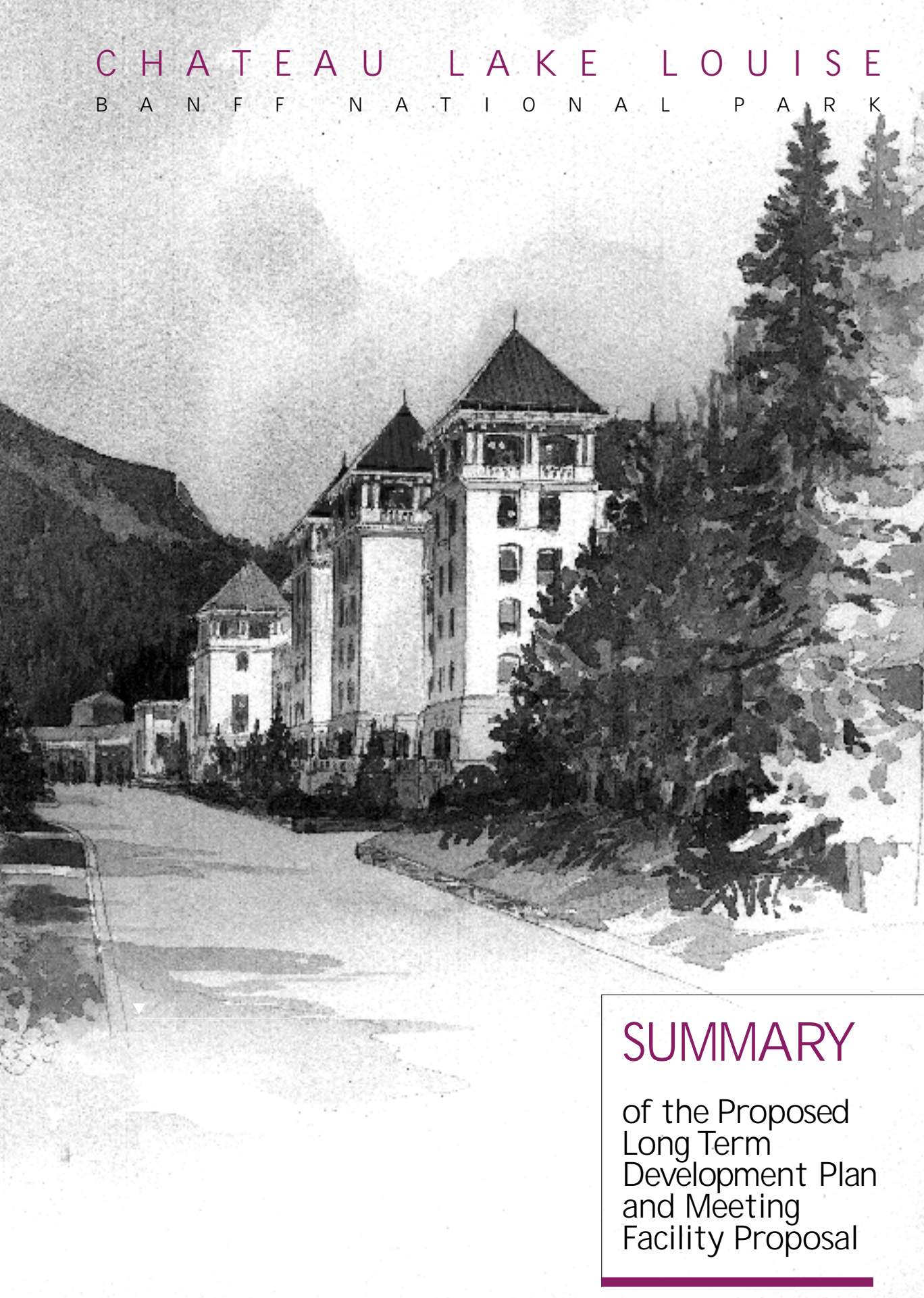


CHATEAU LAKE LOUISE

BANFF NATIONAL PARK



SUMMARY

of the Proposed
Long Term
Development Plan
and Meeting
Facility Proposal





Office of the Superintendent

Lake Louise, Yoho and Kootenay

Box 220

Radium Hot Springs, British Columbia VOA OMO

Phone: 250 347 9615

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June 27, 1997

Dear Participant:

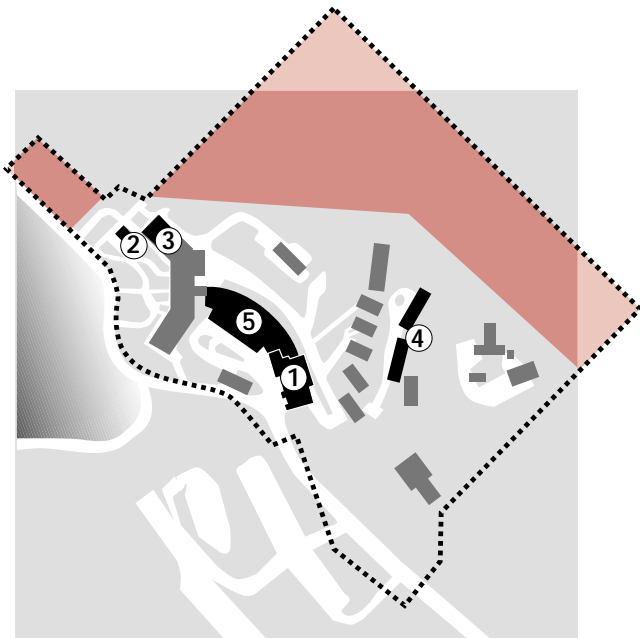
One of the key actions outlined in the 1997 *Banff National Park Management Plan* concerning the Lake Louise area is to proceed with consideration of the proposal for a meeting facility at the Chateau Lake Louise. Canadian Pacific Hotels (CP) has recently submitted a proposal to Parks Canada concerning the development of a meeting facility at the Chateau Lake Louise, in Banff National Park.

Under the Canadian Environmental Assessment Act Parks Canada is responsible for assessing development and redevelopment applications and for determining the level of public participation in the environmental assessment process. At the request of Parks Canada, Canadian Pacific Hotels is conducting a public consultation program on their proposal. The purpose of the current public consultation program is to solicit comments on the proposed development and operation of the meeting facility and on the related environmental assessment.

I encourage you to attend one of the two public open houses and to comment on Canadian Pacific's redevelopment proposal. Public comments will be submitted directly to Parks Canada and analyzed for public concern. All public comment will be carefully considered before a final decision is made.

Yours sincerely,

Darro Stinson
Superintendent



- Area to be returned to Parks Canada 
- Canadian Pacific Hotels' Existing Leasehold 
- Meeting Facility ①
- Pool Restoration and Upgrades ②
- Tom Wilson Conversion ③
- Staff Housing ④
- Parkade Completion ⑤



Since 1886, Canadian Pacific Hotels (CP Hotels) has been operating hotels and resorts in some of the most breathtaking locations in the country. Over the years our hotels, which began as rest stops for rail travelers, have become internationally recognized symbols of Canada and part of Canada's national heritage.



CP Hotels takes the role as custodians of this heritage seriously, and recognizes that Canadians are concerned about environmental integrity, preservation of our National Parks, reasonable limits to growth, and the future of wildlife within the parks. In response to these concerns, we are bringing to the public in this consultation process, a long range development plan that caps development growth at the Chateau Lake Louise (the Chateau) and incorporates the following initiatives: A Heritage Tourism Program, Leadership In Environmental Stewardship, Rehabilitation and Naturalization of Landscape and A Facilities Program.



The Facilities Program represents the total future build-out proposed for the Chateau and its supporting infrastructure. The proposal includes:

- A Meeting Facility
- Pool Restoration and Upgrades
- Tom Wilson Dining Room Conversion
- Additional Staff Housing
- Parkade Completion



As part of this long term plan, and respecting the limits to growth expressed in the new Banff Management Plan, CP Hotels is returning to Parks Canada approximately eight hectares of undeveloped land surrounding the Chateau with the expectation that this land will be preserved for future generations of Canadians.

All projects proposed in this Summary, as is now the case with the Meeting Facility, will be subject to environmental assessment consistent with the process and requirements of the Canadian Environmental Assessment Agency (CEAA).

THE LONG-TERM DEVELOPMENT PLAN

HERITAGE TOURISM INITIATIVES



CP Hotels plans to implement a comprehensive heritage and interpretation program at Chateau Lake Louise. In co-operation with Parks Canada, CP Hotels will develop “learning vacation” tour options that offer guests opportunities to explore the natural, historic and cultural heritage of this world-famous park. All tours will include interpretive services by qualified staff. Backcountry use will conform with all guidelines established by Parks Canada.

Given that backcountry use is limited, CP Hotels will also be undertaking numerous in-house heritage tourism initiatives to better educate visitors about our environment and our history. Specifically, in public areas, art work will shift towards informing visitors about the history of CP in Banff National Park, through photos and historical prints. Our in-house movie channel will be focused on educating guests through various interpretive and historic videos, some of which are already in place. In addition, we will actively encourage meeting groups to incorporate a heritage component to their programs, provided by us.

Reclaimed areas will also be interpreted through discreet on-site signs and walking tour maps so that guests can become familiar with the vegetation, birds and animals commonly found in this region, without

venturing off the hotel grounds. In addition, in-room materials will describe the unique values of this World Heritage Site.

We have already re-introduced our Mountain Guide program offering guests the services of guides chosen, trained and accredited according to the highest standards of mountaineering. Guides will also be well-schooled in the natural and cultural history of the region.

“CP Green Tours” that ensure guests the highest quality Eco-Tourism experience are another component of Phase II of the Green Partnership Program. Local Eco-Tourism operators meeting our operation standards will be included in a CP Hotels “Green Tour” guide. These standards were based upon careful research into standards and guidelines suggested by such organizations as the Eco-Tourism Society.

Our employee orientation program will include heritage training courses. Employees will be tested on their understanding of the heritage values we want to exemplify and promote to our guests, as well as appropriate natural history knowledge.



ENVIRONMENTAL STEWARDSHIP INITIATIVES

Our vision sees Chateau Lake Louise as a Canadian leader in environmental stewardship. Our long term plan for achieving this vision is set out clearly in CP Hotels' Green Partnership Program. In 1990, CP initiated Phase I of this program, focusing on waste management, energy reduction, purchasing policy and water conservation.

In 1997, CP Hotels will introduce Phase II of the Green Partnership Program, including an Environmental Management System to be in place during 1998, increased organic food purchasing and a framework for Eco-Tourism and soft adventure packages. Further initiatives are an "Eco-Meeting Option" and a ten-year commitment to scientific research in the Mountain Parks.

A new series of in-room materials will be designed to inform guests about these programs and encourage their participation in our re-use, recycling and resource conservation programs.

LANDSCAPE REHABILITATION AND NATURALIZATION

To improve the natural environment on the Chateau's leasehold, which will improve the environmental health of the overall Upper Lake Louise area, CP Hotels is committed to remediation, rehabilitation and naturalization of approximately nine hectares (22 acres) of previously disturbed landscape surrounding the Chateau. This initiative includes a number of "cultivated" lawns and gardens and leasehold lands adjacent to waterways. We are also committed to working with Parks Canada and sub-lessees to rehabilitate the public lakeside promenade and reduce the impact of the horse corrals.

FACILITIES PROGRAM

Meeting Facility

The meeting facility is proposed as a multi-purpose centre designed to achieve several long-standing objectives:

- to provide meeting facilities which complement the year round operations of the Chateau;
- to provide opportunities for better understanding and appreciation of the national park environment; and
- to better sustain a year-round operation.



The Meeting Facility will consist primarily of a large meeting hall, six smaller meeting rooms, a dining room, and guest rooms. It is designed as a seamless extension of the "château" style of the Chateau, and will be built well into the hill to reduce visual impact.

Details regarding design considerations and the Environmental Assessment of this facility are presented later.

Pool Restoration and Upgrades

The existing outdoor pool in front of the Victoria Dining Room is in disrepair and is no longer in use. The hotel intends to restore the existing structure to include family-oriented amenities such as an indoor lap pool, indoor hot pool, and a children's recreation playroom. Most of this facility will be located within the existing footprint and will be built underground with a connecting link to the Chateau. Once built, the roof surfaces will be landscaped with a variety of native plants and vegetation. The existing indoor pool will be converted to a staff cafeteria.



Tom Wilson Conversion

The Tom Wilson Dining Room, currently situated atop the Painter Wing of the Chateau, will be relocated to the new, more accessible Meeting Facility. The former dining room space will be converted to suites, while respecting the heritage of the original Painter Wing. These proposed changes will not have an impact on the footprint of the hotel in any manner.

Additional Staff Housing

CP Hotels plans to locate two additional staff housing structures immediately east and north of the existing group of residences. The buildings will each contain 60 units and underground parking. They will be consistent in height with existing staff housing. These two new structures will relieve the concentration of staff in existing housing units, as we anticipate increasing our total employee base by only 40 people.

The completion of our staff accommodation will allow us to provide employees with an appropriate standard of accommodation. By improving the quality of life for our employees, we will stabilize our work force, and build a team committed to the values we share with Parks Canada.

Parkade Completion

In the future, if demand warrants, it is CP Hotel's intent to build the planned additional parking level, adding 140 stalls to the structure and bringing its final capacity to 478 stalls. If the additional level is necessary, it is intended that the structure be roofed with natural landscaping, similar to the roof of the Meeting Facility.



Staged Timing of Development

It is CP Hotel's intent to use a staged approach in the development plan. In the short term, by the year 2000, CP Hotels will reduce the Chateau's leasehold by approximately eight hectares, rehabilitate the landscape, and complete the meeting facility and the first staff accommodation building, if approved by CEAA. It is CP Hotel's intent that the remainder of the facilities in the long term development plan will be developed by 2003, again subject to CEAA approval.





THE SHORT TERM PLAN: THE MEETING FACILITY

In planning the Meeting Facility, consideration was given to the Angus Reid survey of public opinion commissioned by the Banff-Bow Valley Study. The Meeting Facility responds positively to the public's concerns regarding appropriate activities in Banff National Park in the following ways:

- Meeting delegates exert minimal ecological impacts because they generally travel by bus and participate in organized activities.
- Chateau Lake Louise provides employment as the largest employer in the Lake Louise region.
- The Mountain Heritage and Green Tour programs will be low impact and guided by experienced interpreters.
- All meeting participants will be offered an active part in our heritage tourism education program.

To minimize the increase in the footprint of the Chateau, this multi-purpose facility will

be constructed primarily on the previously disturbed site of an employee parking lot and an existing boiler room, now obsolete. The boiler room, built in 1958 is considered a Level II cultural resource. Thus, prior to its removal, CP Hotels will conduct a heritage recording of the structure according to Parks Canada standards.

Structural considerations require that the facility extend into the hillside, committing an additional 1,800 m² of land to the project. The impact on existing vegetation and trees is minimal.

Carrying capacity is an important issue in the preservation of the region's ecological integrity. In response, CP Hotels re-affirms its commitment to raising the quality of guest experience through the introduction of *sustainable, value-added services*, rather than through any large increase in guest room capacity.

Under this long term development proposal, an additional 91 rooms will be constructed: 81 in the Meeting Facility and 10 suites from the conversion of the Tom Wilson Dining Room. However, at the same time, we will be reducing the number of guest suites in the existing Chateau by eliminating some of the smallest rooms and, in some cases, combining two existing rooms into one room. At no time will our capacity exceed the established cap of 1,166 overnight visitors. The Facilities Program represents the total future build-out proposed for the Chateau and its supporting infrastructure.

THE MEETING FACILITY: ENVIRONMENTAL SCREENING

Environmental Screening

All projects in the long term development proposal are subject to an environmental screening under the Canadian Environmental Assessment Act (CEAA). It is CP Hotel's intent to use a staged approach in this development plan. In the short term, by the year 2000, CP Hotels will build the Meeting Facility and the first of the two staff accommodation facilities, if approved under CEAA. The remainder of the facilities will be developed by 2003, again subject to CEAA review and approval.

The first of the facilities to be submitted to environmental screening is the Meeting Facility; the remaining facilities will be screened in the future. The completed Meeting Facility Environmental Screening Report includes the issues and recommended mitigation measures and are outlined in the following sections of this document.

In support of Environmental Stewardship, through its Environmental Stewardship Program, CP Hotels will institute an Environmental Management System wherein all programs, such as water and energy conservation, will be monitored and evaluated on an ongoing basis. As well, each qualified "CP Green Tour" will include components on minimizing environmental impacts, preventing disturbances to wildlife,

and contributing to conservation efforts. All Chateau staff will be trained to impart national park values to guests as part of this Heritage Tourism Strategy.

Water Supply and Demand

Water for the Meeting Facility will continue to come from Lake Louise. Relationships will be identified between water demand, water quality and the aquatic environment with the Meeting Facility in place.

Recommended Mitigation Measures:

- monitor water production and quality to establish the effects of water supply and treatment on the aquatic system and to improve water management decisions;
- implement best water conservation policies, technologies and practices.

Wastewater Disposal and Treatment

The relationship between sanitary sewage flows and the design, capacity and operational characteristics of the Lake Louise Wastewater Treatment Plant requires ongoing analysis and decisions. Diversion of surface and storm water (including clean cooling water) into Louise Creek is an integral component of the water disposal strategy. Wastewater volumes will be minimized through water conservation practices.

Recommended Mitigation Measures:

- to ensure that the Lake Louise treatment plant has the capacity to handle the volume before bringing the Meeting Facility on-line;
- explore further options to mitigate effects of flows upon the wastewater treatment plant and Louise Creek;
- expand the current program for analysis of wastewater discharge to Louise Creek;
- during construction of the Meeting Facility prohibit the flow of surface materials into Louise Creek and prepare emergency response measures for both operations and constructions activities.

THE SHORT
TERM PLAN:
THE
MEETING
FACILITY

▼
THE MEETING
FACILITY:
ENVIRONMENTAL
SCREENING


CHATEAU
LAKE LOUISE
CANADIAN PACIFIC
HOTELS

Waste Stream Management

The characteristics and appropriate handling of wastes is an important consideration. Excavation, construction and operation of the Meeting Facility will generate additional solid wastes.

Recommended Mitigation Measures:

- extend Phases 1 and 2 of CP Hotel's Green Partnership Program to the Meeting Facility;
- continue existing practices of handling of food waste that effectively reduce impacts on wildlife;
- haul construction waste to the Cascade Trade Pit and utilize excavated materials to close the Lake Louise lagoon site.

Power Supply and Heating Fuel Supply

Existing electrical power supply lines have adequate spare capacity to accept the additional Meeting Facility load as well as future build-out demands. The existing propane storage is adequate to meet the additional heating fuel requirements of the Meeting Facility.

Electrical outages are currently experienced to and at the Hamlet of Lake Louise. The cumulative, current and future power demands for the Meeting Facility and the Lake Louise community are a concern relative to both capacity and reliability of supply.

Recommended Mitigation Measures:

- increase the capacity of the emergency generator at the Chateau to address power supply failures;
- utilize best available technology and best practices of energy conservation, including the existing Power-Smart energy conservation program;
- modify power delivery technology to the community to enhance reliability of supply rather than capacity.

Air Quality

Maintenance of appropriate air quality at the Hamlet of Lake Louise relative to the visitor population and vehicular traffic is a subject of ongoing discussion between parks and a number of the leaseholders.

Recommended Mitigation Measures:

- investigate air quality mechanisms, including no idling of construction and commercial bus traffic, pollution control devices on construction equipment and auditing all sources of air emissions to identify other possible mitigation measures.

Access and Vehicular Traffic

The potential exists for construction traffic to adversely affect access roads, the Bow River Bridge, road safety and access to the Chateau itself. Vehicular traffic to upper Lake Louise reaches high volumes in peak season. Operation of the Meeting Facility will increase guest and service vehicle traffic.

Recommended Mitigation Measures:

- address construction issues such as potential hours and weight of hauling restrictions, road and bridge conditions pre- and post- construction, etc. in all construction agreements;
- minimize construction-related traffic;
- monitor all Lake Louise area vehicle and visitor traffic to establish updated data;
- co-ordinate and encourage mass transportation into Upper Lake Louise.

Parking

Parking requirements will increase with the operation of the Meeting Facility, including day use and staff parking. Existing staff and bus parking will be affected by construction vehicle parking and construction materials storage.

Recommended Mitigation Measures:

- monitor and manage parking in areas other than designated parking areas;
- enforce Chateau policies regarding staff parking of private vehicles; include underground parking in future staff residences and potentially complete the parkade.

Trails and Pathways

Revised use of pathways by staff and visitors will occur with construction and operation of the Meeting Facility. Increased use of trails



by guests is expected as the Heritage Tourism Program evolves. Volumes and extended seasons may impact habitats and increase human-wildlife encounters.

Recommended Mitigation Measures:

- utilize management techniques of both voluntary and applied natures, such as the Heritage Tourism Program and trail closures;
- monitor guest, visitor and staff use to determine the overall effects on the trails and pathways in the area.

Snow Management

During construction of the Meeting Facility, alternate sites for snow storage will be required. Dumping snow near Louise Creek could impact on the creek, the creek bank and water quality during snow melt.

Recommended Mitigation Measures:

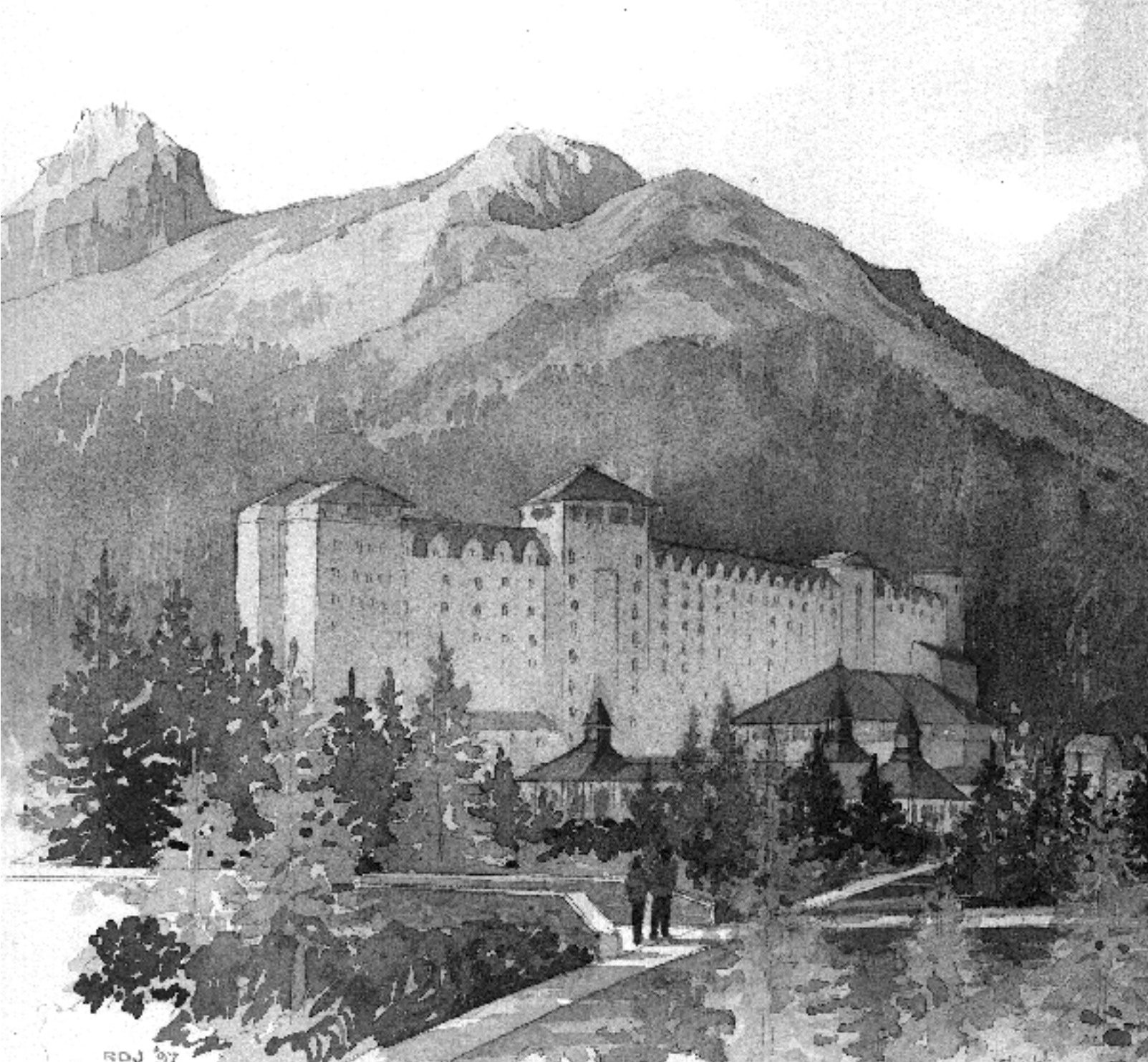
- review snow dumping beside Louise Creek relative to the ongoing water quality monitoring program;
- intercept discharge of oil or debris to Louise Creek during snow melt;
- utilize alternate snow storage locations.

Community Development

Circumstances specific to and beyond the operation of the Meeting Facility will draw the Meeting Facility and the Chateau into the discussion of community development in relation to the Hamlet of Lake Louise, likely within the context of appropriate levels of community development and use.

Recommended Mitigation Measures:

- include the relationship of the Meeting Facility to the community of Lake Louise in both community planning discussions and management decisions by CP Hotels.



RDJ '97

Lake Louise

Lake Louise Community Centre
Lake Louise, Alberta

Monday 18th August, 1997

11:00 p.m. to 2:00 p.m. and
5:00 p.m. to 9:00 p.m. with a
presentation and discussion at 7:30 p.m.

Calgary

Engineered Air Theatre
Calgary Centre for the Performing Arts

Tuesday, 19th August, 1997

3:00 p.m. to 9:00 p.m. with a
presentation and discussion at 7:30 p.m.

A summary of the Proposed Long
Term Development Plan, the
Meeting Facility proposal, and the
environmental assessment are
available by calling toll free:

1-888-845-1525



**CHATEAU
LAKE LOUISE**
CANADIAN PACIFIC
HOTELS