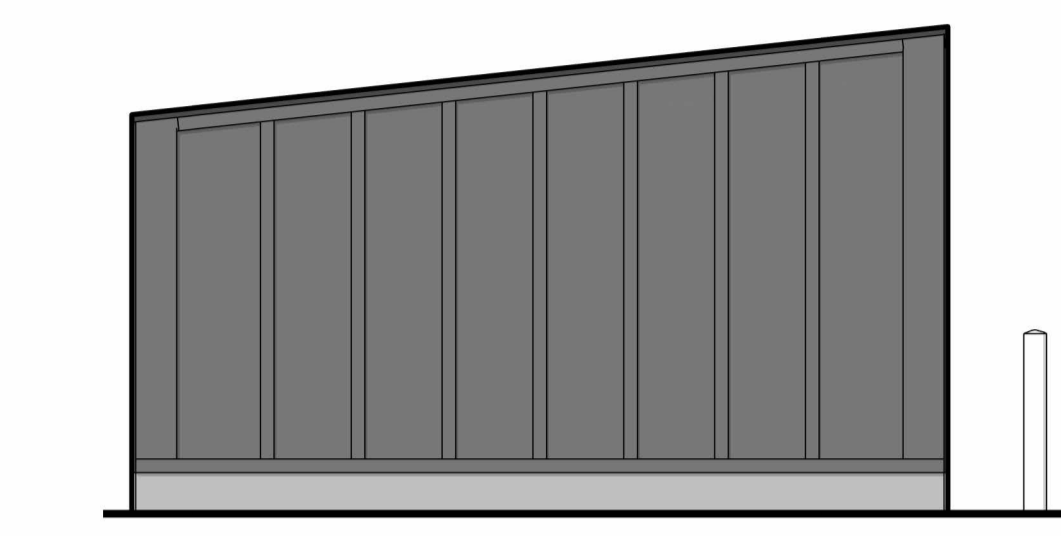
10 W&R WEST ELEVATION (LINEWORK)
DP-1.3 1:50



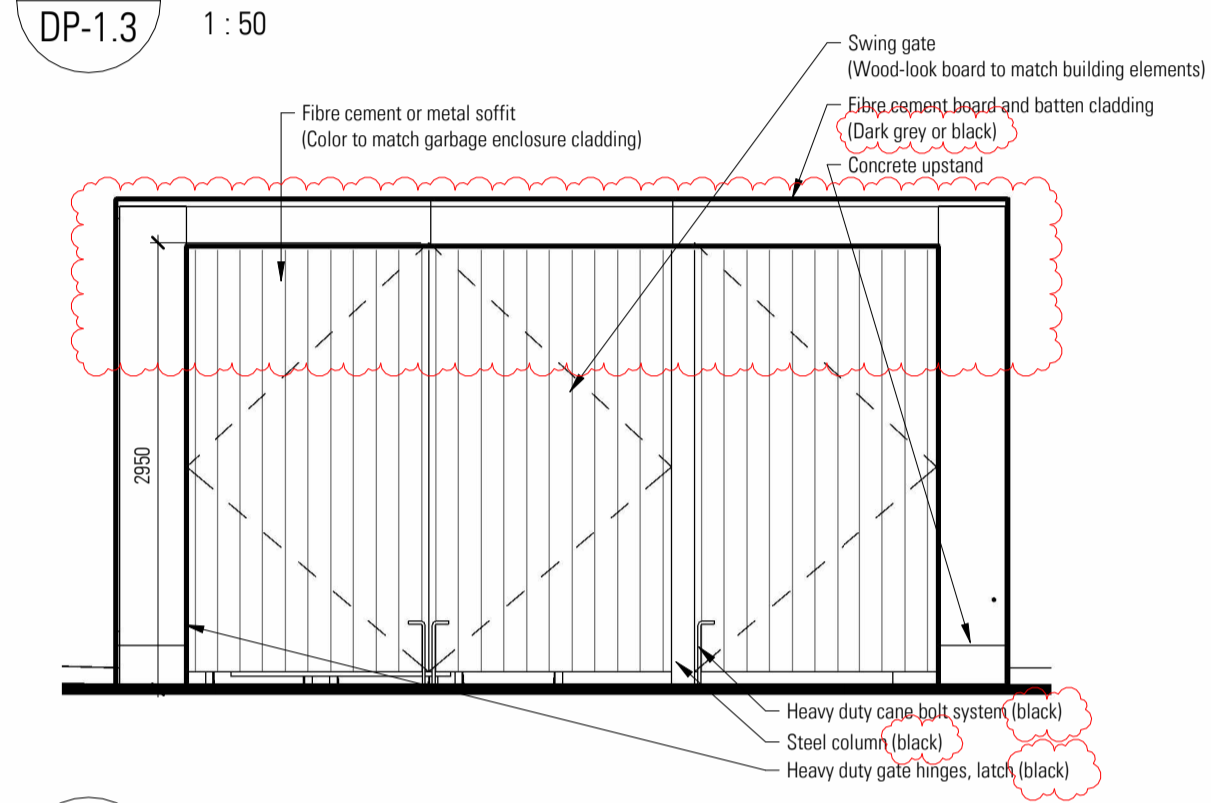
5 W&R WEST ELEVATION (COLOUR)
DP-1.3 1:50



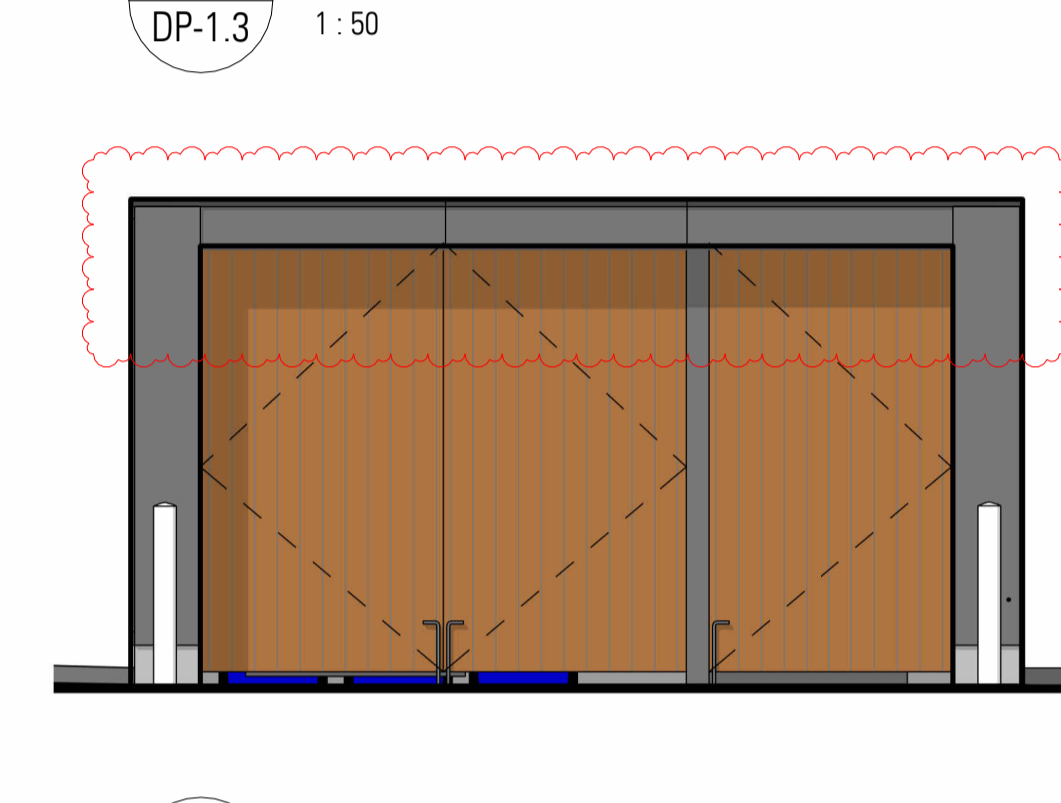
9 W&R SOUTH ELEVATION (LINEWORK)
DP-1.3 1:50



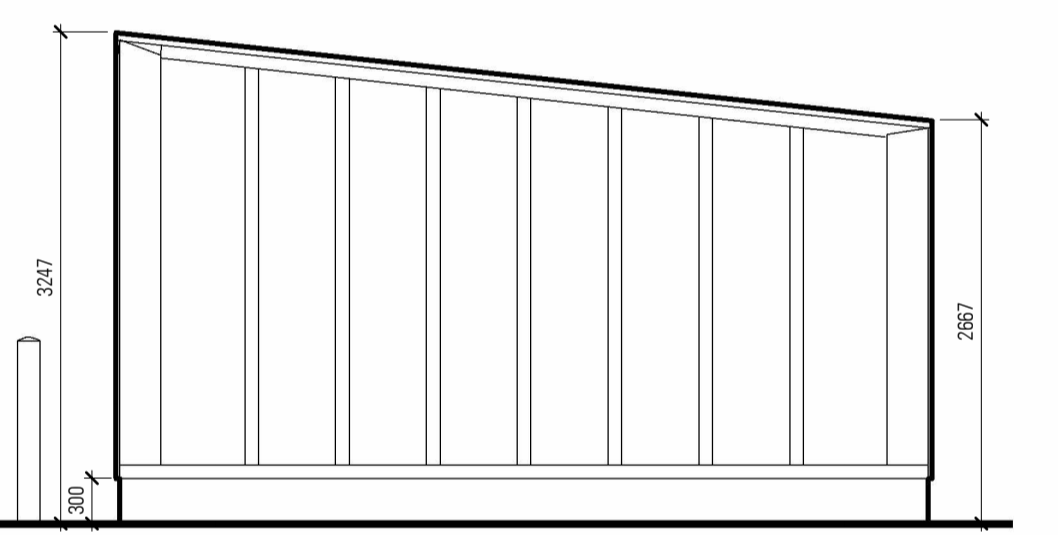
4 W&R SOUTH ELEVATION (COLOUR)
DP-1.3 1:50



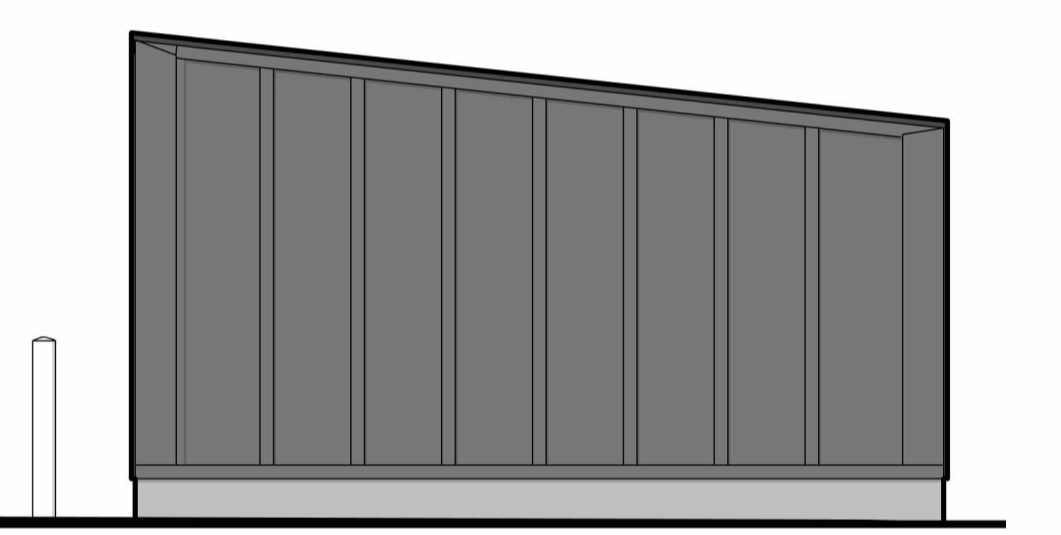
8 W&R EAST ELEVATION (LINEWORK)
DP-1.3 1:50



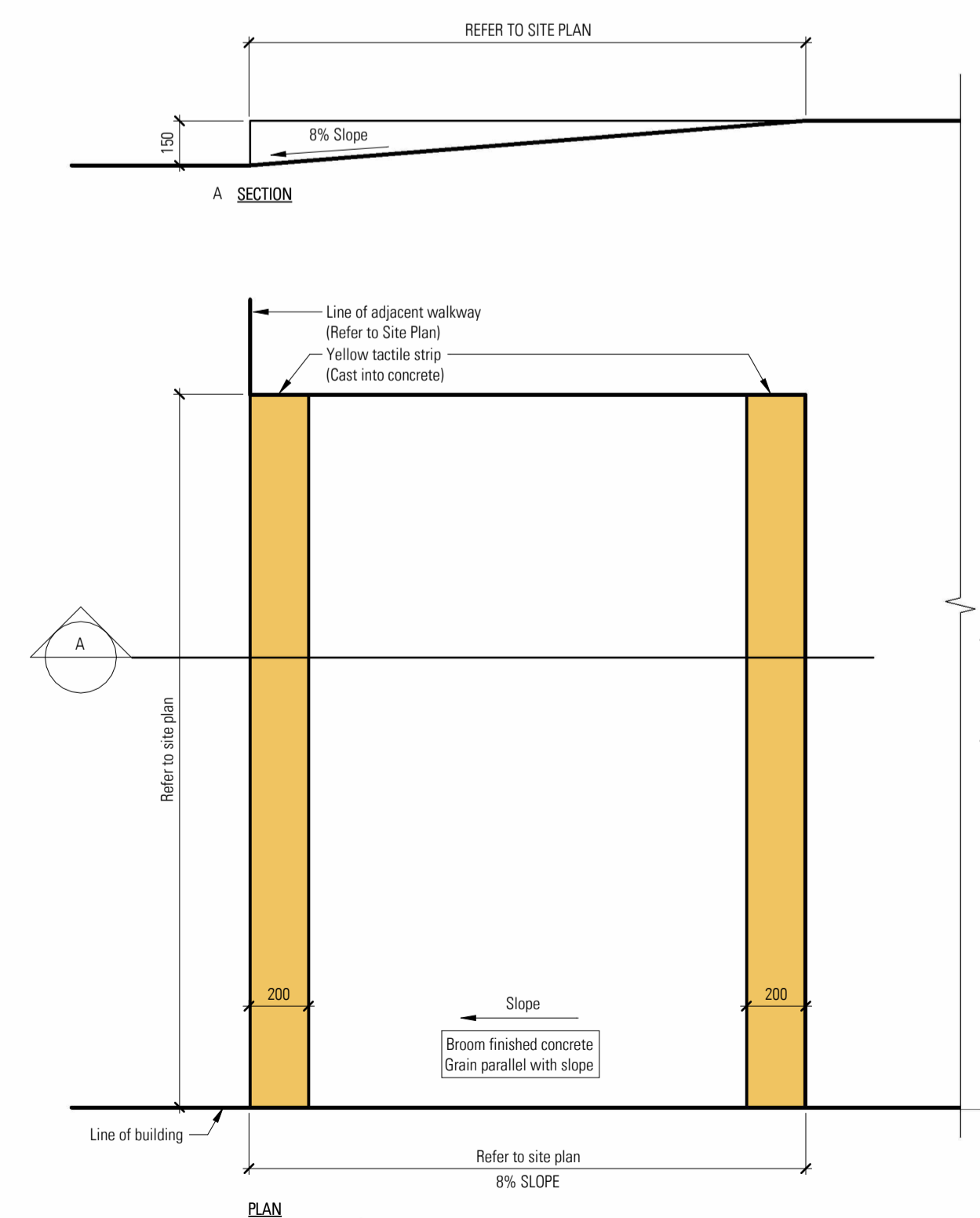
3 W&R EAST ELEVATION (COLOUR)
DP-1.3 1:50



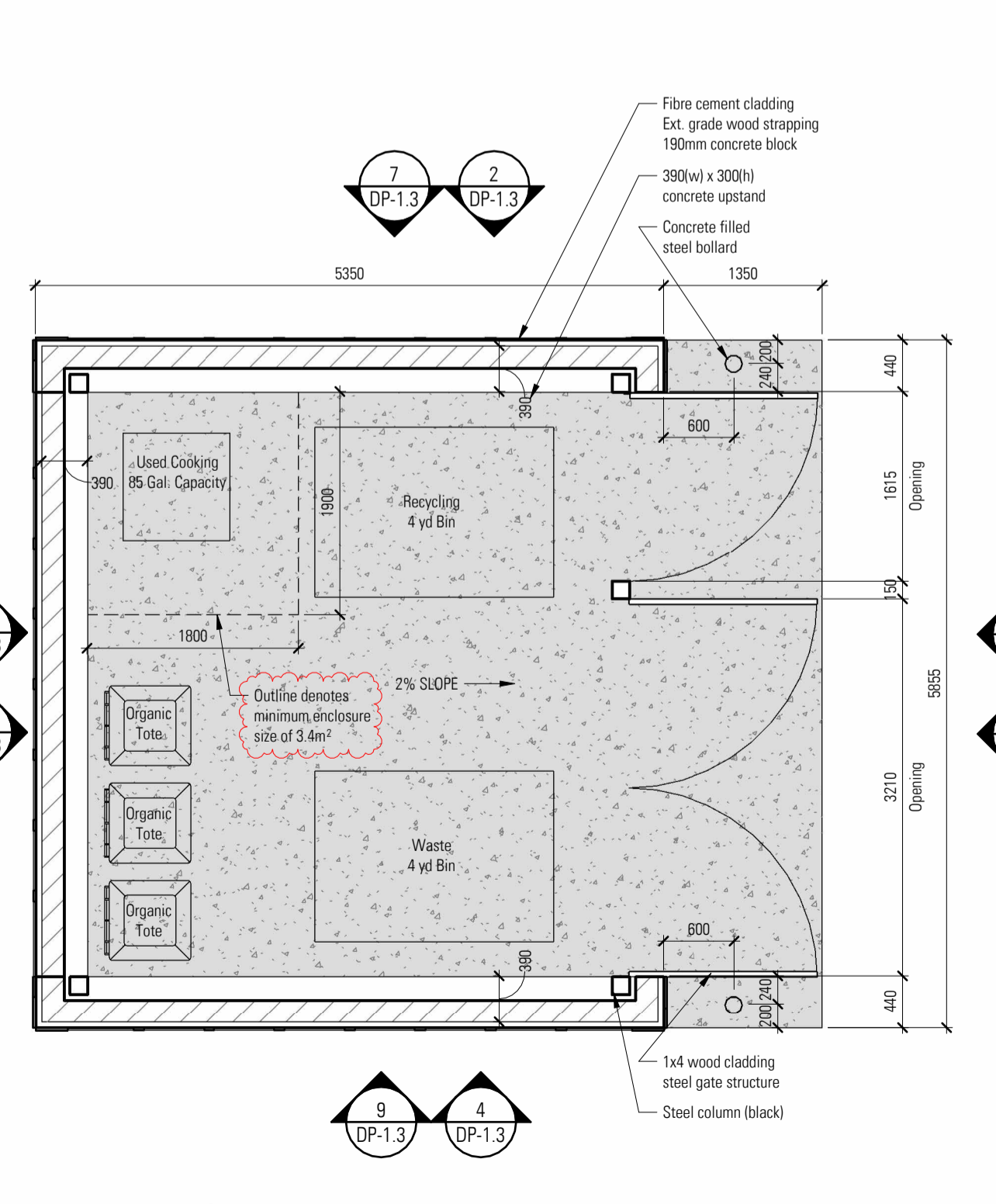
7 W&R NORTH ELEVATION (LINEWORK)
DP-1.3 1:50



2 W&R NORTH ELEVATION (COLOUR)
DP-1.3 1:50



6 BARRIER FREE RAMP (TYPE 2)
DP-1.3 1:20



1 WASTE & RECYCLING ENCLOSURE PLAN
DP-1.3 1:50

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 • This drawing supersedes previous issues.

ARCHITECT'S SEAL
PRELIMINARY
NOT FOR CONSTRUCTION

4	DP COMMENT RESPONSE III	24-10-31
3	DP COMMENT RESPONSE II	24-09-30
2	DP COMMENT RESPONSE I	24-08-13
1	DEVELOPMENT PERMIT	24-03-01
No.	Description	Date
		(XX-MM-YY)

ISSUED FOR / REVISIONS

Architect	ORA
Project Lead	TJA
Drawn By	BHE
Scale	As Indicated
Project Number	2022-011
Site Civic Address	802 & 806 10th Street
Site Legal Description	Lots 1 & 2, Block 40, Plan 1055
Development Permit	TO BE ASSIGNED
Building Permit	TO BE ASSIGNED
Project Name	TENTH STREET CORNER
City	Calgary
Province	Alberta

SITE DETAILS

Systemic Architecture Inc.
 102 - 1422 Kensington Road
 Calgary, Alberta, Canada T2N 3P9
 587.315.9001

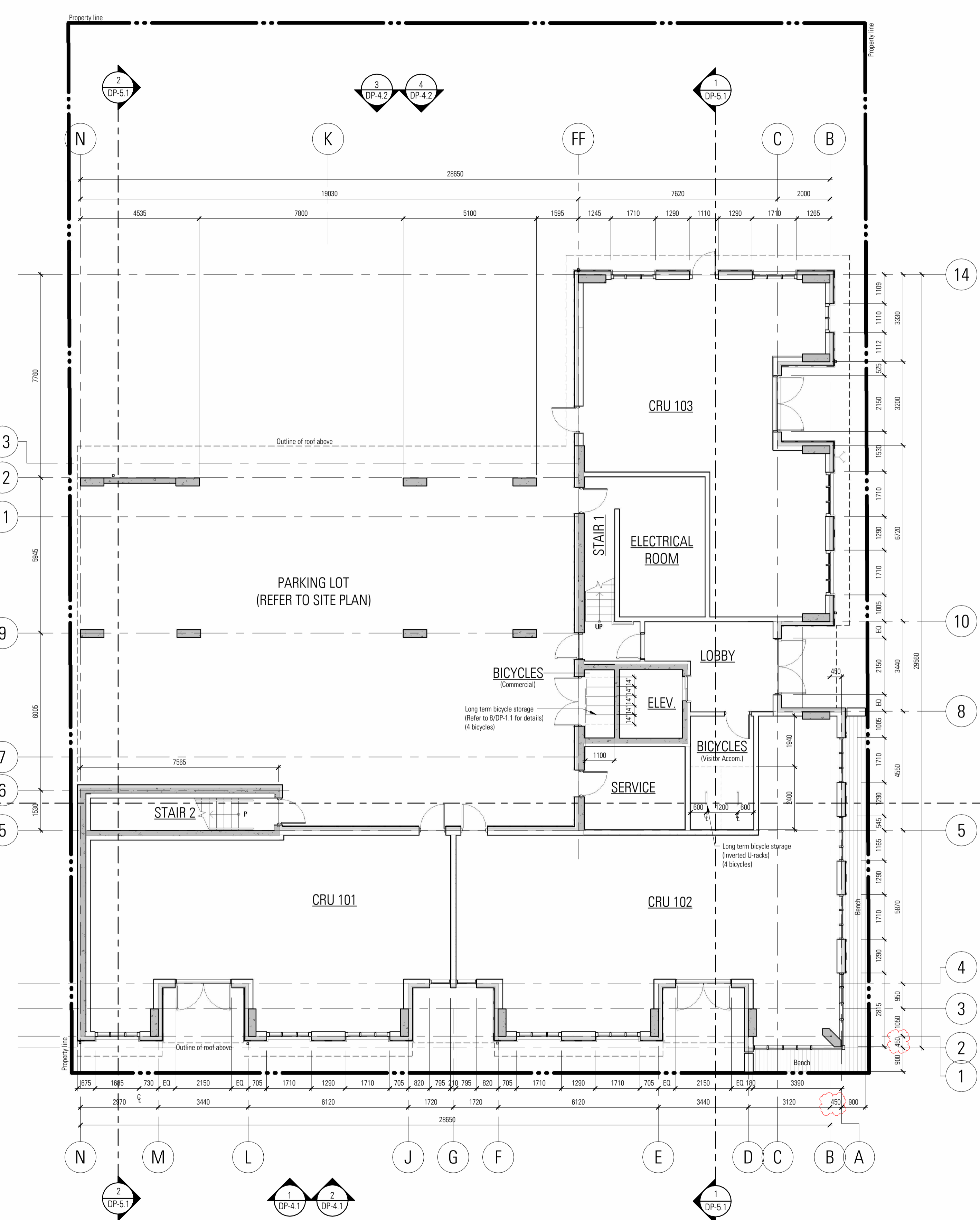
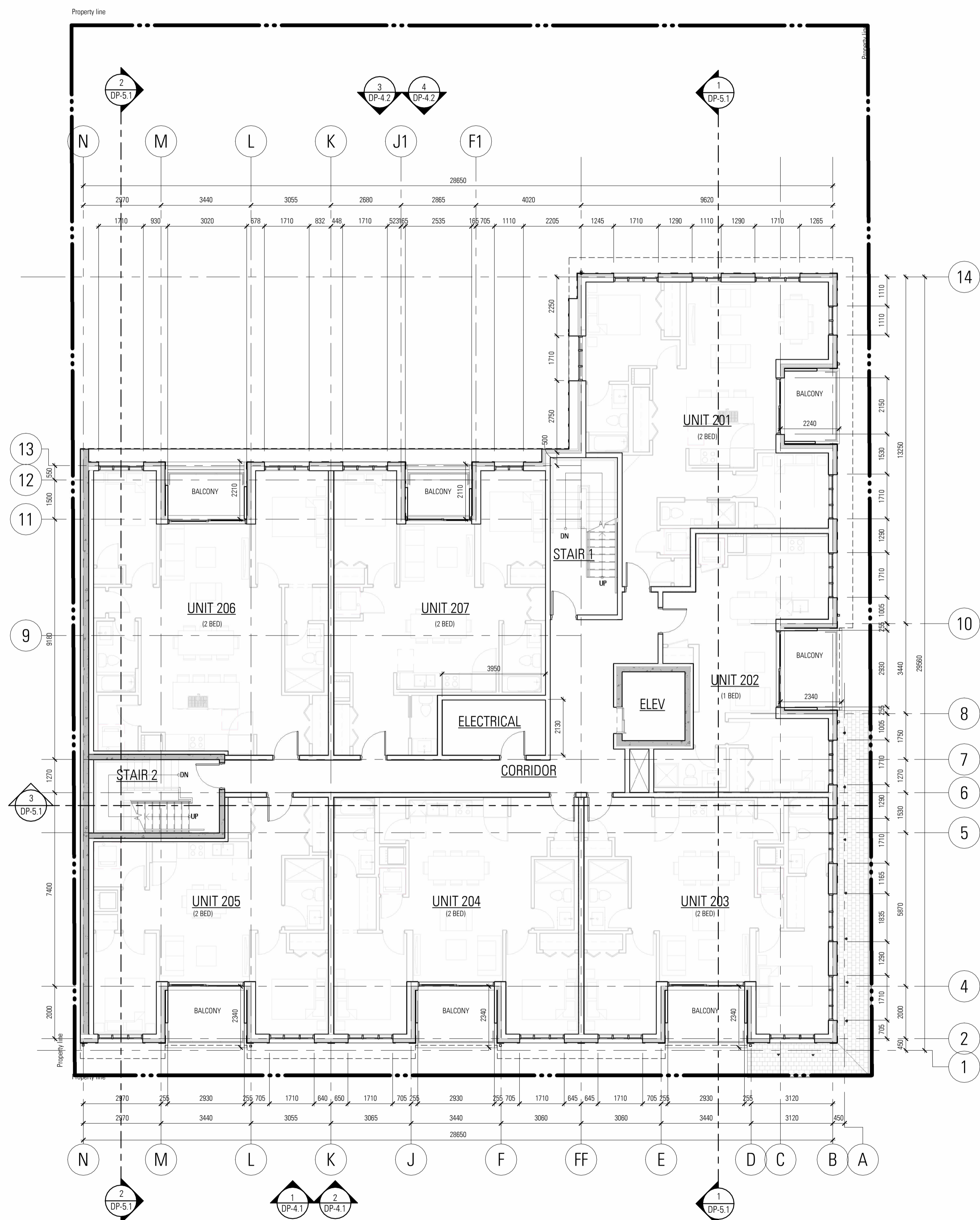
DP-1.3

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ARCHITECT'S SEAL

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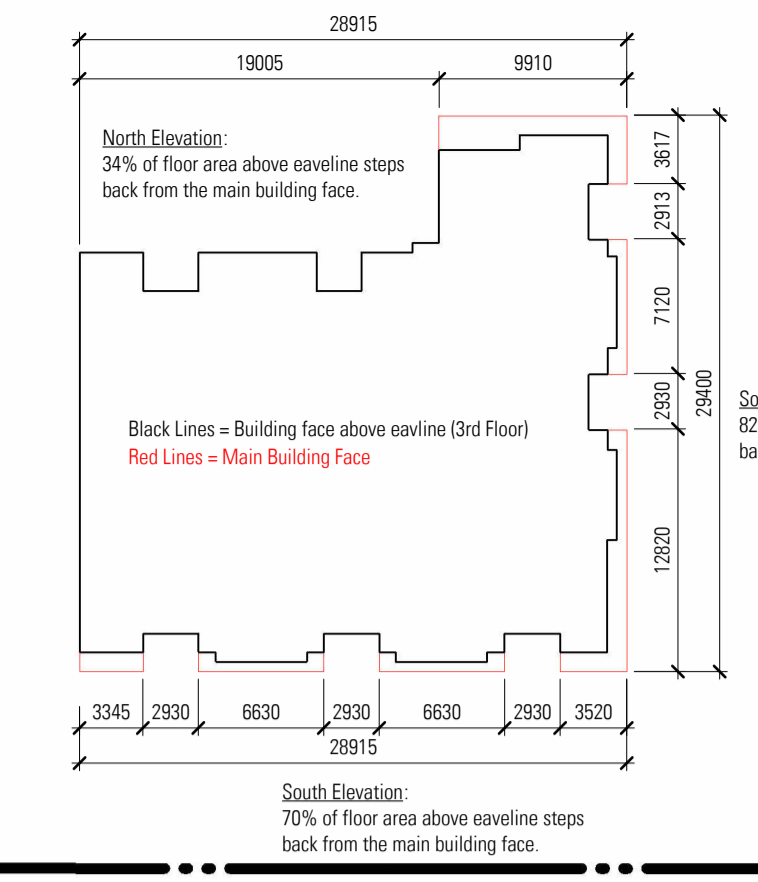


No.	Description	Date
4	DP COMMENT RESPONSE III	24-10-31
3	DP COMMENT RESPONSE II	24-09-30
2	DP COMMENT RESPONSE I	24-08-13
1	DEVELOPMENT PERMIT	24-03-01
		Issue: (NY-1MM-00)

ISSUED FOR / REVISIONS	
Architect	OR
Project Lead	TJA
Drawn By	BHE
Scale	1:100
Project Number	2022-011
Site Civic Address	802 & 806 10th Street
Site Legal Description	Lots 1 & 2, Block 48, Plan 1055
Development Permit	TO BE ASSIGNED
Building Permit	TO BE ASSIGNED
Project Name	TENTH STREET CORNER
City	Calgary
Province	Alberta
Drawing Title	MAIN & SECOND FLOOR PLANS

SYSTEMIC Architecture Inc.
102 - 1422 Kensington Road
Calgary, Alberta, Canada T2N 3P9
587.315.9001

DP-2.1



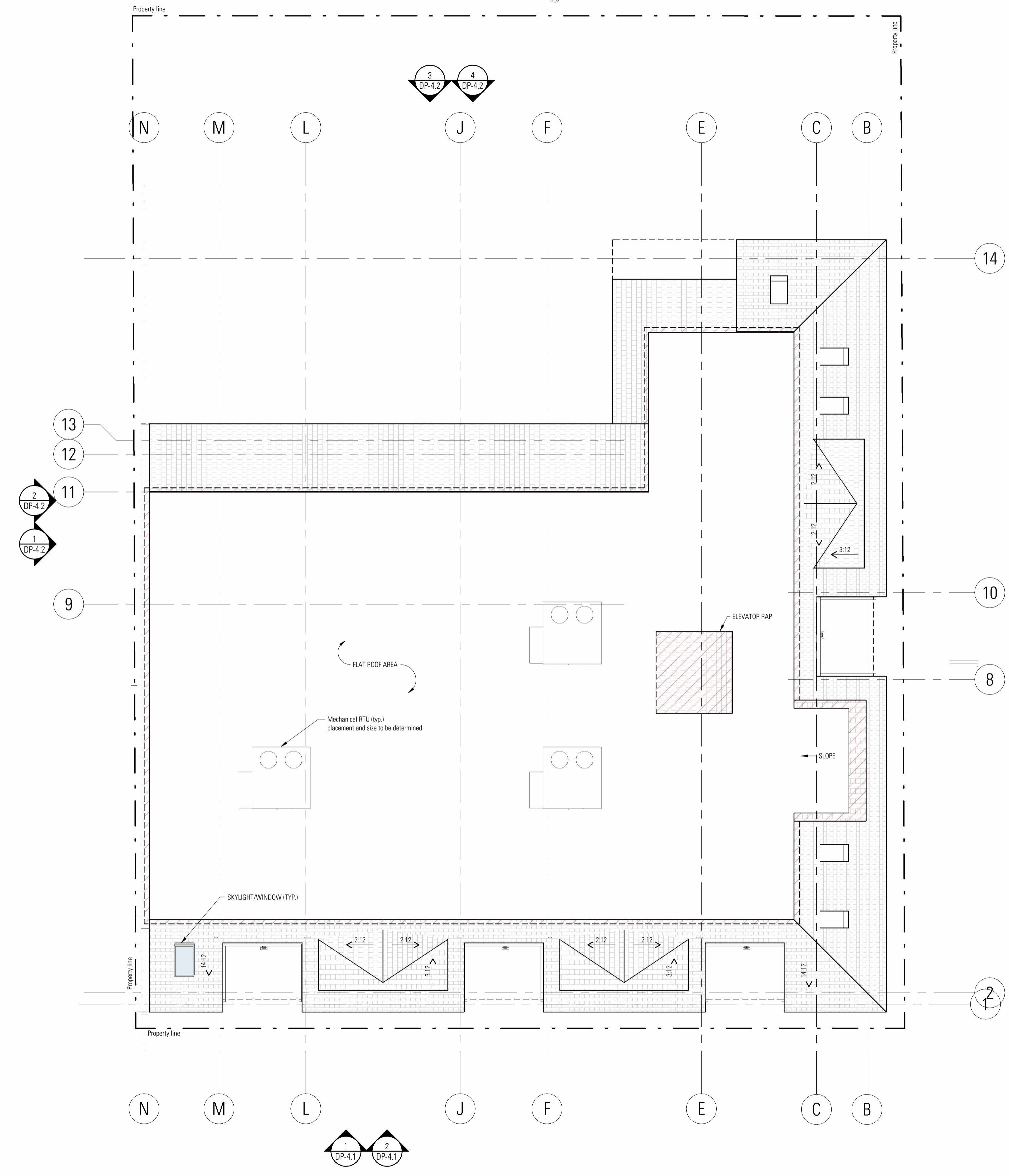
3 Third Floor Plan (Above Main Building Face)
DP-2.2 1:400

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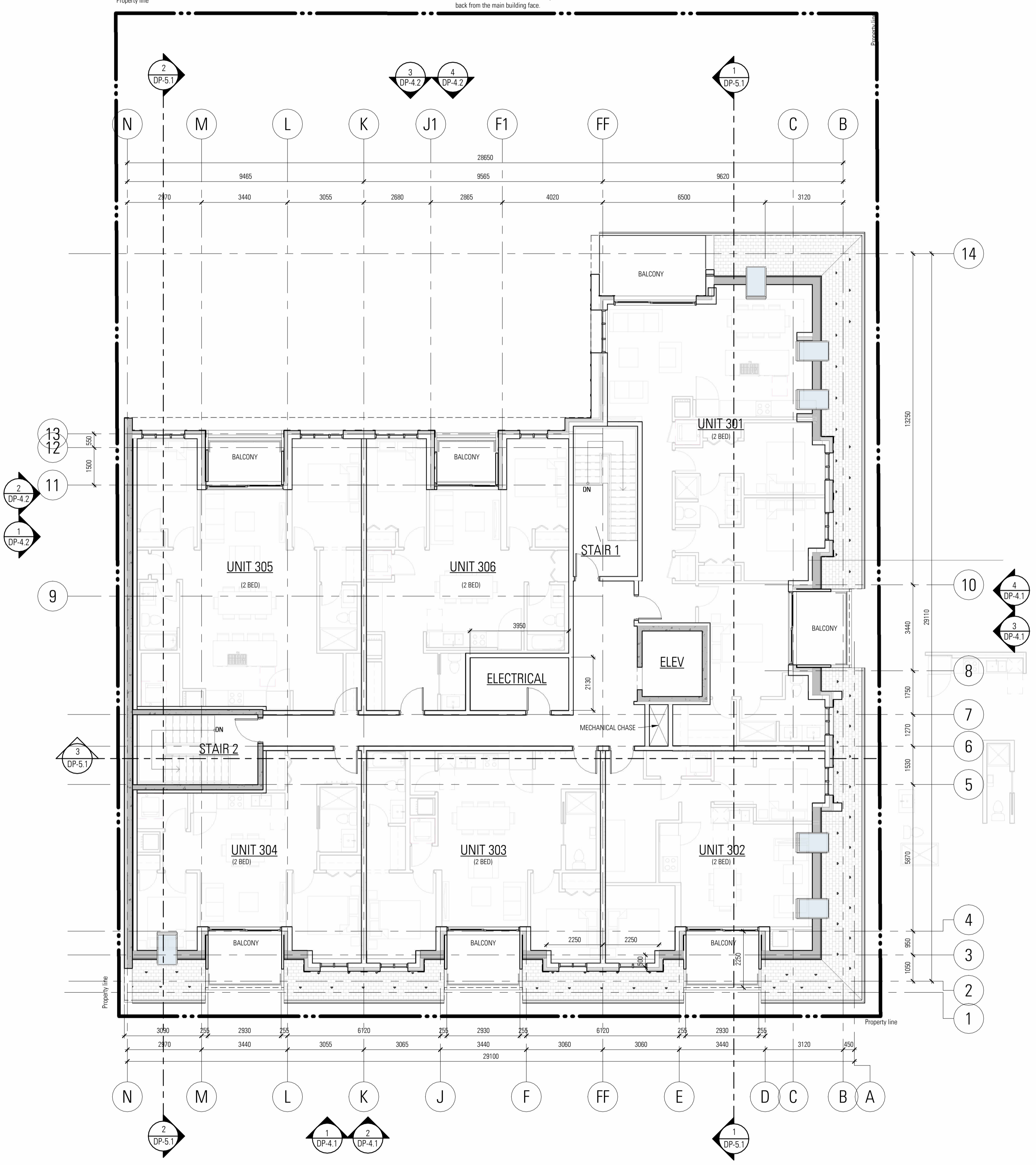
ARCHITECT'S SEAL
PRELIMINARY
NOT FOR CONSTRUCTION

ROOF PLAN NOTES
 Applies to this sheet only.
 All materials are new construction unless noted otherwise.

ROOF AREA OVER MAXIMUM BUILDING HEIGHT OF 11 m	743.44 m ²
TOTAL ROOF AREA	743.44 m ²
ROOF AREA OVER 11 m	24.51 m ²
ROOF VARIANCE OVER MAX HEIGHT	24.51 / 743.44 = 3.3%



2 Roof Plan
DP-2.2 1:100
TRUE NORTH



1 Third Floor Plan
DP-2.2 1:100
TRUE NORTH

3	DP COMMENT RESPONSE II	24-09-30
2	DP COMMENT RESPONSE	24-08-13
1	DEVELOPMENT PERMIT	24-03-01
No.	Description	Date
		Issue: (N/A-MM-DD)

ISSUED FOR / REVISIONS

Architect	ORA
Project Lead	TJA
Drawn By	BHE
Scale	As Indicated
Project Number	2022-011
Site Civic Address	802 & 806 10th Street
Site Legal Description	Lots 1 & 2, Block 40, Plan 1055F
Development Permit	TO BE ASSIGNED
Building Permit	TO BE ASSIGNED
Project Name	TENTH STREET CORNER
City	Calgary
Province	Alberta

THIRD FLOOR & ROOF PLANS

Systemic Architecture Inc.
 102 - 1422 Kensington Road
 Calgary, Alberta, Canada T2N 3P9
 587.315.9001

DP-2.2

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- Drawings are not to be scaled.
- This drawing supersedes previous issues.

ARCHITECT'S SEAL

**PRELIMINARY
NOT FOR CONSTRUCTION**

G.F.A. NOTES

Applies to this sheet only.

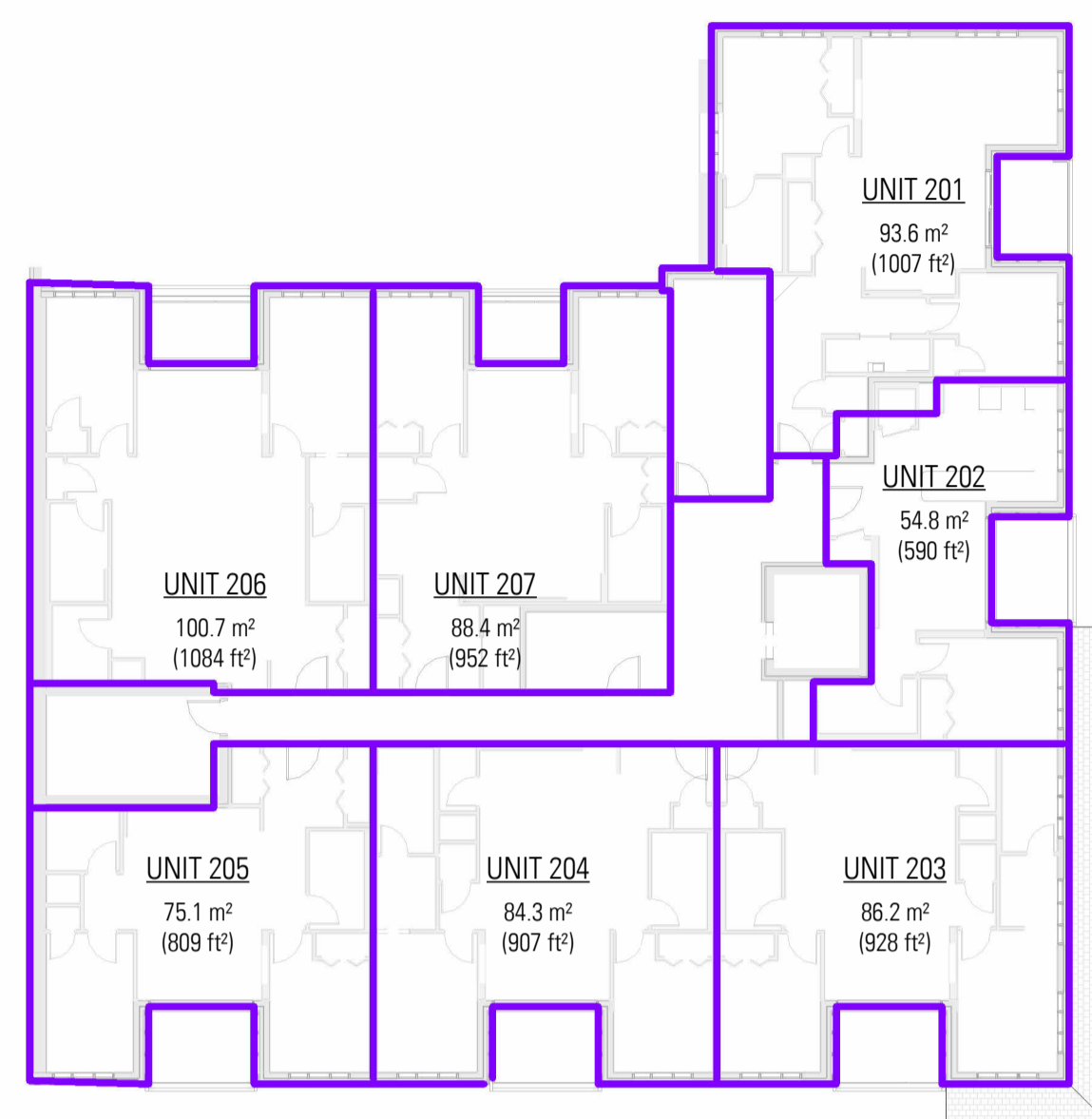
***Gross Floor Area (GFA) Residential** means the sum of the areas of all habitable spaces of a building measured to the exterior surface of the exterior walls, and includes garages up to a maximum of 60 m². For accessory Dwelling Units, Apartments, Townhouses or other Dwelling Units partially enclosed by common walls, the GFA shall be determined by measuring from the interior wall.

***Gross Floor Area (GFA) Non-Residential** means the sum of the areas of all floors of a building measured to the exterior surface of the exterior walls, and includes all floors totally or partially above the finished ground surface, but excluding mechanical equipment areas, garbage storage areas and areas dedicated to the parking of motor vehicles.

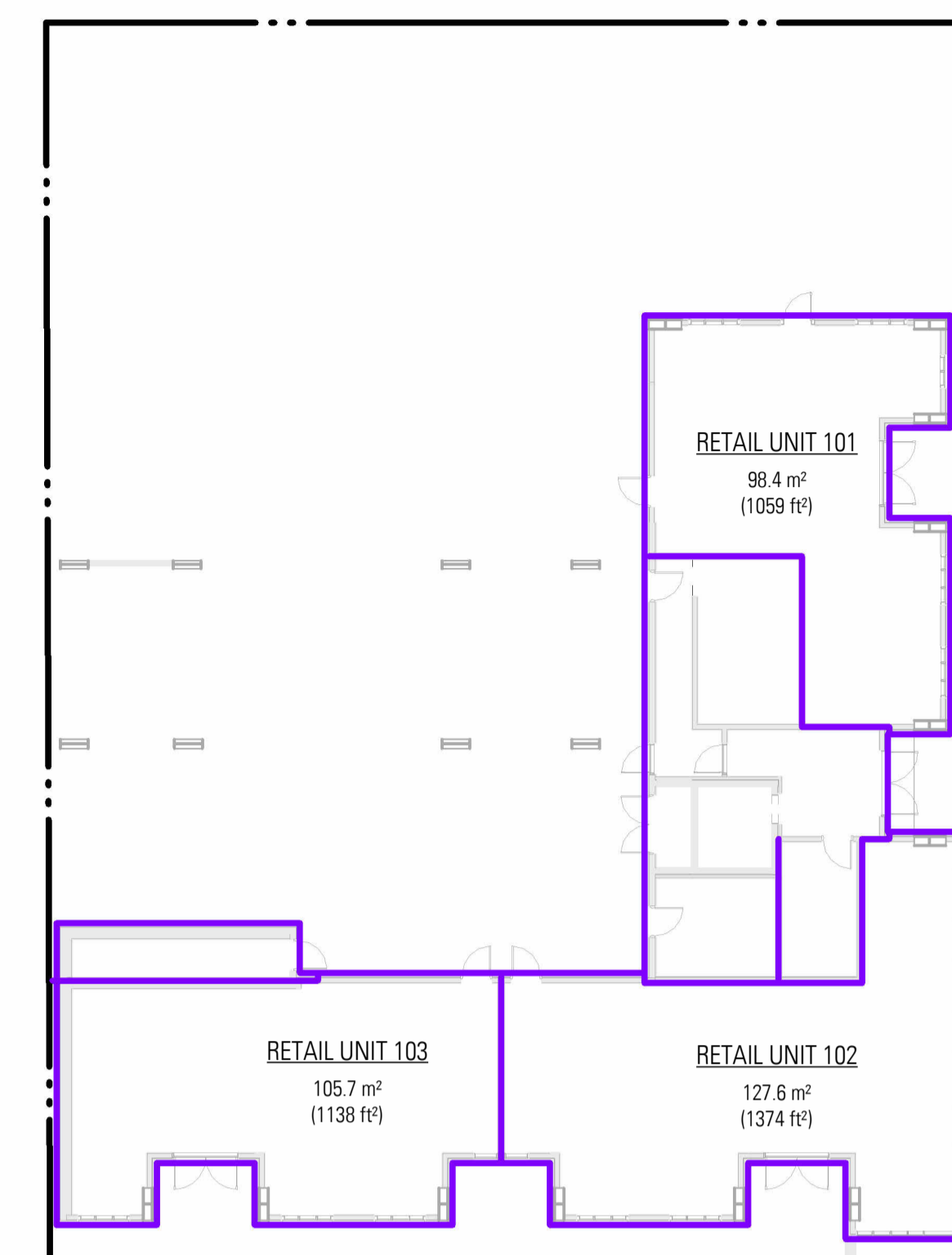
All areas provided are for reference only and do not represent BOMA certified areas.



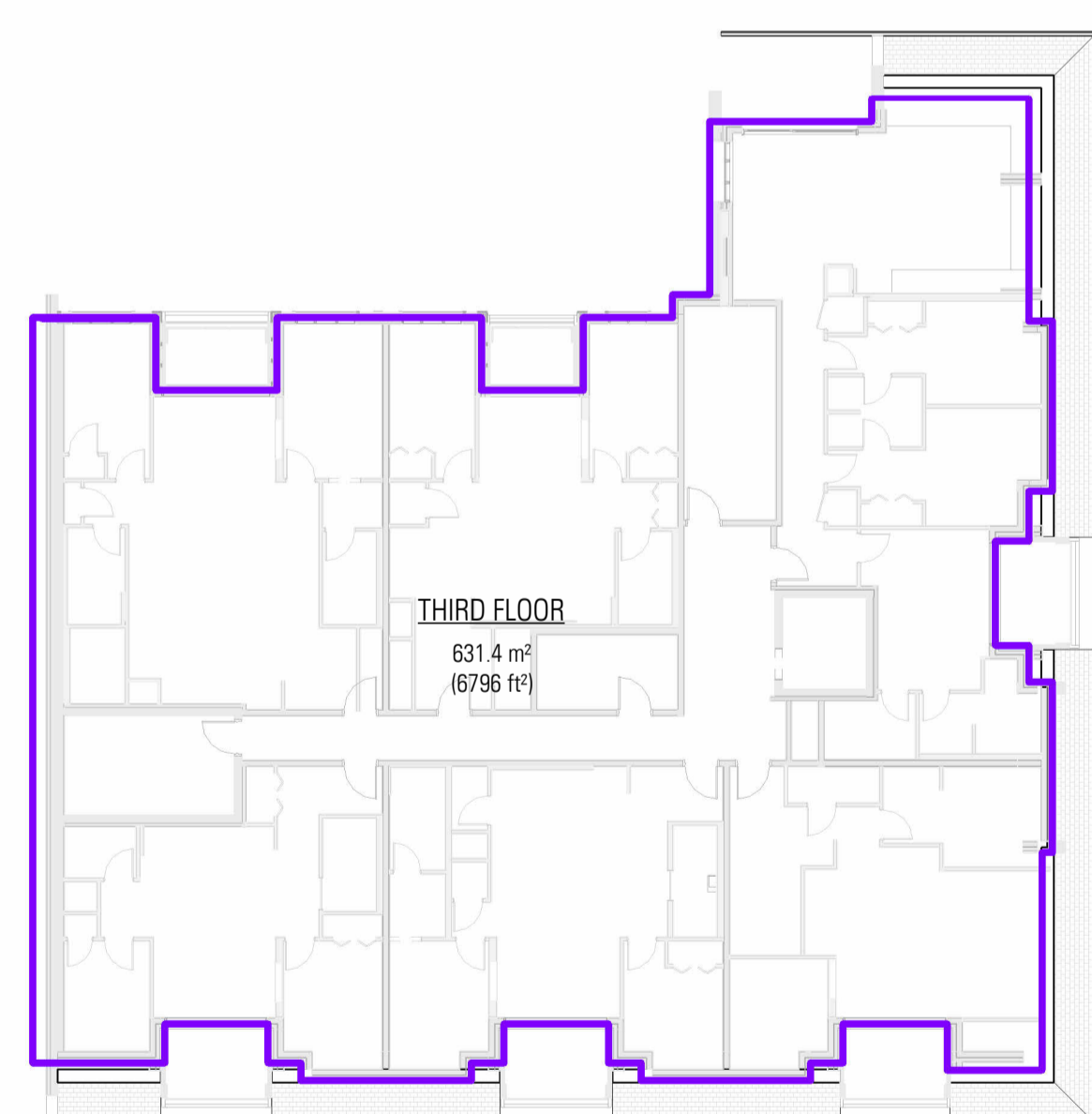
6 GFA (THIRD FLOOR UNITS)
DP-2.3 1:200
TRUE NORTH



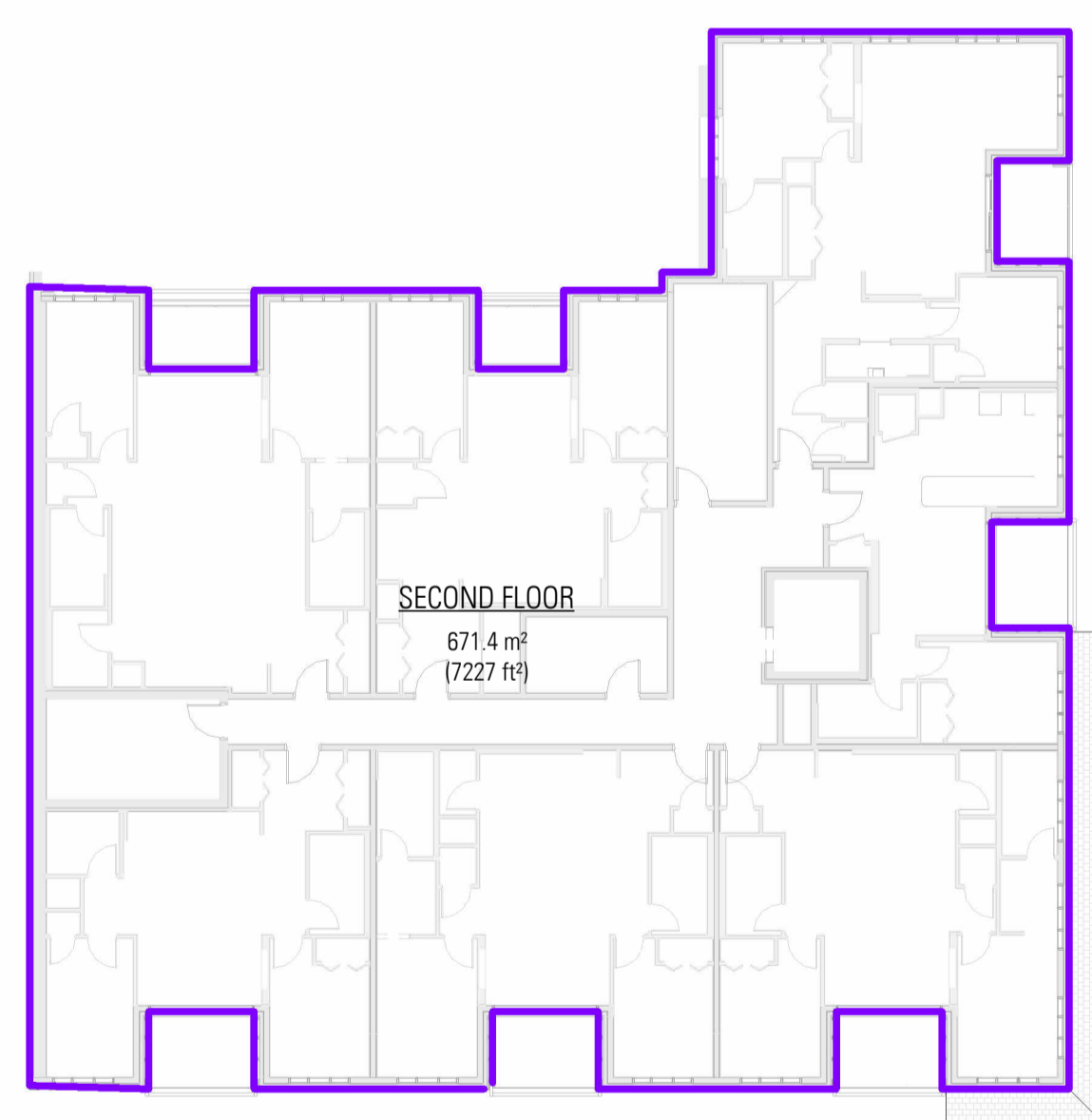
4 GFA (SECOND FLOOR UNITS)
DP-2.3 1:200
TRUE NORTH



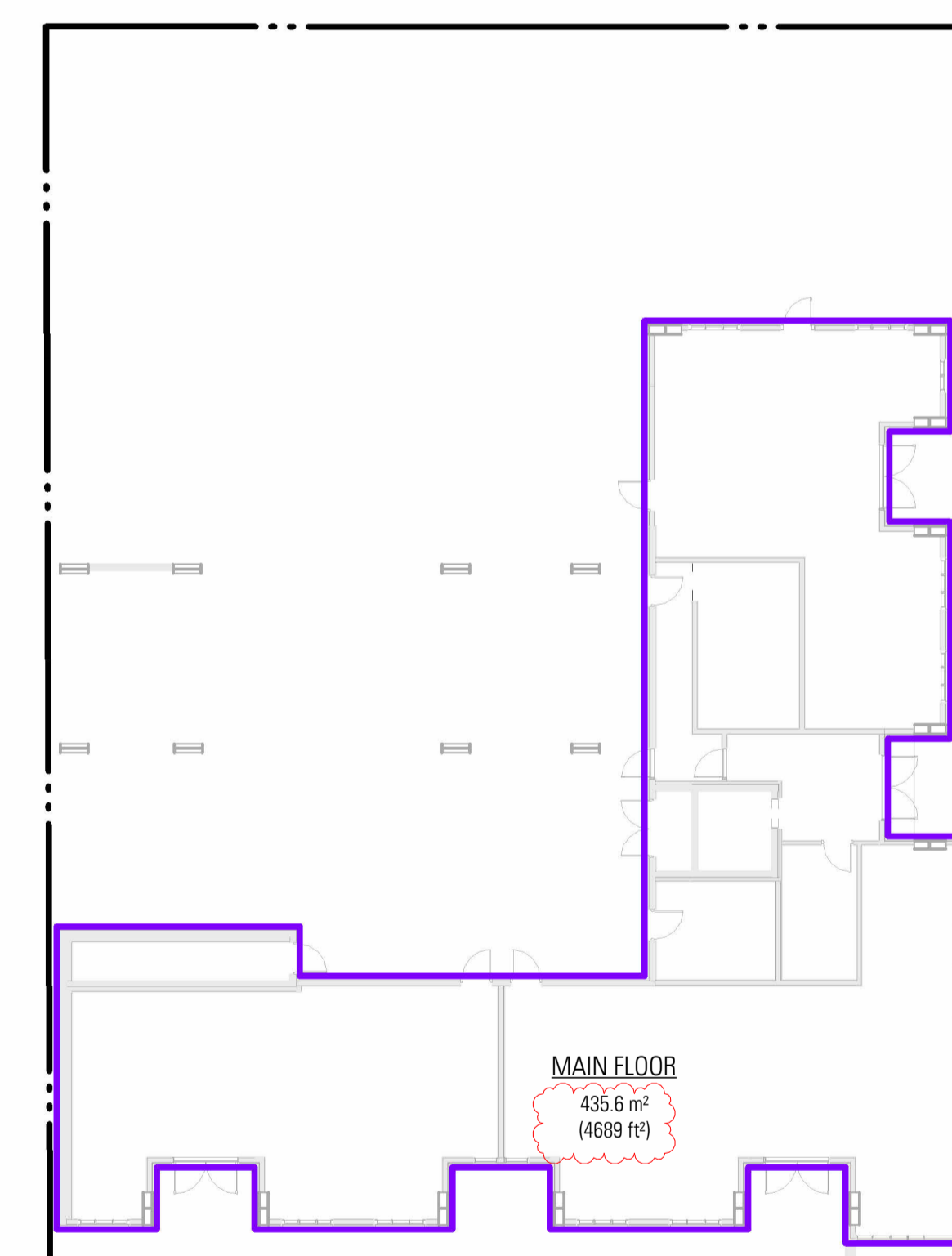
2 GFA (MAIN FLOOR UNITS)
DP-2.3 1:200
TRUE NORTH



5 GFA (THIRD FLOOR)
DP-2.3 1:200
TRUE NORTH



3 GFA (SECOND FLOOR)
DP-2.3 1:200
TRUE NORTH



1 GFA (MAIN FLOOR)
DP-2.3 1:200
TRUE NORTH

4	DP COMMENT RESPONSE III	24-10-31
1	DEVELOPMENT PERMIT	24-03-01
No.	Description	Size (N/A-MM-DD)

ISSUED FOR / REVISIONS

Architect	ORA
Project Lead	TJA
Drawn By	BHE
Scale	As Indicated
Project Number	2022-011
Site Civic Address	802 & 806 10th Street
Site Legal Description	Lots 1 & 2, Block 46, Plan 1055F
Development Permit	TO BE ASSIGNED
Building Permit	TO BE ASSIGNED
Project Name	TENTH STREET CORNER

CAJ
Drawing Title
GROSS FLOOR AREA PLANS

SYSTEMIC Architecture Inc.
102 - 1422 Kensington Road
Calgary, Alberta, Canada T2N 3P9
587.315.9001

DP-2.3

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 • This drawing supersedes previous issues.

ARCHITECT'S SEAL

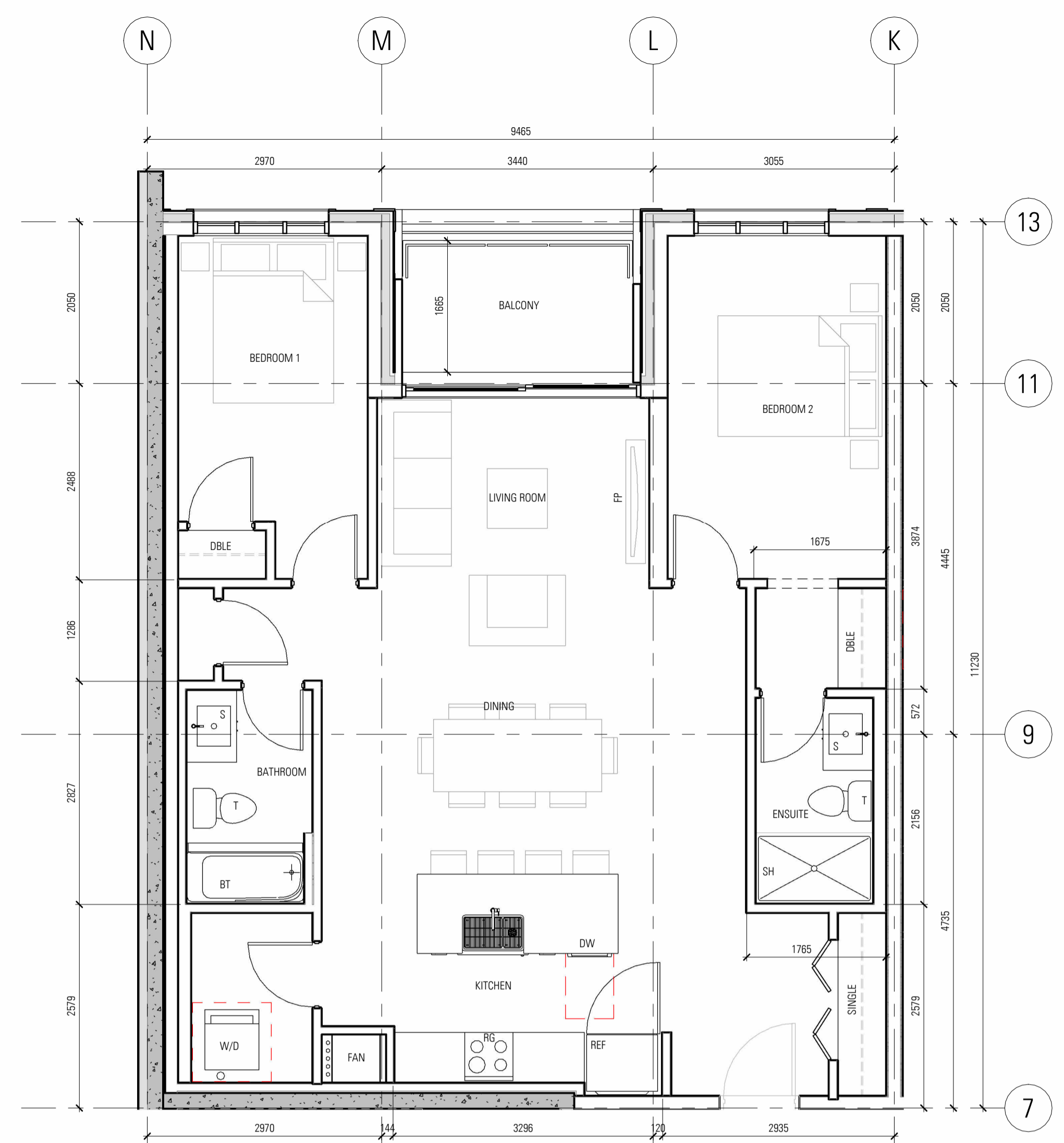
**PRELIMINARY
NOT FOR CONSTRUCTION**

UNIT PLAN NOTES

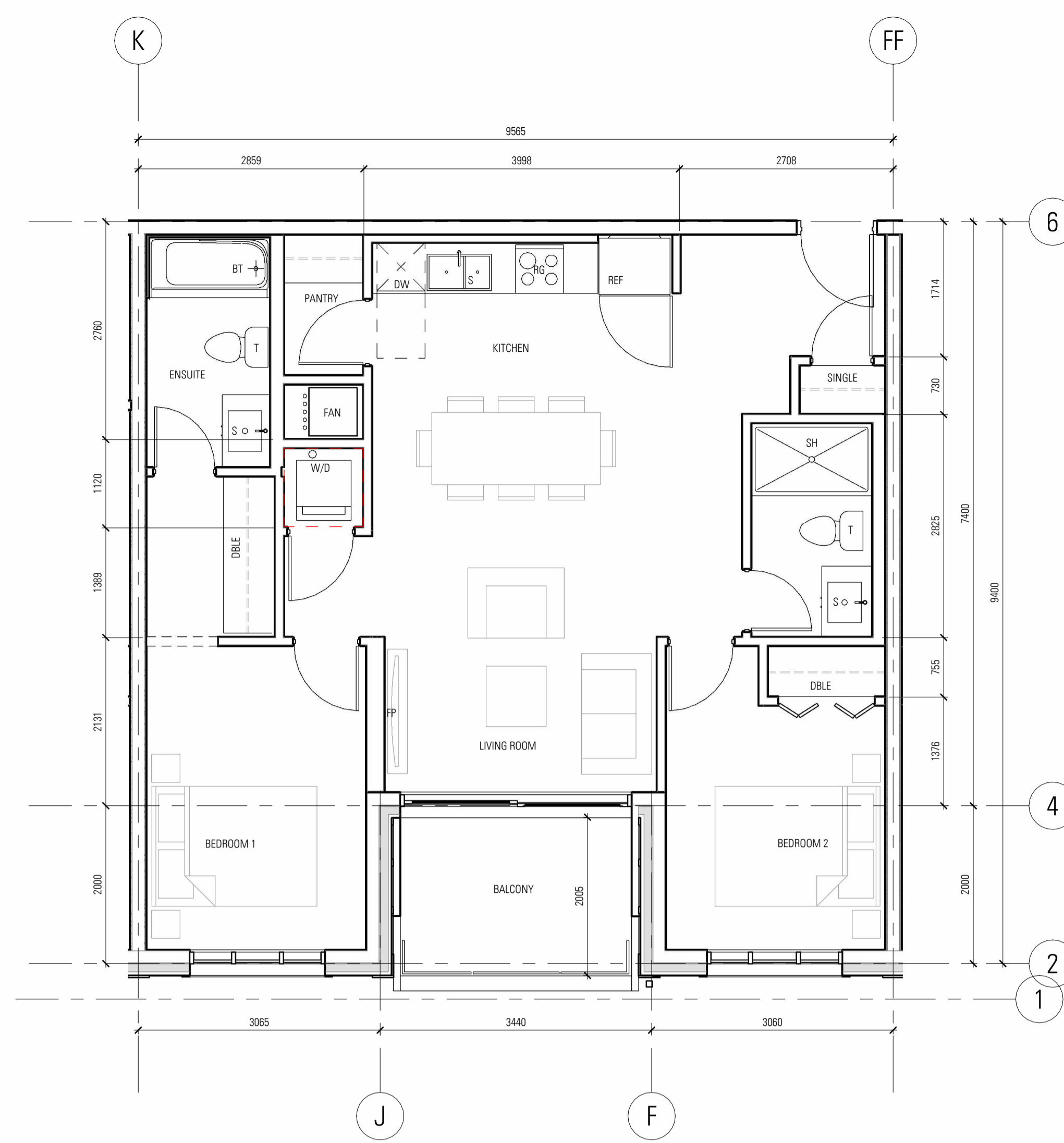
Applies to this sheet only.

ABBREVIATION LEGEND

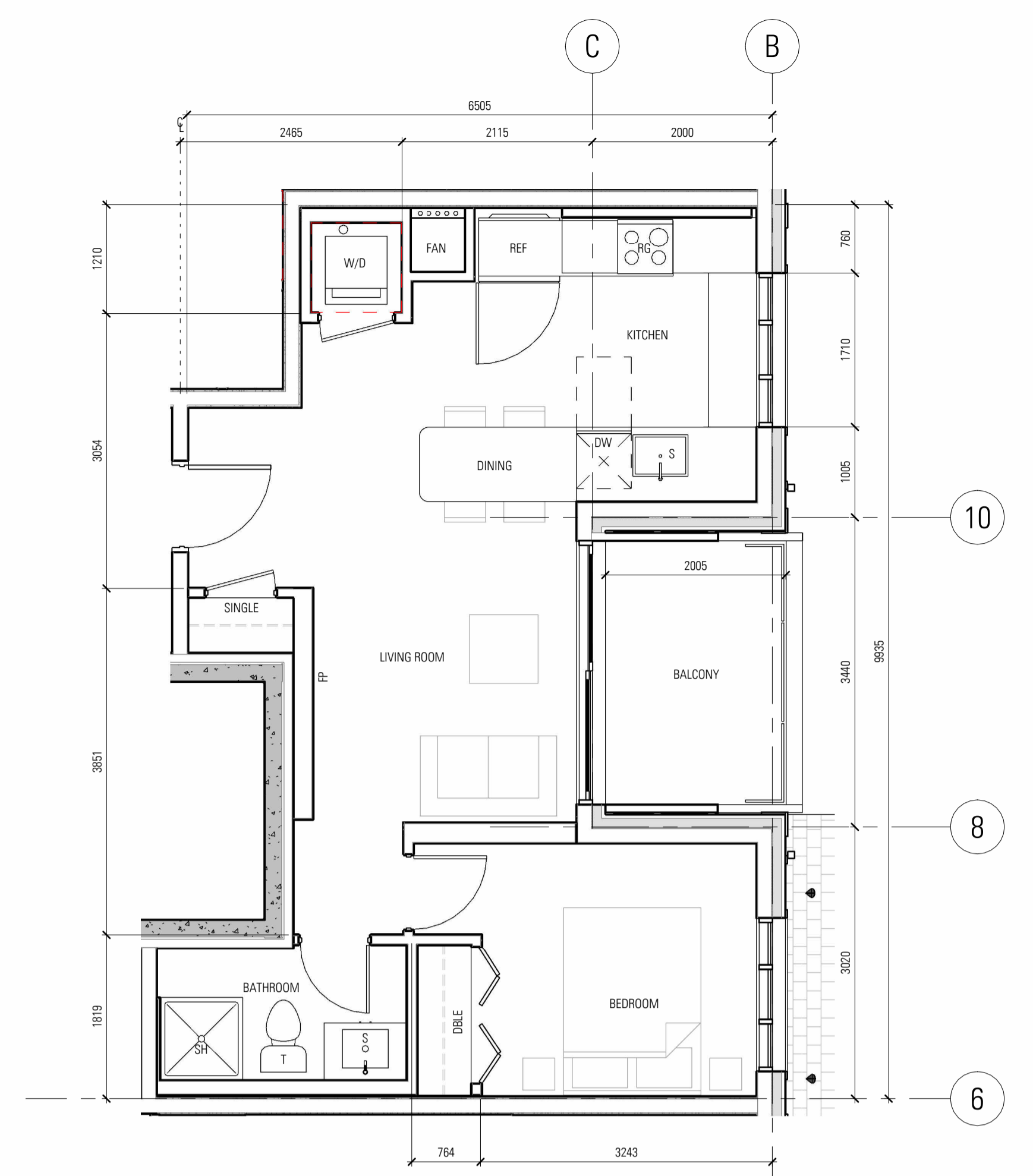
- BT BATH TUB
- INOTE INNOTE PROVIDE BLOCKING FOR FUTURE
- DBLE SHOWER ROD IN (L.C.)
- RUBBERMAID FIXED-MOUNT WIRE CLOSET
- SHELF w/ INTEGRATED ROD
- OSK CUSTOM DESK
- DW DISH WASHER
- SP ELECTRICAL PANEL - REFER TO ELECTRICAL
- FAN FANCL
- FD FLOOR DRAIN - REFER TO MECHANICAL
- FP FIREPLACE
- RECESSED MOUNTED IN WALL
- HR HOSE BIBB - REFER TO MECHANICAL
- HWIT HOT WATER TANK - REFER TO MECHANICAL
- IJ INTERIOR UNIT DIMENSION
- LNREN 4 WIRE SCHEDULES
- HR HANDRAIL
- MC MEDICINE CABINET
- REF REFRIGERATOR
- RS RANGE
- SINK SINK
- SH SHOWER
- INOTE INNOTE PROVIDE BLOCKING FOR FUTURE
- SHOWER ROD IN (L.C.)
- RUBBERMAID FIXED-MOUNT WIRE CLOSET
- SHELF w/ INTEGRATED ROD
- TH HALF HEIGHT STUB WALL
- TB TOWEL BAR
- TH TOILET PAPER HOLDER
- W/D STACKED WASHER DRYER



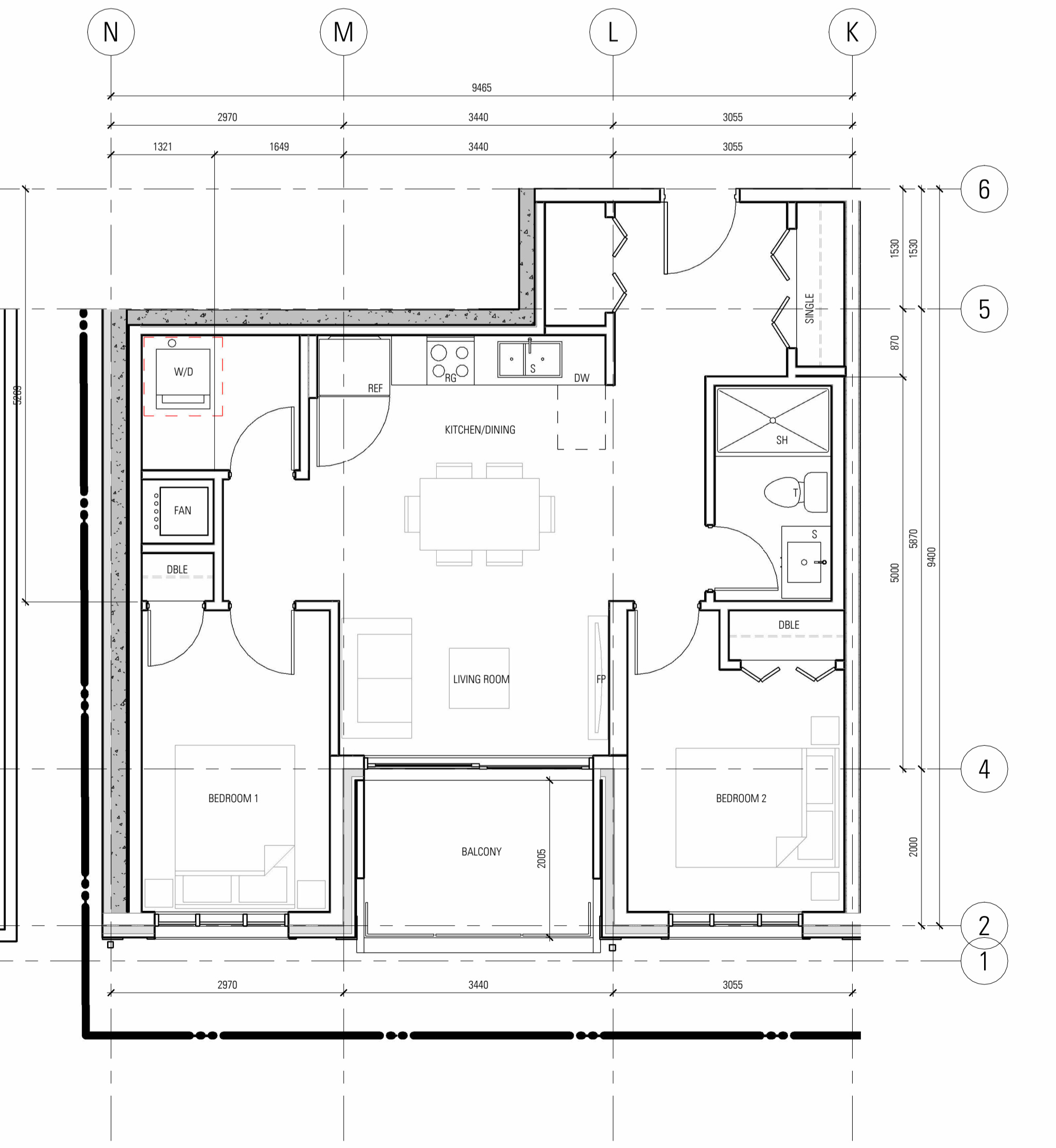
6 UNIT 206/305
DP-2.4 1:50



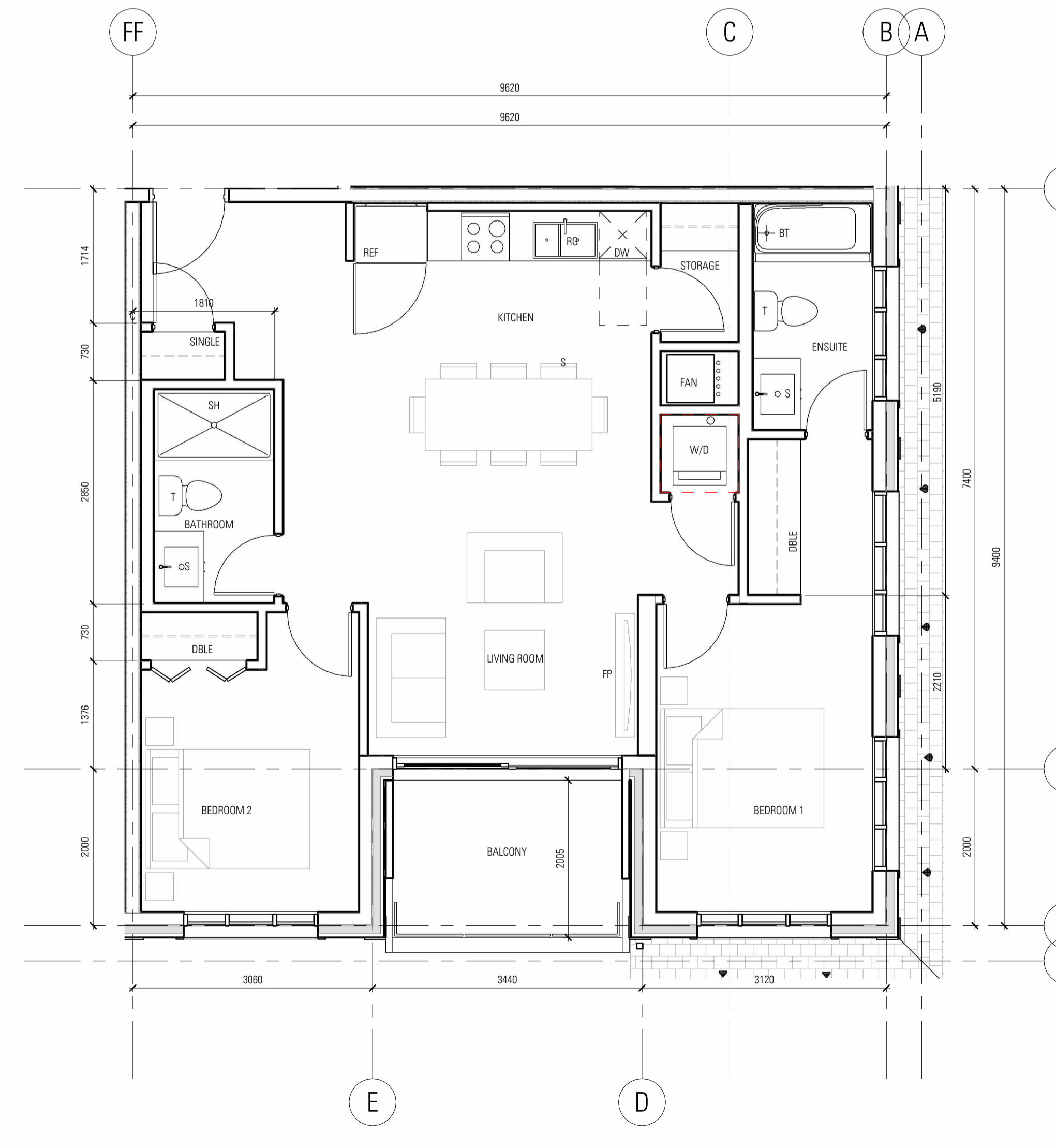
4 UNIT 204
DP-2.4 1:50



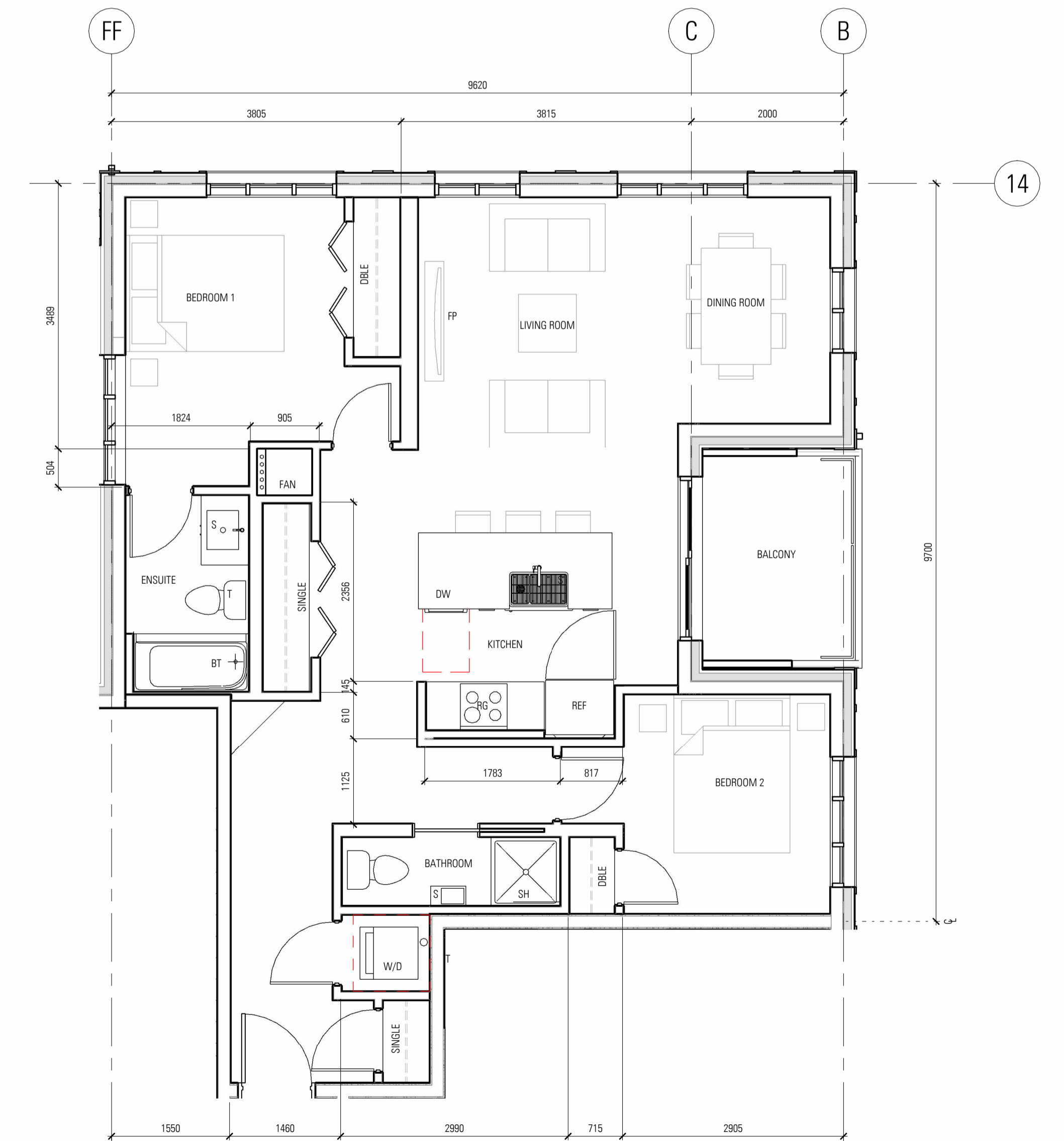
2 UNIT 202
DP-2.4 1:50



5 UNIT 205
DP-2.4 1:50



3 UNIT 203
DP-2.4 1:50



1 UNIT 201
DP-2.4 1:50

3	DP COMMENT RESPONSE II	24-09-20
No.	Description	Issue (YY-MM-DD)

ISSUED FOR / REVISIONS

Architect	ORA
Project Lead	TJA
Drawn By	Author
Scale	As Indicated
Project Number	2022-011
Site Civic Address	802 & 806 10th Street
Site Legal Description	Lots 1 & 2, Block 40, Plan 1055F
Development Permit	TO BE ASSIGNED
Building Permit	TO BE ASSIGNED
Project Name	TENTH STREET CORNER
City	Calgary
Province	Alberta

UNIT PLANS

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Drawing

DP-2.4

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 • This drawing supersedes previous issues.

ARCHITECT'S SEAL

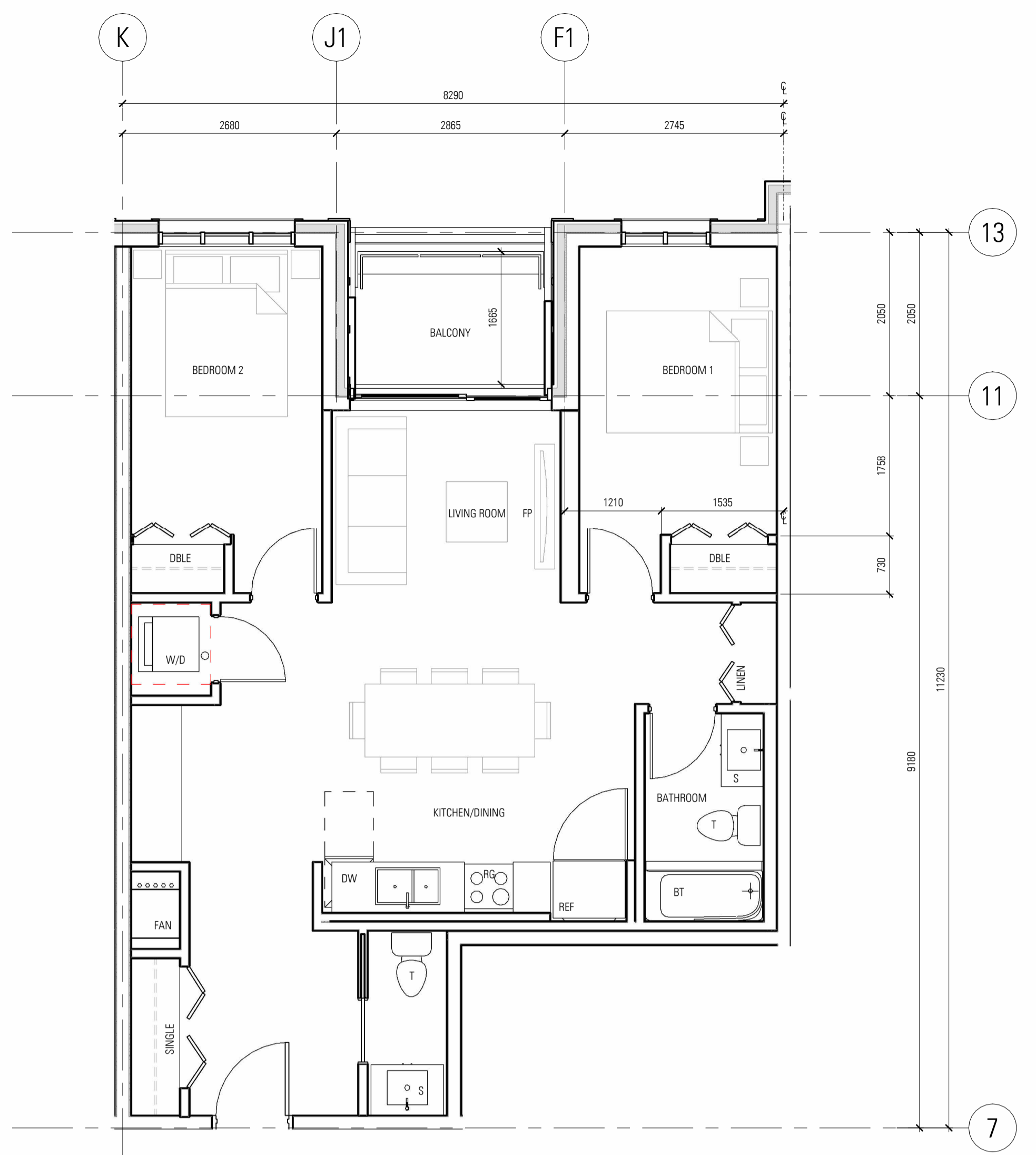
**PRELIMINARY
NOT FOR CONSTRUCTION**

UNIT PLAN NOTES

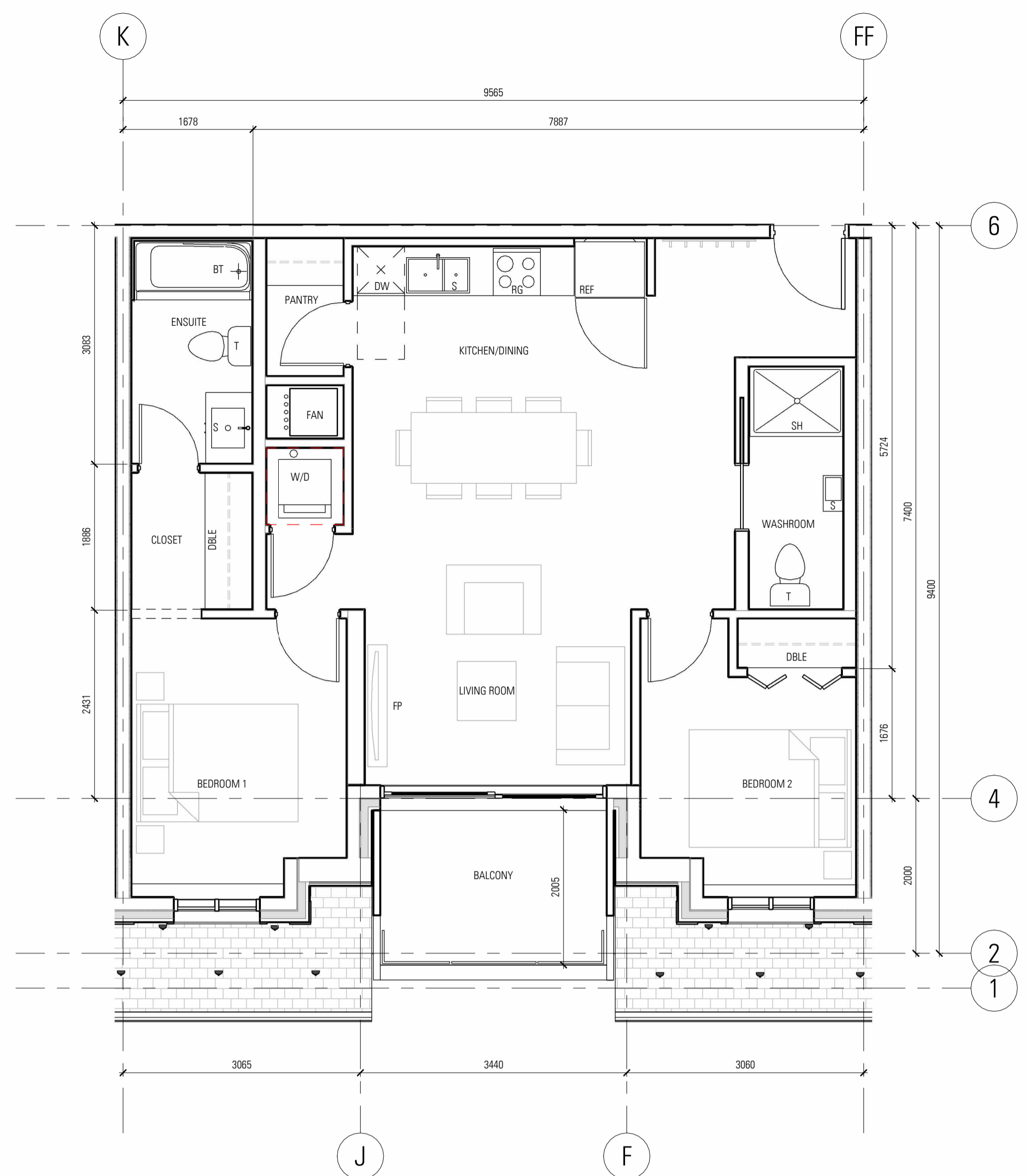
Applies to this sheet only.

ABBREVIATION LEGEND

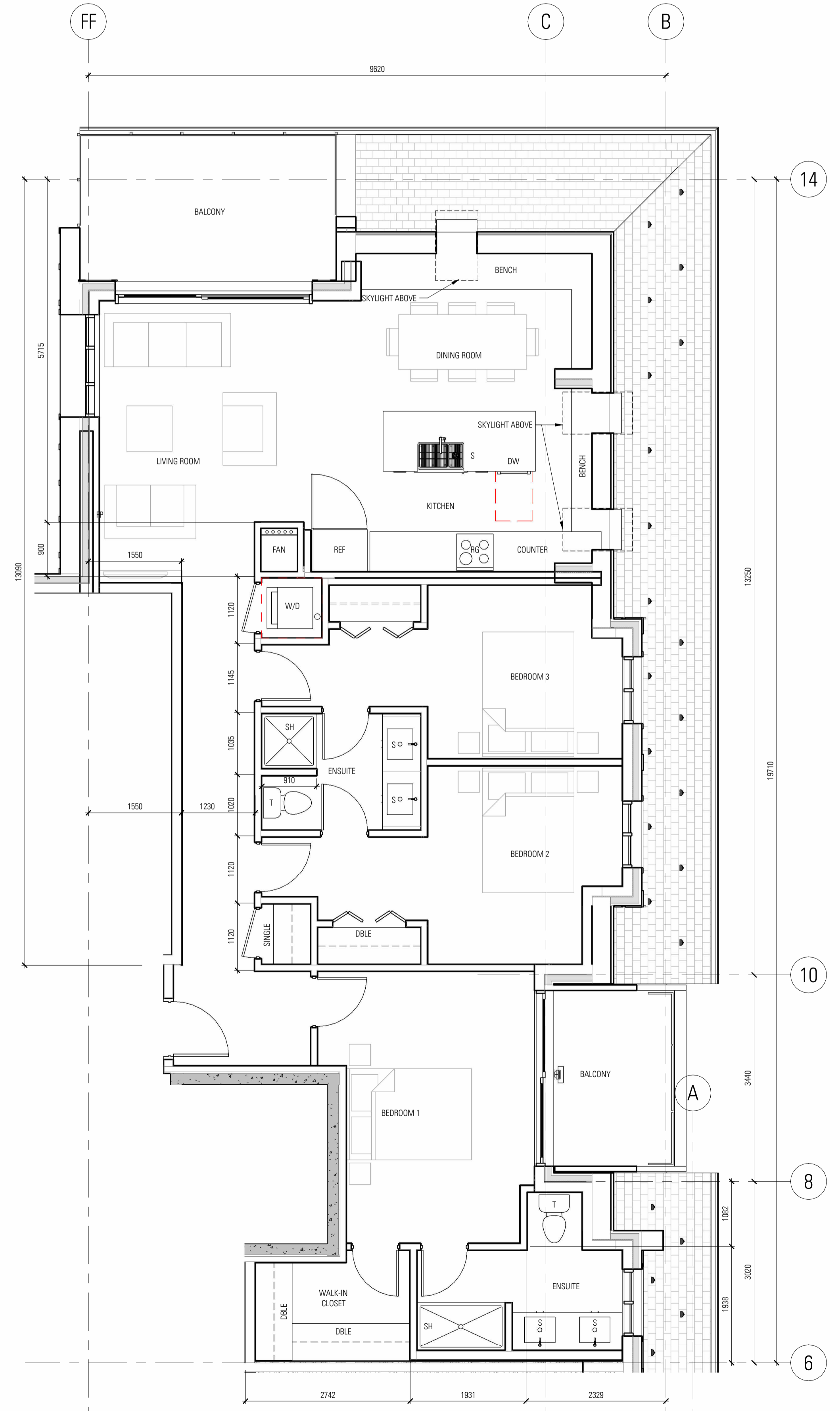
- BT BATH TUB
- DBLE INNOTE PROVIDE BLOCKING FOR FUTURE SHOWER ROD IN (C.I.)
- RUBBERMAID FIXED-MOUNT WIRE CLOSET SHELF w/ INTEGRATED ROD
- DW CUSTOM DESK
- DISH WASHER
- ELECTRICAL PANEL - REFER TO ELECTRICAL
- FAN FANCL
- FLOOR DRAIN - REFER TO MECHANICAL
- FIREPLACE - REFER TO MECHANICAL
- FP RECESSED MOUNTED IN WALL - ELECTRIC
- HB HOSE BIBB - REFER TO MECHANICAL
- HWT HOT WATER TANK - REFER TO MECHANICAL
- IJ INTERIOR UNIT DIMENSION
- 4 WIRE SHELVES
- MC MEDICINE CABINET
- REF REFRIGERATOR
- RS RANGE
- SINK
- SH SHOWER
- INNOTE PROVIDE BLOCKING FOR FUTURE SHOWER ROD IN (C.I.)
- RUBBERMAID FIXED-MOUNT WIRE CLOSET SHELF w/ INTEGRATED ROD
- THV HALF HEIGHT STUB WALL
- TB TOWEL BAR
- TH TOILET PAPER HOLDER
- W/D STACKED WASHER/DRYER



5 UNIT 207/306
DP-2.5 1:50



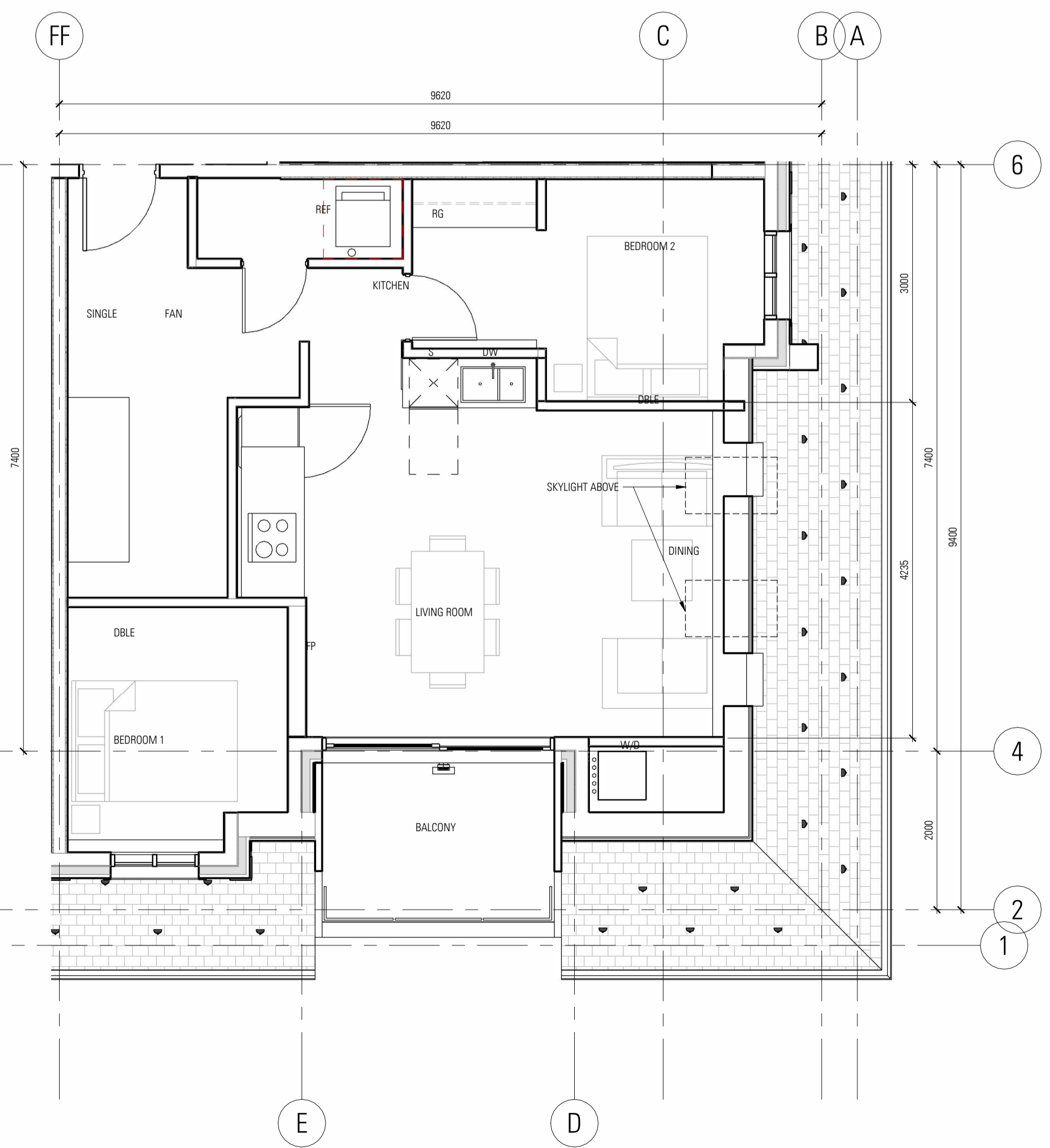
3 UNIT 303
DP-2.5 1:50



1 UNIT 301
DP-2.5 1:50



4 UNIT 304
DP-2.5 1:50



2 UNIT 302
DP-2.5 1:50

3	DP COMMENT RESPONSE II	24-09-20
No.	Description	Issue (XY-MM-DD)

ISSUED FOR / REVISIONS

Architect	DR
Project Lead	TJA
Drawn By	Author
Scale	As Indicated
Project Number	2022-011
Site Civic Address	802 & 806 10th Street
Site Legal Description	Lots 1 & 2, Block 46, Plan 1055F
Development Permit	TO BE ASSIGNED
Building Permit	TO BE ASSIGNED
Project Name	TENTH STREET CORNER
City	Calgary
Province	Alberta

UNIT PLANS

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 Calgary, Alberta, Canada T2N 3P9
 587.315.9001

Drawing

DP-2.5

Future Signage Schedule

Type	Width mm	Height mm	QTY	Area per Sign (sqm)	Combined Signage Area (sqm)	Elevation from Main Floor	Comments
SIGN 1	2337	483	5	1.1	5.6 m ²	2585 mm	Hanging Sign

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ARCHITECT'S SEAL

**PRELIMINARY
NOT FOR CONSTRUCTION**

ELEVATION KEYNOTES

(SHOWN AS THIS)

APPLIES TO THIS SHEET ONLY. TO BE READ IN CONJUNCTION WITH MATERIALS FINISH LIST & ARCHITECTURAL SPECIFICATIONS. ALL MATERIALS ARE NEW CONSTRUCTION UNLESS OTHERWISE NOTED. ALL EXPOSED CONCRETE FOUNDATIONS TO HAVE SACK RUB FINISH.

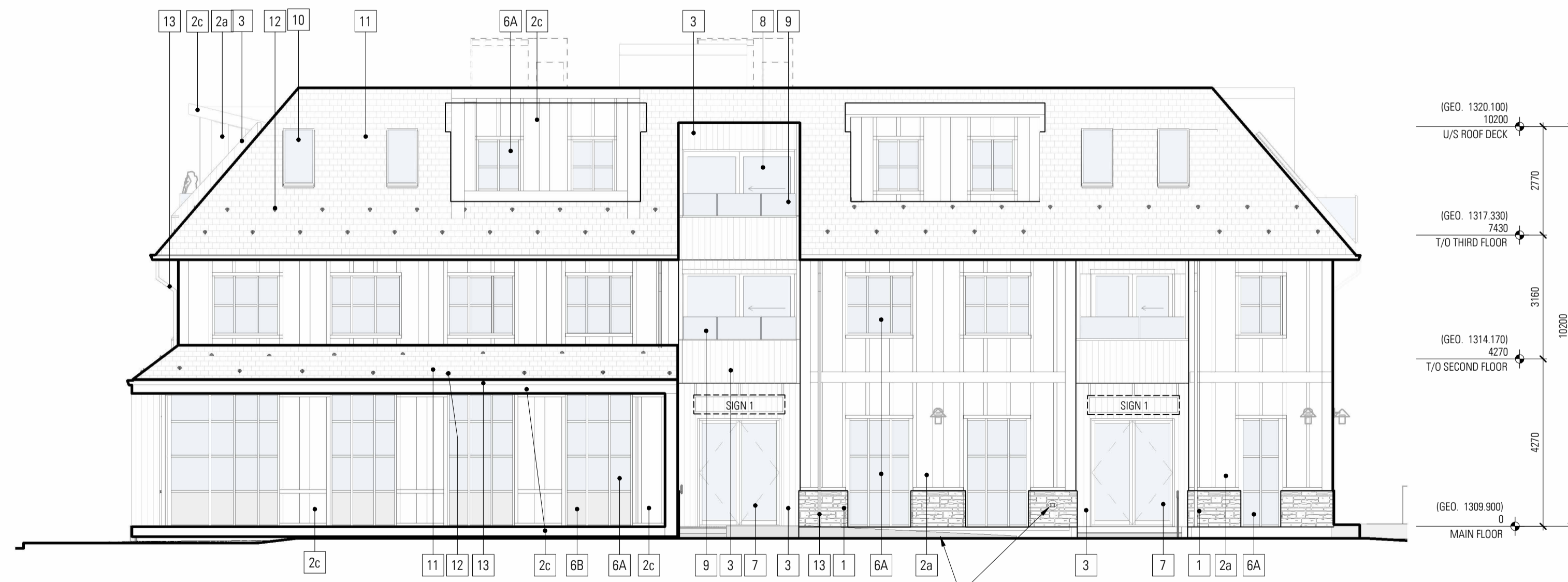
- 1 Stone Veneer
- 2a Fibre Cement Board (end Bottom)
Board Colour: Cobblestone or Similar (Hardie)
Texture: Smooth
- 2c Fibre Cement Board (end Bottom)
Board Colour: Dark Grey or Black
Texture: Smooth
- 3 Wood-look Boards
Manufacturer: TBD
Colour: TBD
- 4 Fibre Cement Fascia
Colour: Dark
Thickness: TBD
- 5 Fibre Cement of Metal Soffit
Colour: Dark
- 6A Glass Window
Glass Type: Clear
Frame: Black
- 6B Back Painted Glass
Glass Type: Opaque/Gem-Translucent
Frame: Black
- 7 Glass Door
Glass Type: Clear
Frame: Black
- 8 Glass Door Siding
Glass Type: Clear
Frame: Black
- 9 Glass Guardrail
Glass Type: Clear, Tempered
Bolts into backside of balcony parapet
- 10 Glass Skylight
Glass Type: Clear
Frame: Black
- 11 Roof Shingles
Type: Asphalt
Color: Charcoal Grey
- 12 Snow Guard
Colour: Black
- 13 Metal downspout and gutter
Colour: Black
- 14 Metal Flashing
Colour: Black
- 15 Architectural Concrete Finish
Colour: Grey
Finish: Remove fins and fill honeycombs as part of sack rub process.
- 16 Metal Door
Door and Frame Colour: TBD
- 18 Metal Frame For Tenant Signage
Colour: Dark
Type: Suspended by structure above



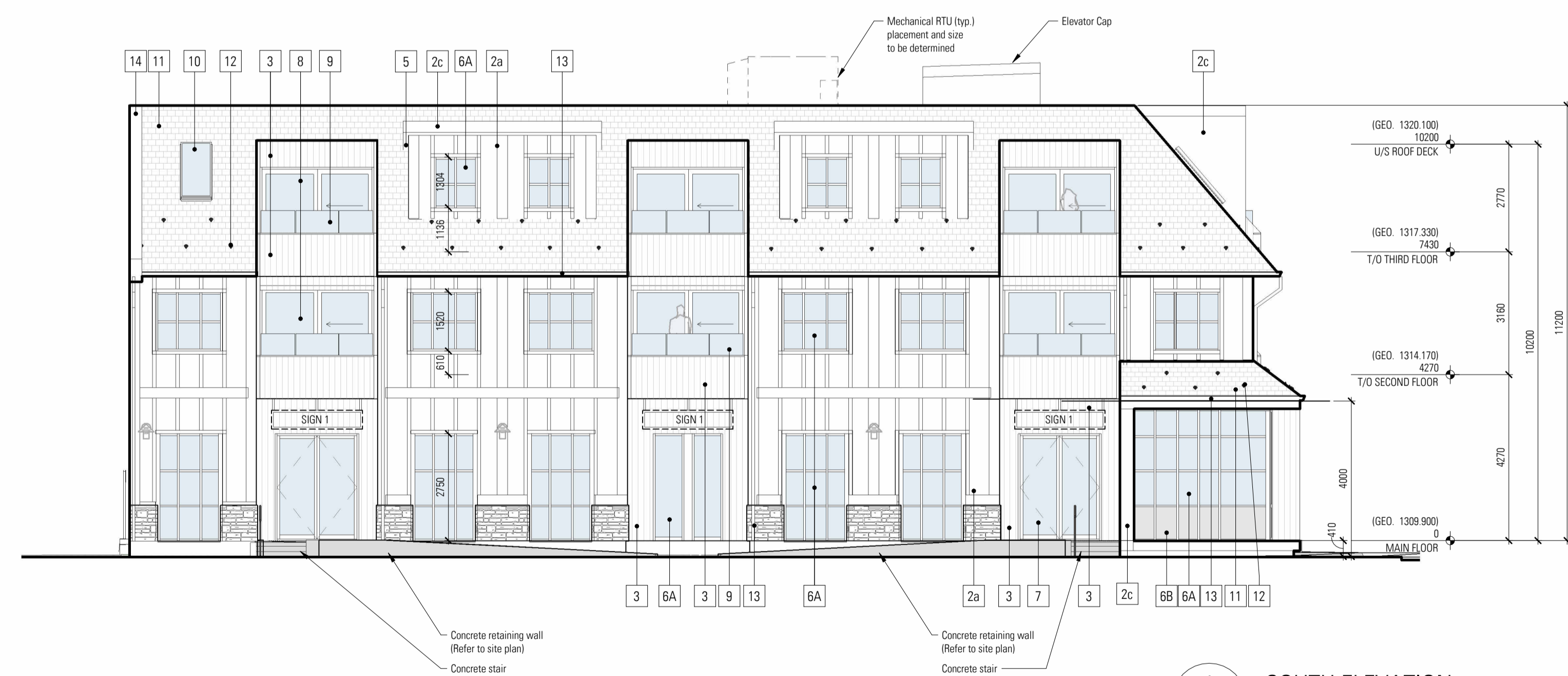
4 EAST ELEVATION (COLOUR)
DP-4.1 1 : 100



2 SOUTH ELEVATION (COLOUR)
DP-4.1 1 : 100



3 EAST ELEVATION
DP-4.1 1 : 100



1 SOUTH ELEVATION
DP-4.1 1 : 100

GLAZING LEGEND

CLEAR VISION GLAZING

FUTURE SIGNAGE

THIS DEVELOPMENT PERMIT APPLICATION RESERVES TENANT SIGNAGE COPY AND CONSTRUCTION DETAILS SUBJECT TO SEPARATE PERMIT APPLICATION.

3	DP COMMENT RESPONSE II	24-09-30
2	DP COMMENT RESPONSE	24-09-13
1	DEVELOPMENT PERMIT	24-03-01
No.	Description	Date
		(YY-MM-DD)

ISSUED FOR / REVISIONS

Architect	ORA
Project Lead	TJA
Drawn By	BHE
Scale	As Indicated
Project Number	2022-011
Site Civic Address	802 & 806 10th Street
Site Legal Description	Lots 1 & 2, Block 4, Plan 1055
Development Permit	TO BE ASSIGNED
Building Permit	TO BE ASSIGNED
Project Name	TENTH STREET CORNER
City	Calgary
Province	Alberta
Drawing Title	EXTERIOR ELEVATIONS

SYSTEMIC Architecture Inc.

102 - 1422 Kensington Road
 Calgary, Alberta, Canada T2N 3P9
 587.315.9001

Drawing

DP-4.1

Future Signage Schedule

Type	Width mm	Height mm	QTY	Area per Sign (sqm)	Combined Signage Area (sqm)	Elevation from Main Floor	Comments
SIGN 1	2337	483	5	1.1	5.6 m ²	2585 mm	Hanging Sign

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ARCHITECT'S SEAL

**PRELIMINARY
NOT FOR CONSTRUCTION**

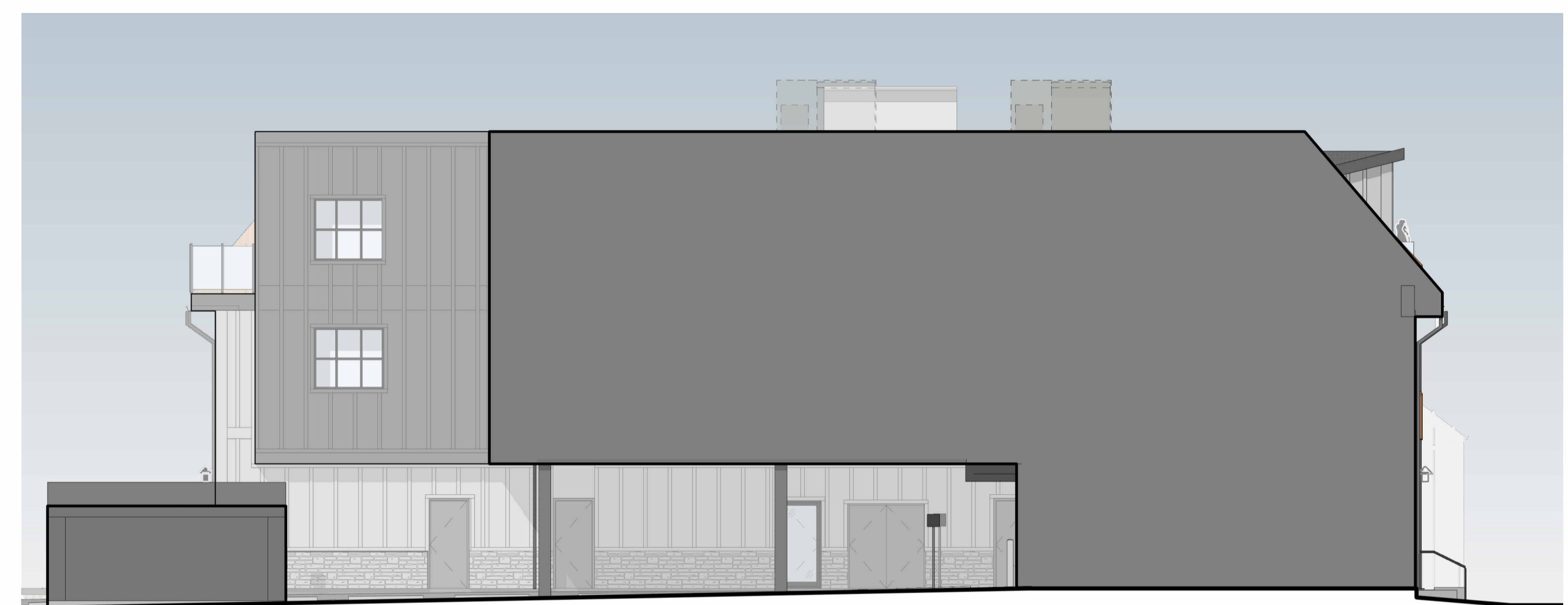
ELEVATION KEYNOTES

(SHOWN AS THIS)
 APPLIES TO THIS SHEET ONLY. TO BE READ IN CONJUNCTION WITH MATERIALS FINISH LIST & ARCHITECTURAL SPECIFICATIONS. ALL MATERIALS ARE NEW CONSTRUCTION UNLESS OTHERWISE NOTED. ALL EXPOSED CONCRETE FOUNDATIONS TO HAVE SACK RUB FINISH.

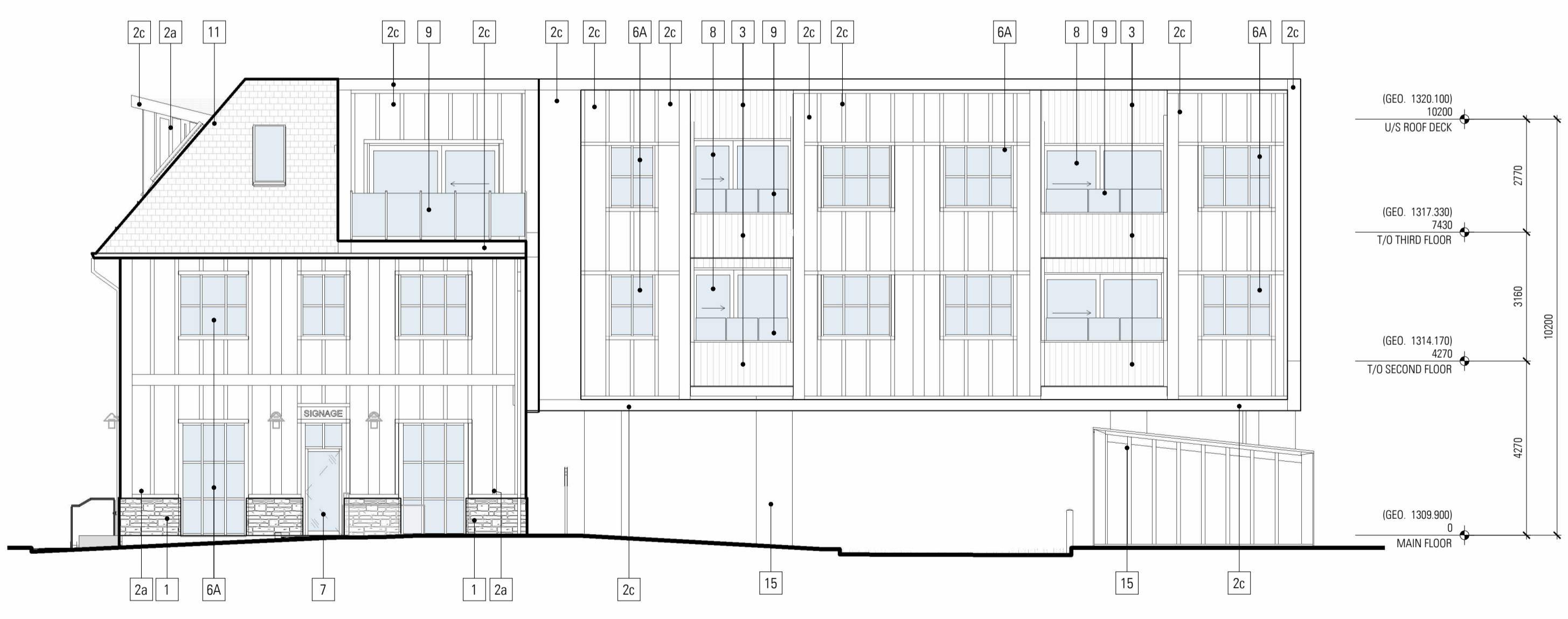
- 1 Stone Veneer
- 2a Fibre Cement Board (end Butten)
- Board Colour: Cobblestone or Similar (Hardiel)
- Texture: Smooth
- 2c Fibre Cement Board (end Butten)
- Board Colour: Dark Grey or Black
- Texture: Smooth
- 3 Wood-look Boards
- Manufacturer: TBD
- Colour: TBD
- 4 Fibre Cement Fascia
- Colour: Dark
- Thickness: TBD
- 5 Fibre Cement of Metal Soffit
- Colour: Dark
- 6A Glass Window
- Glass Type: Clear
- Frame: Black
- 6B Back Painted Glass
- Glass Type: Opaque/Gem-Translucent
- Frame: Black
- 7 Glass Door
- Glass Type: Clear
- Frame: Black
- 8 Glass Door Sliding
- Glass Type: Clear
- Frame: Black
- 9 Glass Skylight
- Glass Type: Clear, Tempered
- Bolted into backside of balcony parapet
- 10 Glass Strylight
- Glass Type: Clear
- Frame: Black
- 11 Roof Shingles
- Type: Asphalt
- Color: Charcoal Grey
- 12 Snow Guard
- Colour: Black
- 13 Metal downspout and gutter
- Colour: Black
- 14 Metal Flashing
- Colour: Black
- 15 Architectural Concrete Finish
- Colour: Grey
- Finish: Remove fins and fill honeycombs as part of sack rub process.
- 16 Metal Door
- Door and Frame Colour: TBD
- 18 Metal Frame For Tenant Signage
- Colour: Dark
- Type: Suspended by structure above



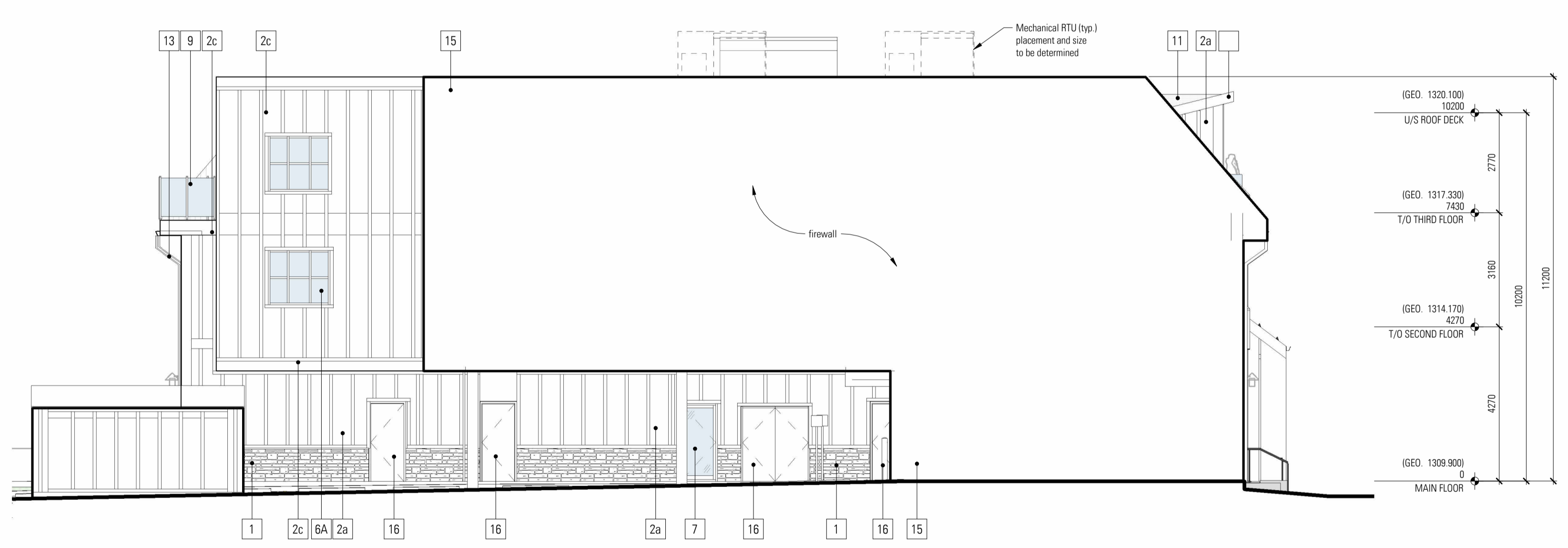
4 NORTH ELEVATION
DP-4.2 1:100



2 WEST ELEVATION
DP-4.2 1:100



3 NORTH ELEVATION
DP-4.2 1:100



1 WEST ELEVATION
DP-4.2 1:100

GLAZING LEGEND

CLEAR VISION GLAZING

FUTURE SIGNAGE

THIS DEVELOPMENT PERMIT APPLICATION RESERVES TENANT SIGNAGE COPY AND CONSTRUCTION DETAILS SUBJECT TO SEPARATE PERMIT APPLICATION.

3	DP COMMENT RESPONSE II	24-09-30
2	DP COMMENT RESPONSE	24-08-13
1	DEVELOPMENT PERMIT	24-03-01
No.	Description	Issue (NY-1MM-00)

ISSUED FOR / REVISIONS

Architect	OR
Project Lead	TJA
Drawn By	BHE
Scale	As Indicated
Project Number	2022-011
Site Civic Address	802 & 806 10th Street
Site Legal Description	Lots 1 & 2, Block 40, Plan 1055
Development Permit	TO BE ASSIGNED
Building Permit	TO BE ASSIGNED
Project Name	TENTH STREET CORNER
City	Calgary
Province	Alberta
Drawing Title	EXTERIOR ELEVATIONS

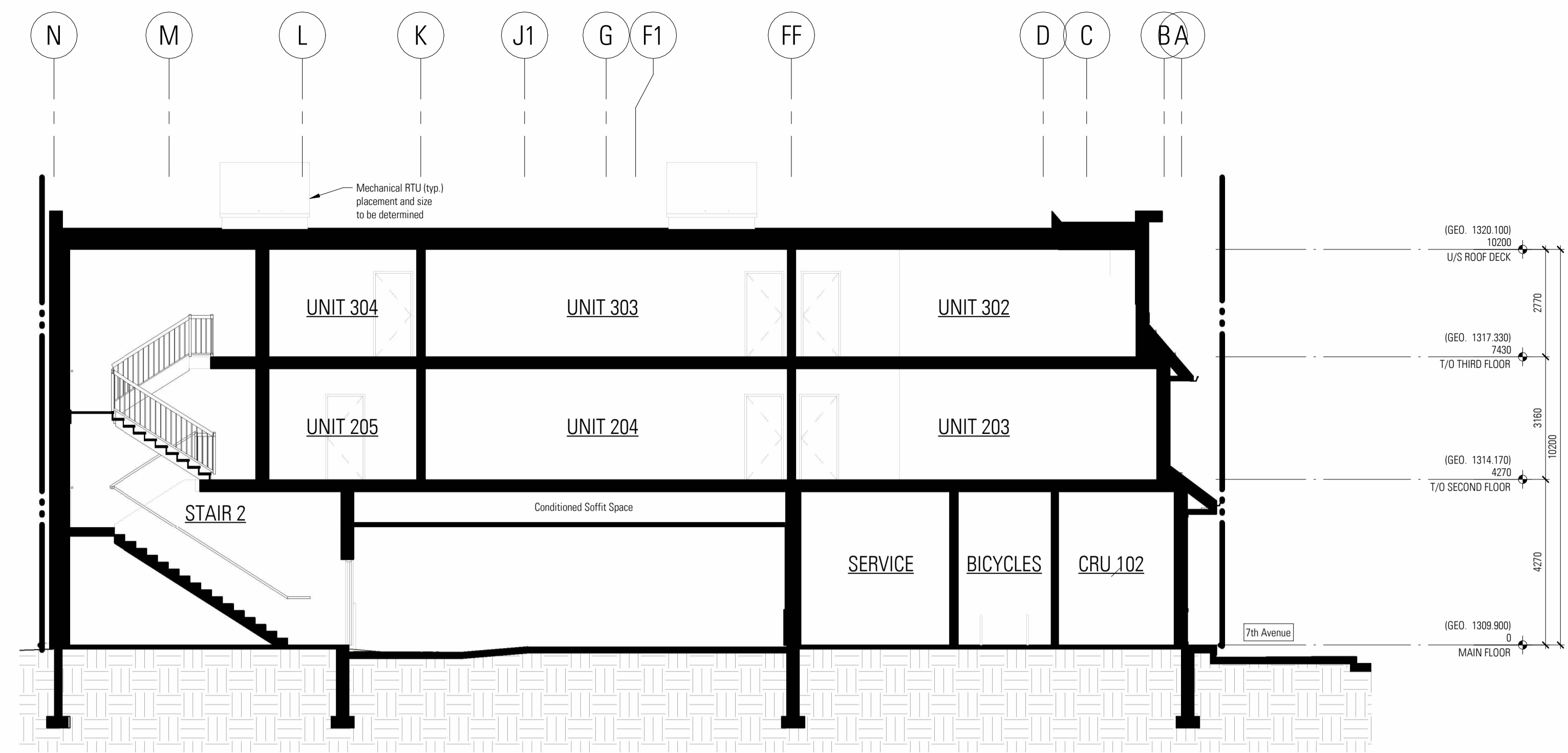
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 587.315.9001

DP-4.2

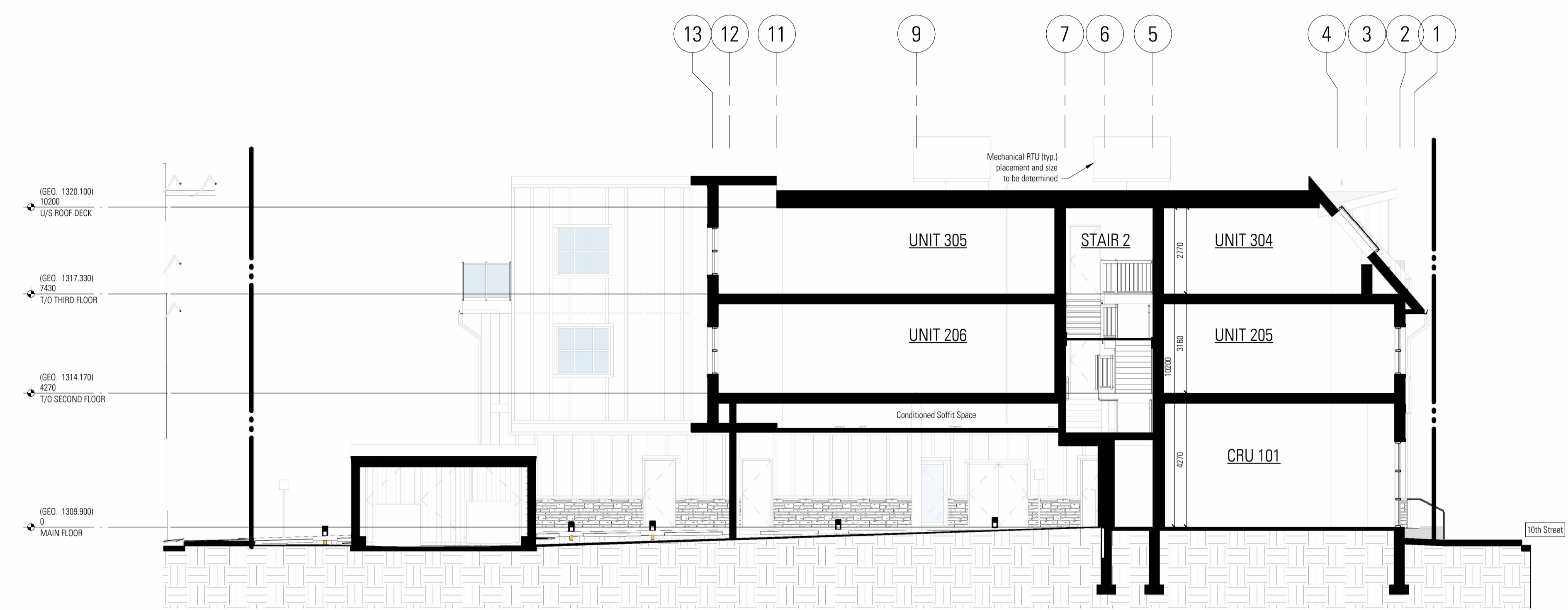
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 • This drawing supersedes previous issues.

ARCHITECT'S SEAL

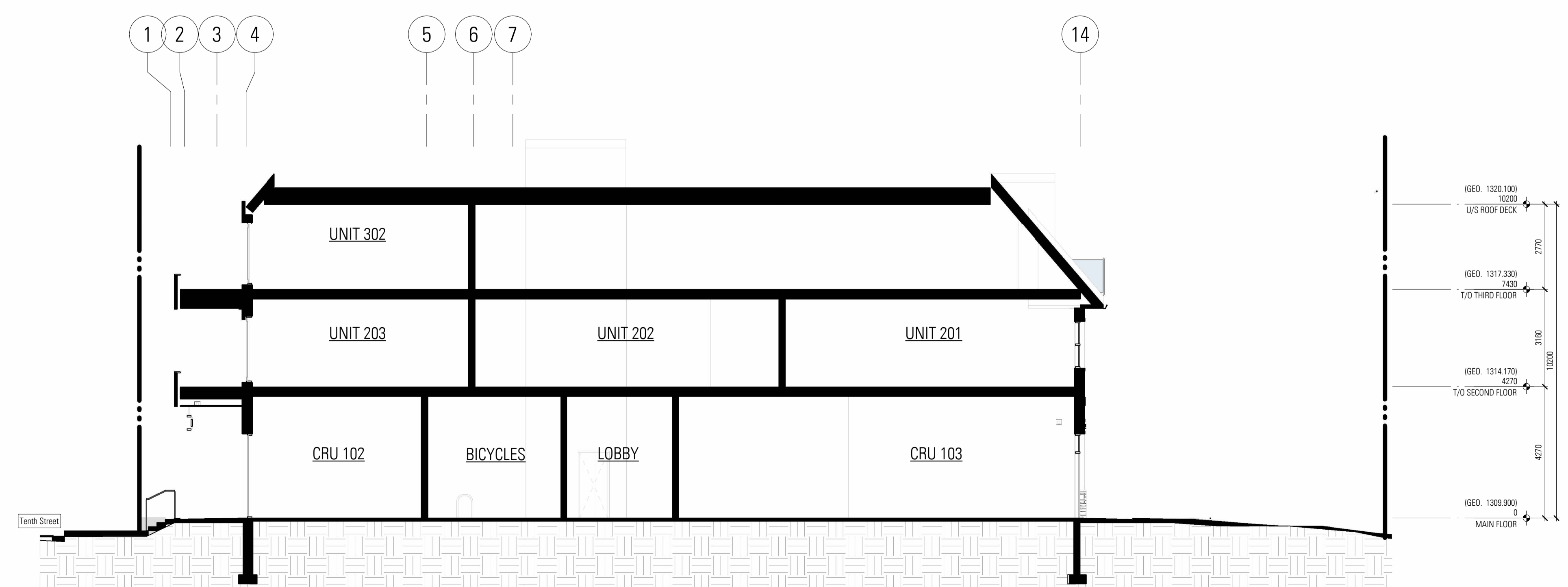
**PRELIMINARY
NOT FOR CONSTRUCTION**



3 BUILDING SECTION
 DP-5.1 1:100



2 BUILDING SECTION
 DP-5.1 1:100



1 BUILDING SECTION
 DP-5.1 1:100

3	DP COMMENT RESPONSE II	24-09-30
2	DP COMMENT RESPONSE I	24-08-13
1	DEVELOPMENT PERMIT	24-03-01
No.	Description	Date
		(XX-MM-YY)

ISSUED FOR / REVISIONS

Architect	ORA
Project Lead	TJA
Drawn By	BHE
Scale	1:100
Project Number	2022-011
Site Civic Address	802 & 806 10th Street
Site Legal Description	Lots 1 & 2, Block 40, Plan 1055F
Development Permit	TO BE ASSIGNED
Building Permit	TO BE ASSIGNED
Project Name	TENTH STREET CORNER
City	Calgary
Province	Alberta
Drawing Title	BUILDING SECTIONS

SYSTEMIC Architecture Inc.
 102 - 1422 Kensington Road
 Calgary, Alberta, Canada T2N 3P9
 587.315.9001

Drawing

DP-5.1

Sustainability Screening Report Process

Impact - Offset Matrix

Summary Page

Overall Results	Impact	%
Economic Sustainability	0.00	0.00
Environmental Stewardship	-2.21	55.17
Social Fabric	-1.79	44.83
Total Impact	-4.00	

Offset	%
0.00	0.00
5.97	90.86
0.60	9.14
Total Offset	6.57

Net Score 2.57

Economic Sustainability	
Income and Wages	0.00
Non-Residential Tax Assessment	0.00

Economic Sustainability	
0.00	InfraCycle Assessment
0.00	Increasing commercial assessment
0.00	New employment above median salary
0.00	New employment outside of 4 significant sectors
0.00	Floor space for Economic Development & Tourism
0.00	Percentage of local construction labour value
0.00	Economic leadership or innovation

Environmental Stewardship	
Residential Water Consumption	0.00
Commercial Water Consumption	-0.49
Residential Solid Waste Generation	0.00
Commercial Solid Waste Generation	-0.98
All Building Energy use and GHG emissions	-0.56
Transportation	0.00
Infrastructure (sanitary-gravity)	0.00
Infrastructure (sanitary-pressure)	0.00
Environmentally Sensitive Lands	0.00
Land Consumption	0.00
Efficient Residential Land Use	0.00
Efficient Commercial Land Use	0.00
Efficient Industrial Land Use	0.00
Efficient Mixed Use Residential Land Use	0.00
Efficient Mixed Use Commercial Land Use	0.00
Metres of trails / capita	-0.17
Metres of new roads to service development	0.00

Environmental Stewardship	
0.00	Residential / commercial mix of uses
2.37	Higher density than current levels
0.00	Access to community services from <u>residences</u>
1.20	Access to services from the <u>commercial</u> site
0.30	Water saving measures
0.00	Rain water harvesting system or infiltration
0.30	Construction waste diversion rate
0.60	Long-term, operating waste diversion
0.00	Parking stalls are un-assigned
0.00	Bike parking of adequate quality
1.20	Average size of the dwellings
0.00	LEED Certified
0.00	Built Green Certified
0.00	Other green building certification programs
0.00	Commercial energy consumption reduction
0.00	Residential energy consumption reduction
0.00	Environmentally sensitive land protection
0.00	Minimize density adjacent to sensitive lands
0.00	Reuse an existing contaminated site
0.00	Environmental leadership or innovation

Social Fabric	
Affordability of Market housing (in relation to median income)	0.00
PAH Housing	-0.35
Seniors Housing	-0.28
Employee Housing	-0.21
Childcare spaces	-0.28
Library	-0.11
Food Bank Usage	-0.22
Social Assistance Payments	-0.22
Crimes Against Persons and Property	-0.11

Social Fabric	
0.00	Units of perpetually affordable housing
0.00	Cash contribution towards PAH
0.00	Bedrooms of employee housing
0.00	Bedrooms for employees earning < median income
0.00	Cash contribution towards employee housing
0.00	Units of seniors housing
0.00	Percentage of the employees housed
0.00	Employees rental assistance 10% below market levels
0.60	Percentage of site ares for social interaction
0.00	Reuse an existing historic property or building
0.00	Exceed minimum municipal reserve requirements
0.00	Accessible recreation or cultural facilities or programs
0.00	Contribution to recreation facilities
0.00	Support school enrollment
0.00	Support for current childcare facilities
0.00	Support for cultural establishments
0.00	Support for other non-profit community organizations
0.00	Unique supports for community programming
0.00	Support for special events
0.00	Public art component
0.00	Public consultation program
0.00	Social leadership or innovation

Sustainability Screening Report Process

Impact - Offset Matrix

Project / Application Details from Applicant	<i>Input information in shaded cells</i>
For Residential Only Projects	
Proposed Residential Units	0
Gross Floor Area (sq. m.) of Residential Development	0
Net Residential Density per ha. (excluding MR, ER and roads)	0
For Commercial Only Projects	
Gross Floor Area (sq. m.) of Commercial Development	1739.2
For Industrial Only Projects	
Gross Floor Area (sq. m.) of Industrial Development	0
For Mixed Use Only Projects	
Proposed Residential Units	0
Gross Floor Area (sq. m.) of Residential Development	0
Gross Floor Area (sq. m.) of Commercial Development	0
Total Gross Floor Area (sq.m.) of Commercial Development	1739.2
Floor Area Ratio of Commercial Development	1.42
Site Area (sq. m.)	1222
Site Area Previously Undeveloped (sq. m.)	0
Total Gross Floor Area (sq.m.) of all development	1739.2
Average Sales Price Proposed for Residential Units	\$0
Estimated Assessment Value: commercial	\$0
Estimated Assessment Value: residential	\$0
New public road length (m)	0
Length of designated public trail (m)	0
Number of jobs created over median income (\$33,500)	0
Number of jobs created below median income (\$33,500)	0

1 FTE = 40 hours / week or 0.5FTE = 20 hours / week

Project / Application Details to be calculated by Town

Distance from Downtown along road network (metres)	0
Distance from Waste Water Treatment Plant along sewer gravity (metres)	733
Distance from Waste Water Treatment Plant along sewer pressure (metres)	1469
Amount of land within or adjacent to Environmental Sensitive Areas	0

SCHEDULE A

CONDITIONS OF APPROVAL

DEVELOPMENT PERMIT No.: PL20240082

LAND USE DISTRICT: TC DISTRICT

APPROVED USE(S): COMMERCIAL DEVELOPMENT

- RETAIL SALES (3 UNITS)
- VISITOR ACCOMMODATION (13 UNITS)

TO:

APPROVED VARIANCE(S):

1. MAXIMUM ROOF AND EAVELINE HEIGHT
2. MINIMUM CREEK SETBACK
3. FRONT YARD BUILT-TO LINE
4. CORNER VISIBILITY TRIANGLE
5. CASH IN LIEU OF PARKING
6. BUILDING PROJECTIONS

MUNICIPAL ADDRESS: 802/806 10TH STEET

LEGAL ADDRESS: LOT 1&2, BLOCK 46, PLAN 1095F

APPROVED VARIANCES

1. To Section 2.4.1.1 of Land Use Bylaw 2018-22, to allow for structures, as shown on the approved plans, within the corner visibility triangle.
2. To Section 2.4.3.8 of Land Use Bylaw 2018-22, to allow for building projections into the front yard setback areas, as generally shown on the approved plans.
3. To Section 2.4.8.2 of Land Use Bylaw 2018-22, to allow for the building and its projections and the waste area to encroach 1.22 m and 4.3 m, respectively, into the minimum 20 m creek setback.
4. To Section 4.1.3.5 of Land Use Bylaw 2018-22, to allow for a front build-to-line of 0.8 m to 1.06 m instead of 1 m, as generally shown on the approved plans.
5. To Section 4.1.3.8 of Land Use Bylaw 2018-22, to allow for the building to have a roof height of up to 11.20 m and portions of the eaveline height up to 11.20 m, as generally shown on the approved plans.

6. To Section 4.1.6.1 of Land Use Bylaw 2018-22, to allow for, in exchange for a mural, a reduction to the total amount of parking to be paid in cash-in-lieu, from three (3) vehicle parking stalls to two (2) stalls.

STANDARD CONDITIONS

1. Prior to the release of the Development Permit, the applicant shall enter into a Development Agreement with the Town of Canmore to do the following:
 - a. Construct or pay for the construction of the municipal improvements, infrastructure and services required by the development, which may include but shall not be limited to:
 - Transportation;
 - Water;
 - Sanitary;
 - Storm; and
 - Fire
 - b. Pay the off-site levies imposed by the Off-Site Levy 2020 Bylaw (Bylaw 2020-27), as amended or replaced from time to time; and
 - c. Provide security in accordance with the Engineering Design and Construction Guidelines (EDCG) to ensure the terms of the Development Agreement are carried out.
2. All construction associated with the approval of this Development Permit shall comply with the regulations of the Land Use Bylaw (LUB) 2018-22, unless otherwise stated under the approved variances section of this document.
3. All construction associated with the approval of this Development Permit shall comply with the Town of Canmore Engineering requirements outlined in the Engineering Design and Construction Guidelines (EDCG) in effect at the time of approval.
4. Should the Developer intend or wish, to subdivide the property or building at some point in the future, a water meter and scan pad ('puck') shall be required for each new title created and registered at the land Titles Office, to be installed where the main water service enters the property, in accordance with the Town of Canmore Water Works Bylaw (8-98), as amended from time to time.
5. All construction associated with the approval of this Development Permit shall comply with the Tree Protection Bylaw (Bylaw 2019-10), as amended or replaced from time to time, and ensure all tree protection measures are appropriately put in place prior to development of the site, where determined necessary by the Town of Canmore's Public Works Department.
6. All construction, landscaping and exterior finishing materials are to be as shown on the approved plans and other supporting material submitted with the application.
7. Any trees, shrubs or other plant material installed as part of the landscaping plan which may die or are blown over, shall be replaced on an ongoing basis, prior to receipt by the Developer of a Development Completion Certificate.
8. Any roof top mechanical apparatus, including chimneys and vents, shall be screened to the satisfaction of the Development Authority.
9. Access to the site for emergency vehicles shall be to the satisfaction of the Fire Chief.



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10. All signs shall require a separate development permit.
11. **No occupancy** shall be permitted until an Occupancy Certificate has been issued by the Town of Canmore.

SPECIFIC CONDITIONS

1. The Developer shall provide a minimum of 19 parking stalls (**3 to be satisfied as cash-in-lieu of parking**), 0 loading bay / bus parking stall, 8 long-term bike parking stalls, and 9 short-term bicycle parking stalls, as shown in the approved plans, according to the following:

Method of Calculation

AUTOMOBILE PARKING

Required:

Visitor Accommodation = 1 stall/1 unit * 13 units = 13 stalls

Retail = 1 stall/50 m² * 332.50 m² = 6.65 stalls (rounded down)

Total Required = 19 stalls

Provided:

Surface = 16 Parking Stalls

Cash-in-lieu = Equivalent of 3 Parking Stalls

Total Provided = 19 stalls

BIKE PARKING (LONG TERM)

Retail Sales = 1 stall/100 m² * 332.50 m² = 3.33 stalls (rounded up) = 4

Visitor Accommodation = 0.30 stalls/unit = 3.90 stalls (rounded up) = 4

Total required = 8 stalls

Total provided = 8 stalls

BIKE PARKING (SHORT TERM)

Retail Sales = 1 stall/50 m² * 332.50 m² = 6.65 stalls (rounded up) = 7 Stalls

Visitor Accommodation = 0.15 stalls/unit = 1.95 stalls (rounded up) = 2 Stalls

Total Required = 9 Stalls

Total Provided = 10 Stalls

LOADING BAYS

Total Required = 1 Bay

Total provided on site = 0 Bays

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

2. The Developer may use the rear lane, located between 7th Avenue and Fairholme Drive to satisfy loading space requirements for their site. Loading is permitted only between 6:00 PM and 8:00 AM to minimize traffic impacts during regular business hours. This requirement shall remain in effect in perpetuity and may be amended through written permission obtained from the Town of Canmore or through changes to Town Bylaws.

3. The applicant shall screen any mechanical equipment or systems (including and related to the elevator) to the sole satisfaction of the Development Officer.
4. The development shall achieve 1-10% better than the National Energy Code of Canada for Buildings (NECB).

Prior to the release of the development permit

5. Prior to the release of the Development Permit, the Developer shall pay the following variance fees:
Six (6) approved variances:
Discretion limited in Land Use Bylaw 3 @ \$390.00 = \$1,170.00
Discretion not limited in Land Use Bylaw 3 @ \$210.00 = \$630.00
TOTAL FEES PAYABLE: \$1,800.00
12. Prior to the release of the Development Permit, or at the discretion of the Development Officer, prior to commencement of construction, the Developer shall provide a pre-construction energy report estimating the energy efficiency of the development using the current NECB.
6. Prior to the release of the Development Permit, the applicant shall provide the Town with a security to ensure the completion of a mural. Should the mural not be constructed, to the sole satisfaction of the Development Officer, the security will be cashed and used as full payment for the reduction to cash in lieu provided in exchange for the mural. This will be outlined in the Development Agreement and the security will be provided at the time of signing the development agreement.
7. Prior to the release of the Development Permit, the Developer shall update their Environmental Impact Statement in response to the comments provided by the Town's environmental consultant, to the sole satisfaction of the Development Officer.
8. Prior to the release of the Development Permit, the Developer shall provide updated lighting fixtures, compliant with the Town's lighting standards, and designs that reflect local historical motifs, to the sole satisfaction of the Development Officer.
9. Prior to the release of the Development Permit, the Developer shall provide an updated Plot Plan confirming all measurements shown on the Site Plan to the sole satisfaction of the Development Officer.
10. Prior to the release of the Development Permit, the Developer shall provide updated plans showing revisions to the design of the waste area. The waste area shall be enclosed and screened to the complete and sole satisfaction of the Development Officer.

Prior to Execution of the Development Agreement

1. Prior to Execution of The Development Agreement, the Developer shall provide security to the Town of Canmore to ensure the completion of the project, in the form of cash or an irrevocable Letter of Credit. The amount should be equal to or no less than:
 - a. 125% of the estimated project costs for the project for on-site and off-site landscaping, and;
 - b. 100% of the estimated project costs for all off-site hard surfacing, paving and site servicing
 - c. 25% of the estimated project costs for all on-site hard surfacing, paving and site servicing, and;
 - d. 100% of any cash-in-lieu of parking reduction for the mural.

all to the satisfaction of the Town. The Letter of Credit shall be supplied prior to execution of the Development Agreement.

2. Prior to execution of the Development Agreement, the Developer shall submit and have approved by the Town a Construction Management Plan. The approved Construction Management Plan shall be adhered to throughout all stages of construction. Should any issues arise that result in violations of Town Bylaws, a Stop Work Order may be issued without warning, and all construction activities shall cease until the issues are resolved to the satisfaction of the Town of Canmore.

Prior to Occupancy or Condominium Endorsement

3. Prior to granting or approving an Occupancy Certificate or a Condominium Endorsement, whichever is requested first, the Developer shall demonstrate that they have an adequate agreement with the neighboring property to address issues such as access, maintenance, and longevity of the proposed mural, to the sole satisfaction of the Development Officer.
4. Prior to occupancy, the Developer shall provide a post-construction report confirming that the building has achieved an energy performance of 1%-10% better than NECB, to the sole satisfaction of the Development Officer.
5. Prior to occupancy, Construction Completion Certificates (CCC) for on-site and off-site sanitary and water systems shall be submitted by the Developer's Consulting Engineer to the Town and accepted by the Municipal Engineer.



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ADVISORY COMMENTS

1. None.

Signature
Chair, Canmore Planning Commission

Date

IS A NOTICE POSTING REQUIRED: **YES**