



TOWN OF CANMORE
RECORD OF WRITTEN SUBMISSIONS
Public Hearing

Council Chamber at the Canmore Civic Centre, 902 – 7 Avenue
Tuesday, March 4, 2025 at 9:00 a.m.

This document contains the written submissions received in response to the notice of public hearing for the following bylaw:

Palliser Lane Perpetual Affordable Housing Direct Control District Bylaw Amendment 2024-37

Submissions are sorted in alphabetical order. If you are viewing the electronic version, please use the bookmarks feature to scroll through the document.

This record of written submissions was compiled by Ben Stiver, Municipal Clerk, on February, 28th, 2025.

To: Municipal Clerk

OBJECTION TO BYLAW 2024-37

Why are we putting a bylaw in place, with all the expense of a hearing etc. when the Direct Development Plan and Direct Control Bylaw already gives authority to grant variances in section 14.43.2.1?

14.43.2.1 Except as specifically modified by this Direct Control Bylaw, the provisions of the Land Use Bylaw 2018-22 including but not limited to Section 2, General Regulations, and Section 11, Community Architectural & Urban Design Standards, shall apply. Variances to these regulations may be granted where deemed appropriate by the Development Authority.

If the intent is to include "sustainability of the development" as a criteria for variances only on Affordable housing in this specific development district then "sustainability" better be defined in the Land Use bylaw.

If the council is interjecting itself as the sole development authority then that is not then role in this context.

Council should stick to the law, use the current bylaws and not generate more laws, meeting costs, legal costs, fees, and lawsuits but rather focus on doing the best for the entire community.

In addition the set back variances requested are opposed. Affordable Housing needs to meet all standards in the Land Use Bylaw. Instead of trying to squeeze in a few more units drop all the funds for enforcing and legally fighting for the Livability Tax and take in provincial funds for affordable housing.

Already in the Land Use Bylaw..

"Where the Development Authority is satisfied that the sustainability of the development could be enhanced through a relaxation of Section 11, Community Architectural & Urban Design Standards without compromising the architectural integrity of the building, a variance may be granted to Section 11."

Section 11 COMMUNITY ARCHITECTURAL & URBAN DESIGN STANDARDS

"Although applicants should strive to conform to all Standards, those strategies which are **ESSENTIAL** to achieving successful design are indicated with this symbol. Standards that relate to low impact development and contribute to green building design are identified by this symbol."

"Development authority means the Canmore Planning Commission, Council, or the Development Officer, as the context provides."

Regards

Canmore Resident.

Kay O'Rourke