

# SPRING CREEK

MOUNTAIN  
VILLAGE

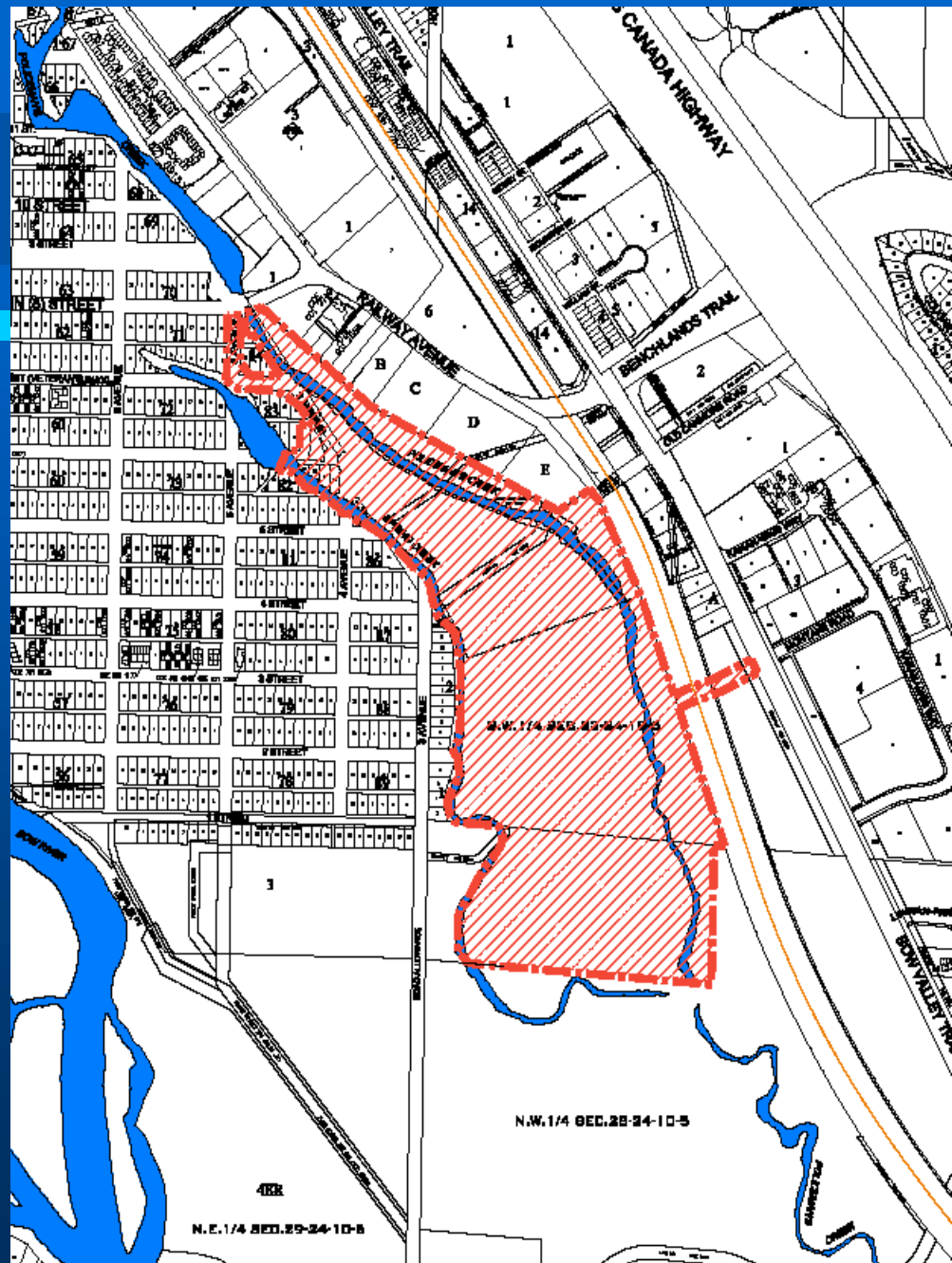
Canmore



Open House Display and Discussion  
November 6th 2003

# Purpose

- To review where we are in the planning process
- To present the ARP Policies and Guidelines
- To obtain community input and discussion



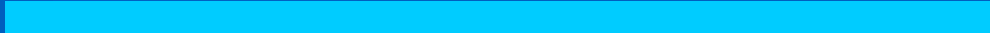
# Consultation Program

- April 14/02 Restwell Residents - Presentation
- Sep. 15/02 Open House re. Terms of Reference
- Oct. 15/02 Terms of Reference approved by Council
- Oct.-Feb./03 Background Studies prepared
- Jan.-Feb./03 Draft Development Principles prepared
- Feb. 3/03 Study Team Committee Meeting
- Feb.25/03 Open House re. Development Principles
- June 19/03 Study Team Committee Meeting
- June 23/03 Concept Plan Presentation
- June 24/03 Council Update
- Oct. 20/03 Study Team Committee Review
- Nov. 6/03 Open House Draft ARP presentation
  
- Nov. ? Council Update
- Nov. ? Council First Reading of ARP Bylaw

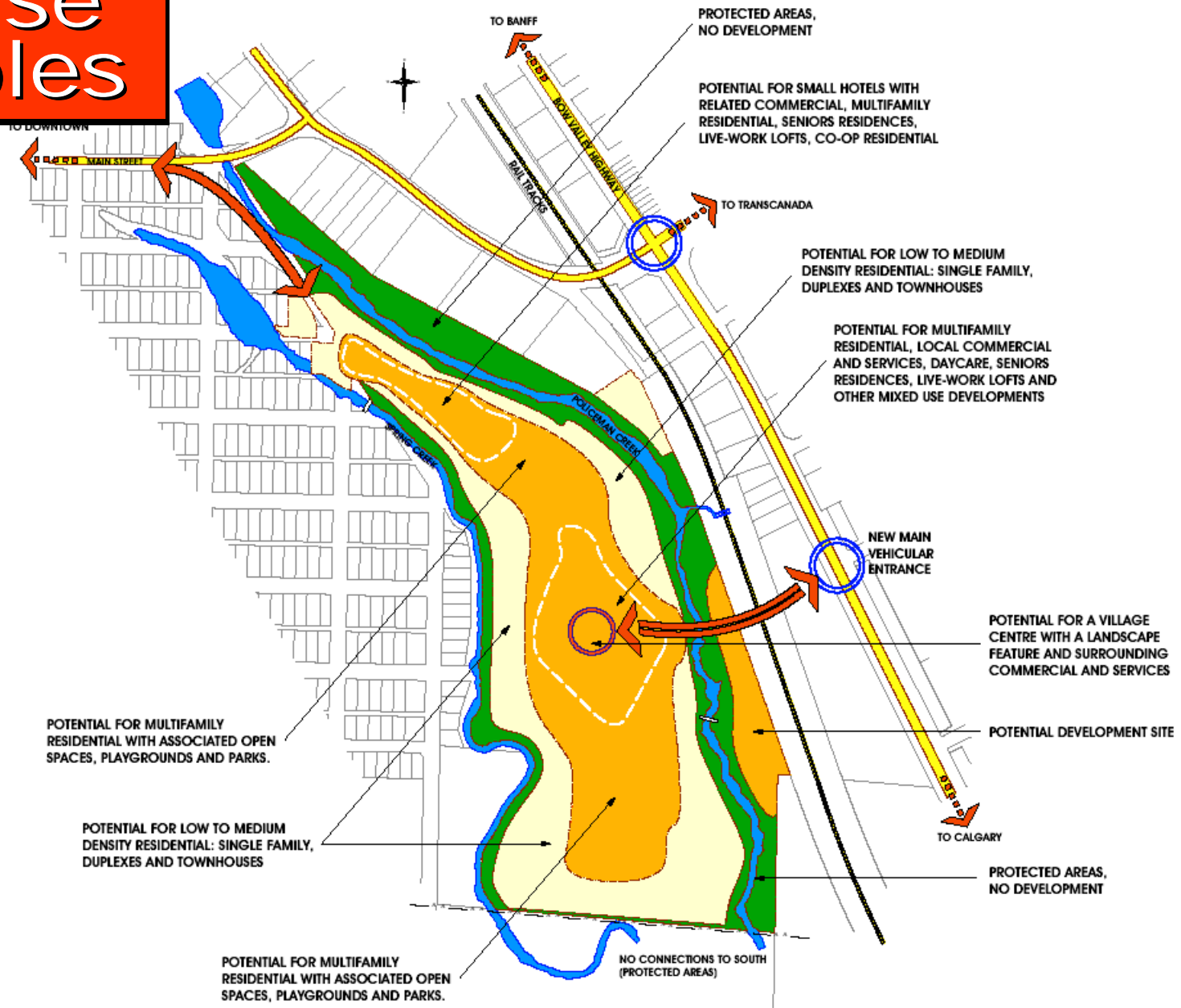
# Topics for Discussion

- **Review of Previous work - Demonstration Project**
- **ARP Concept Plan & Land Uses**
- **Key Policies**
- **Development Staging & Timing**
- **Urban Design Guidelines**

# Developing the Concept



# Land Use Principles



# Linkages



# Street Pattern

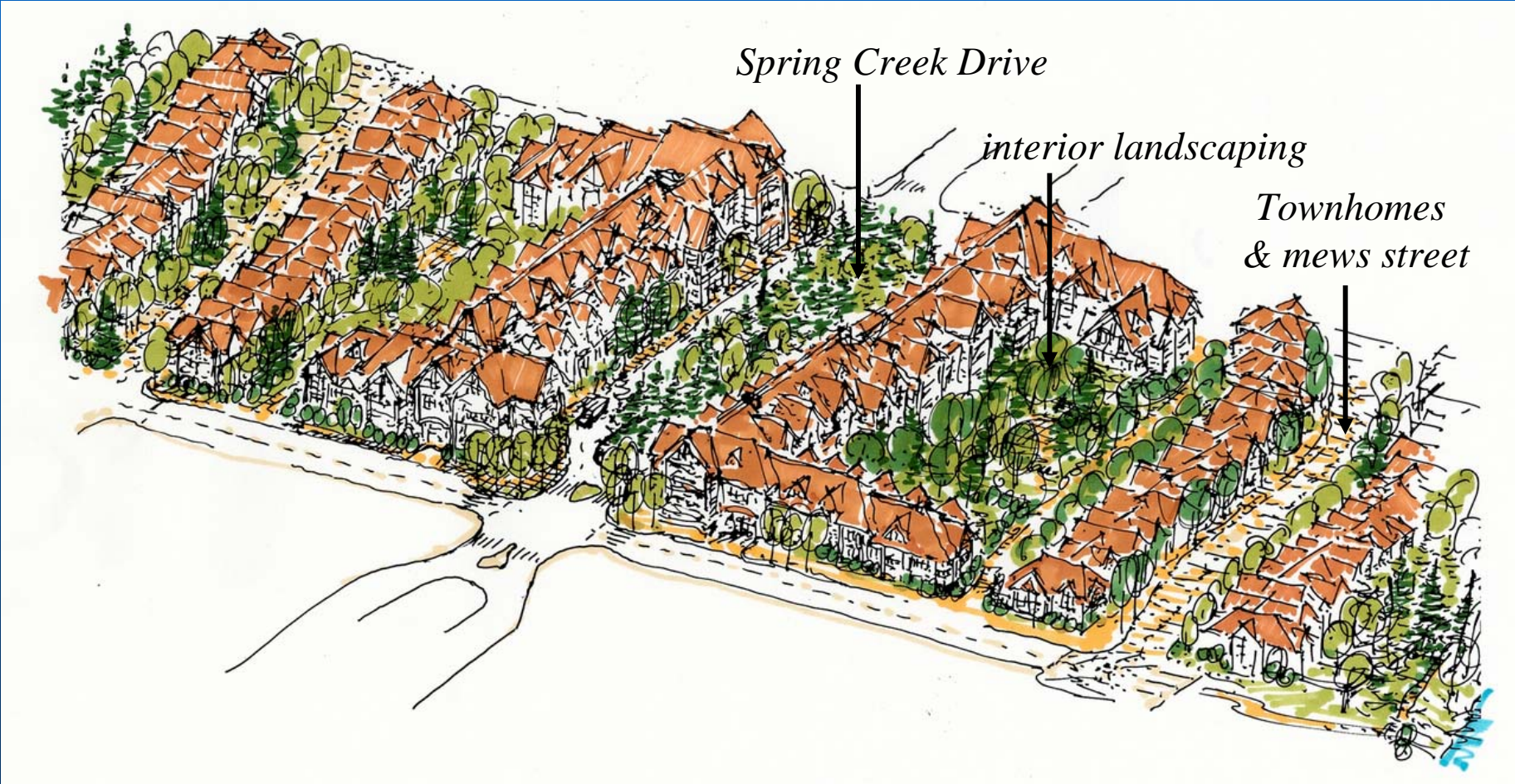




# Demonstration Plan



# Apartment and Townhouse typical block layout



# Development Concept

## North Hotel Section





# ARP KEY POLICIES AND EXHIBITS



# Land Use Concept

**ARP Site Area**  
**28 Hectares (70 Acres)**

**Population range**  
**1,800 - 2,200**

**Housing Units range**  
**800 - 1050**

**Density 15 - 20 units/ac.**



## SPRING CREEK MOUNTAIN VILLAGE LAND USE BY AREA

LAND USE	Hetares	Acres	% of ARP	% of Gross Dev.
GROSS ARP AREA	28.37	70.10	100.0%	
ENVIRONMENTAL RESERVE	6.27	15.49	22.1%	
GROSS DEVELOPABLE	22.10	54.61	77.9%	
MUNICIPAL RESERVE	2.66	6.57		12.0%
OTHER OPEN SPACE	0.88	2.17		4.0%
RESIDENTIAL (All Types)	11.16	27.58		50.5%
COMMERCIAL HOTEL	2.38	5.88		10.8%
ROADS	5.02	12.40		22.7%

*Note: All values are approximate*

**4.2.1 Existing Residents:** The developer shall make provisions to ensure that guidelines are established and substantially adhered to which provide clear direction to existing residents on how their homes may be purchased, relocated or moved out of Restwell through the redevelopment and transition period. It will also support the principle of offering residents of Restwell the first opportunity for purchasing or renting new homes in Spring Creek Mountain Village. (The Guidelines for Existing Residents are included as Appendix A)

# KEY POLICIES

## Perpetually Affordable Housing

•**4.2.2 - Replacement Strategy:** At final build-out, or completion of the redevelopment plan, Spring Creek Mountain Village will have a minimum of 220 residential units or a minimum of 25% of the total residential units created as “perpetually affordable” housing. At all times during the phasing of the redevelopment a minimum of 150 units will be maintained in this category. During the redevelopment process, existing mobile homes on leased land can be counted towards this total.

•**4.2.3 - Perpetually Affordable Housing:** The mechanism for establishing “perpetually affordable” housing as identified in Section 4.2.2, will be negotiated jointly between the Developer and the Town. It will likely include a caveat on title to control resale price and require the owner or renter to declare Canmore and the subject housing unit as their permanent residence.



# KEY POLICIES: Environmental Sensitivity

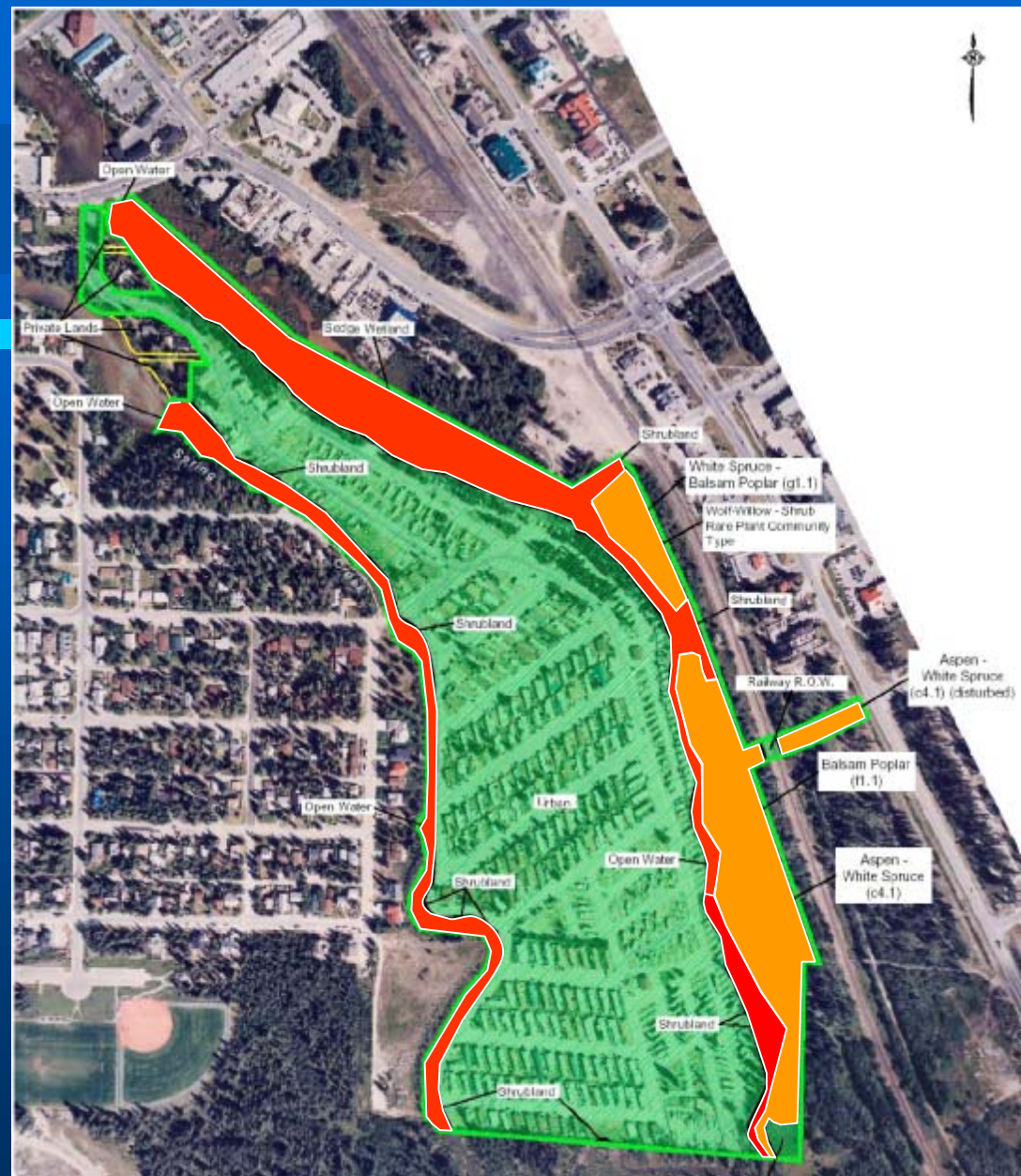
## 4.3.2 Development & Environmental Sensitivity:

The density and type of development shall relate generally to environmental sensitivity as illustrated.

**Low Sensitivity** = higher density development

**Medium Sensitivity** = lower density development

**High Sensitivity** = no development but rehabilitation if required



# KEY POLICIES

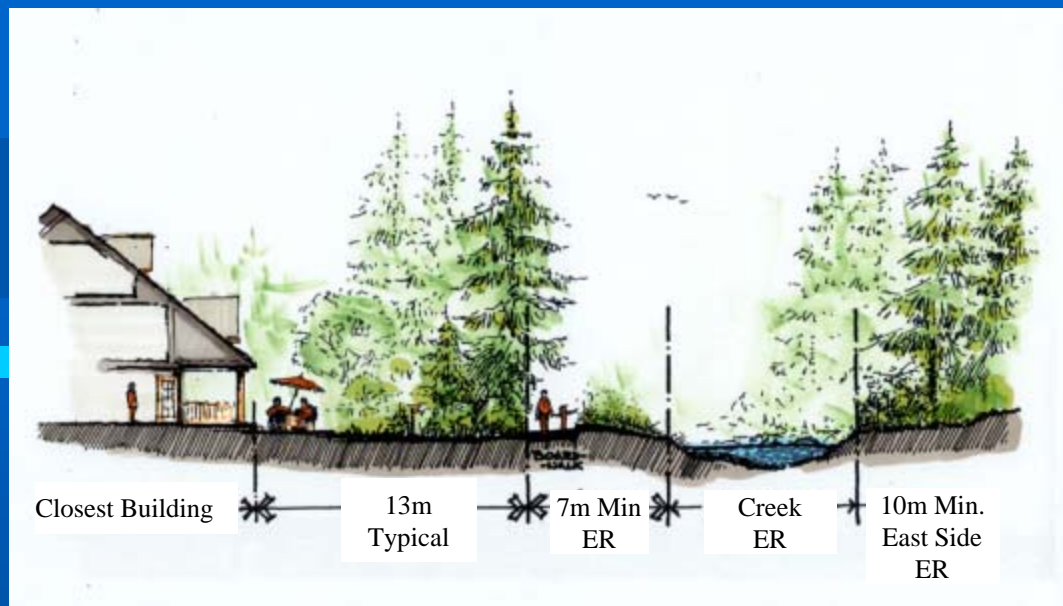
## Creek Protection



**4.3.3 Creek Protection:** The protection and enhancement of the watercourses and riparian habitat of Spring and Policeman's Creeks shall be a priority. This area will include the Wolf Willow and Sedge Wetland vegetation community types in the vicinity of the existing boardwalk. This protection will also extend to sensitive fish habitat, particularly for spawning salmonids.

**4.3.4 Creek Bank Re-habilitation:** Creek bank stabilization and re-habilitation of existing disturbed areas shall be undertaken where required. The plan should be designed to stabilize the creek banks, minimize erosion and silts entering the creeks, thus protecting spawning habitat. The rehabilitation plans shall be coordinated with the Town and phased as redevelopment proceeds.

# KEY POLICIES: Environmental Reserves

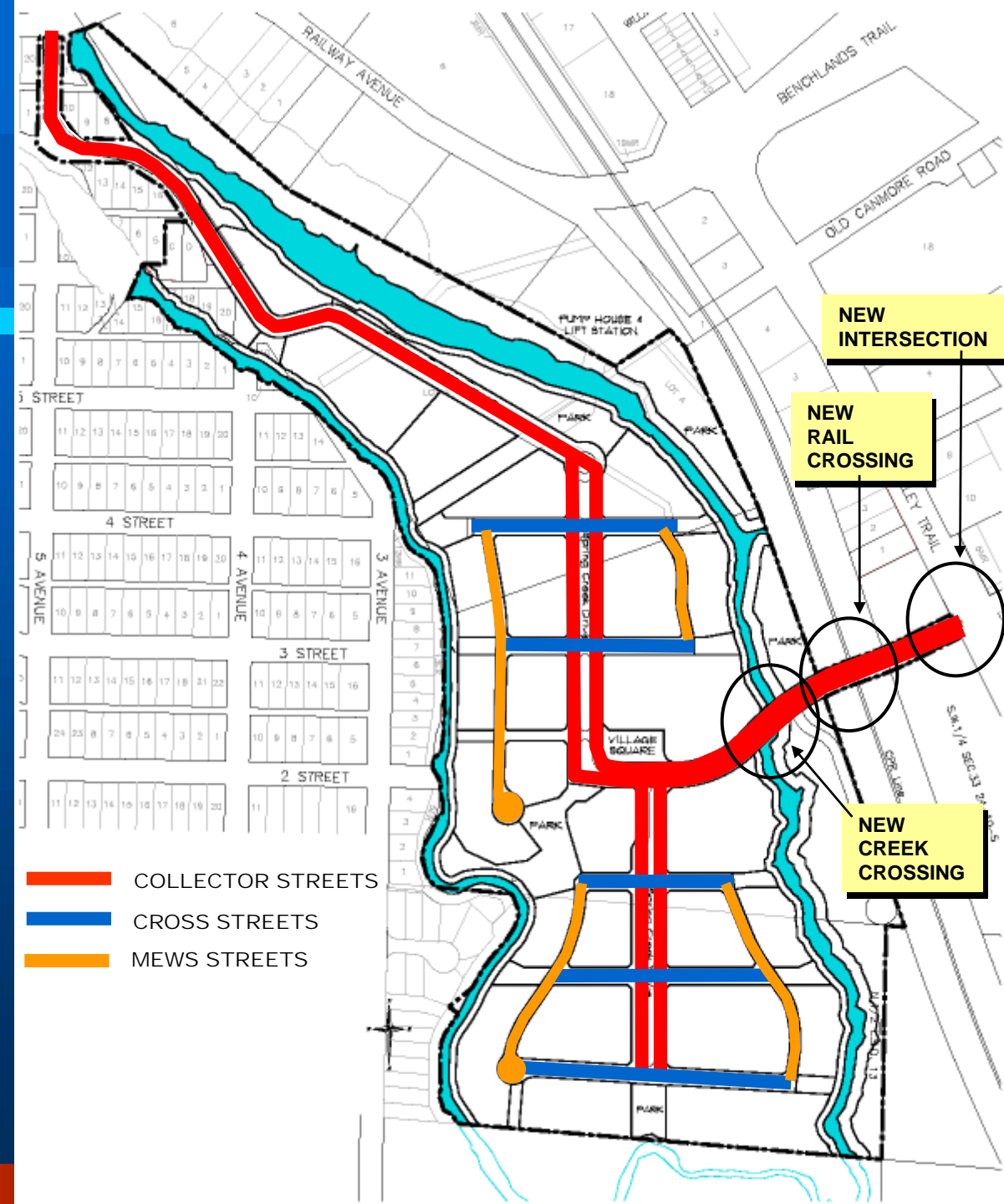


**4.3.8 Environmental Reserve:** Environmental Reserve will be taken at the time of subdivision generally as shown on the Concept Plan. Environmental Reserves will be a minimum of 7 meters and an average of no less than 8m from creek edges in areas designated as having a Low Sensitivity to development and a minimum of 10 m from creek edges in areas designated as having a Medium Sensitivity to development. All areas having a High Sensitivity to development will be designated as Environmental Reserve.

# KEY POLICIES: Transportation

**4.5.1 New Entrance Road:** A second and primary vehicular access road to the Plan area shall be constructed concurrently with Phase One of the development. The location of this access shall be from Bow Valley Trail generally as shown on the Concept Plan

**4.5.7 Innovative Street Design:** Innovative street design standards will be encouraged within the Plan area. The standards set out in the Spring Creek Mountain Village Urban Design Guidelines shall be used as the basis for these standards. Final design details will be developed in conjunction with the Town of Canmore.



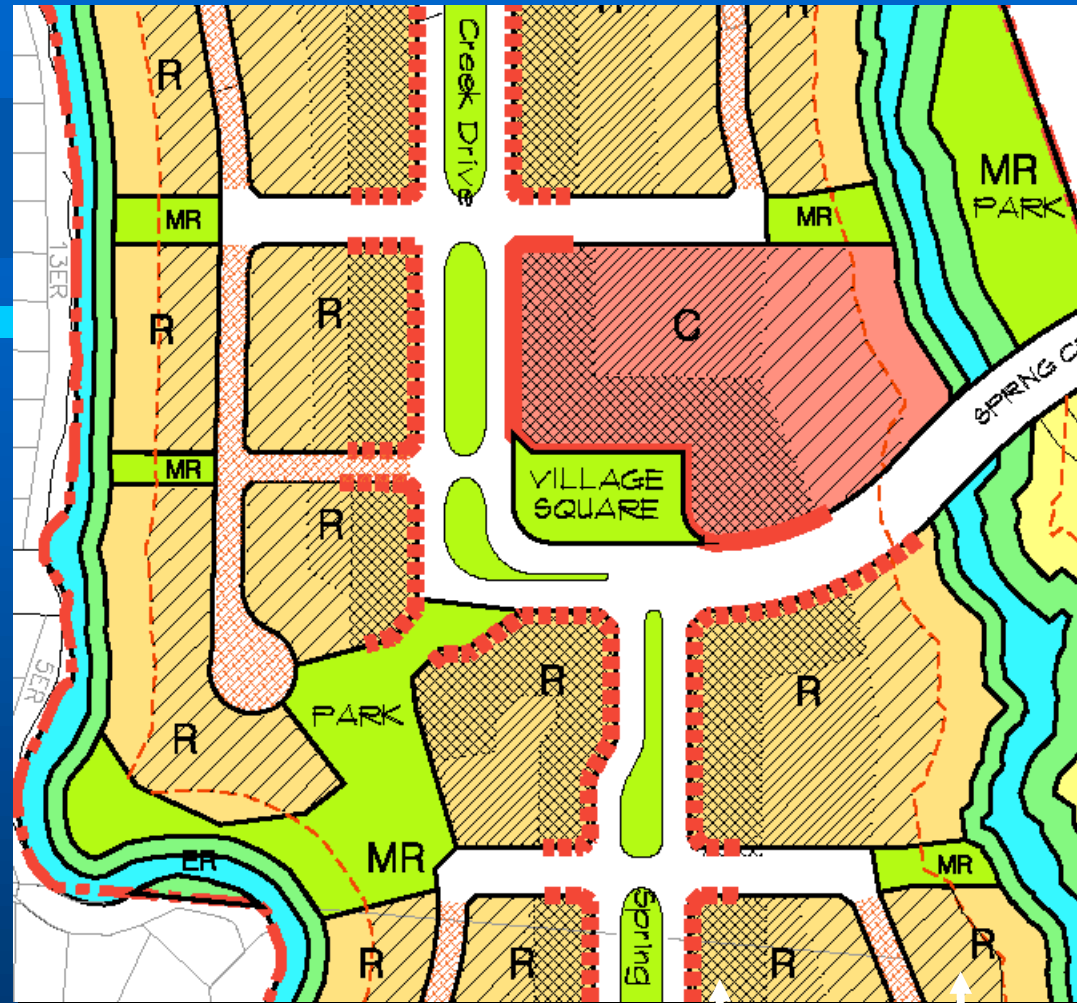
# Mews Street Example



# KEY POLICIES: Land Use & Urban Design

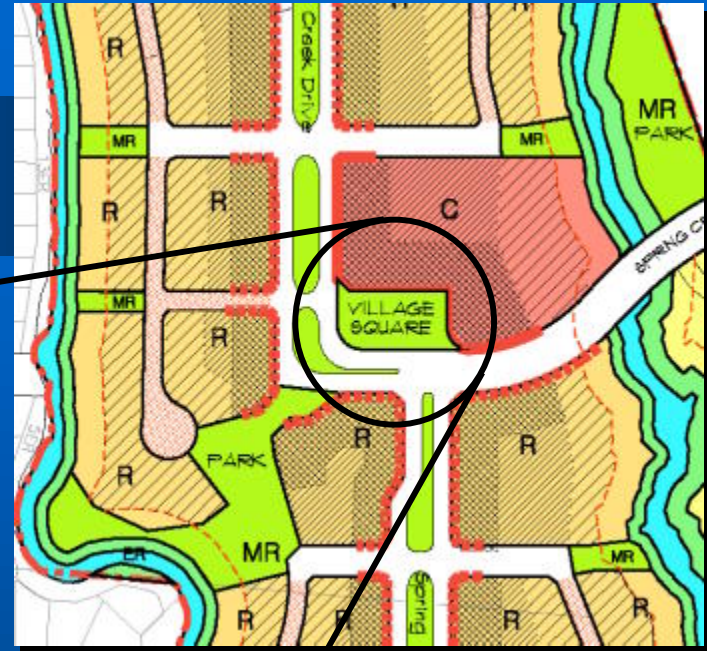
**4.6.3 Focal Point:** A neighbourhood focal point shall be incorporated into the plan generally as represented by the Village Square feature shown on the Concept Plan Figure 3. This activity point should incorporate residential, commercial and a public open space or community component. The road network and trail system should provide convenient access to this node.

**4.6.4 Building Massing:** As a general policy, lower, less dense development shall be located adjacent to the creeks with increased density including apartment style housing and taller buildings in the central part of the site.



Taller buildings along Spring  
Creek Drive  
Lower buildings on Creek  
edges

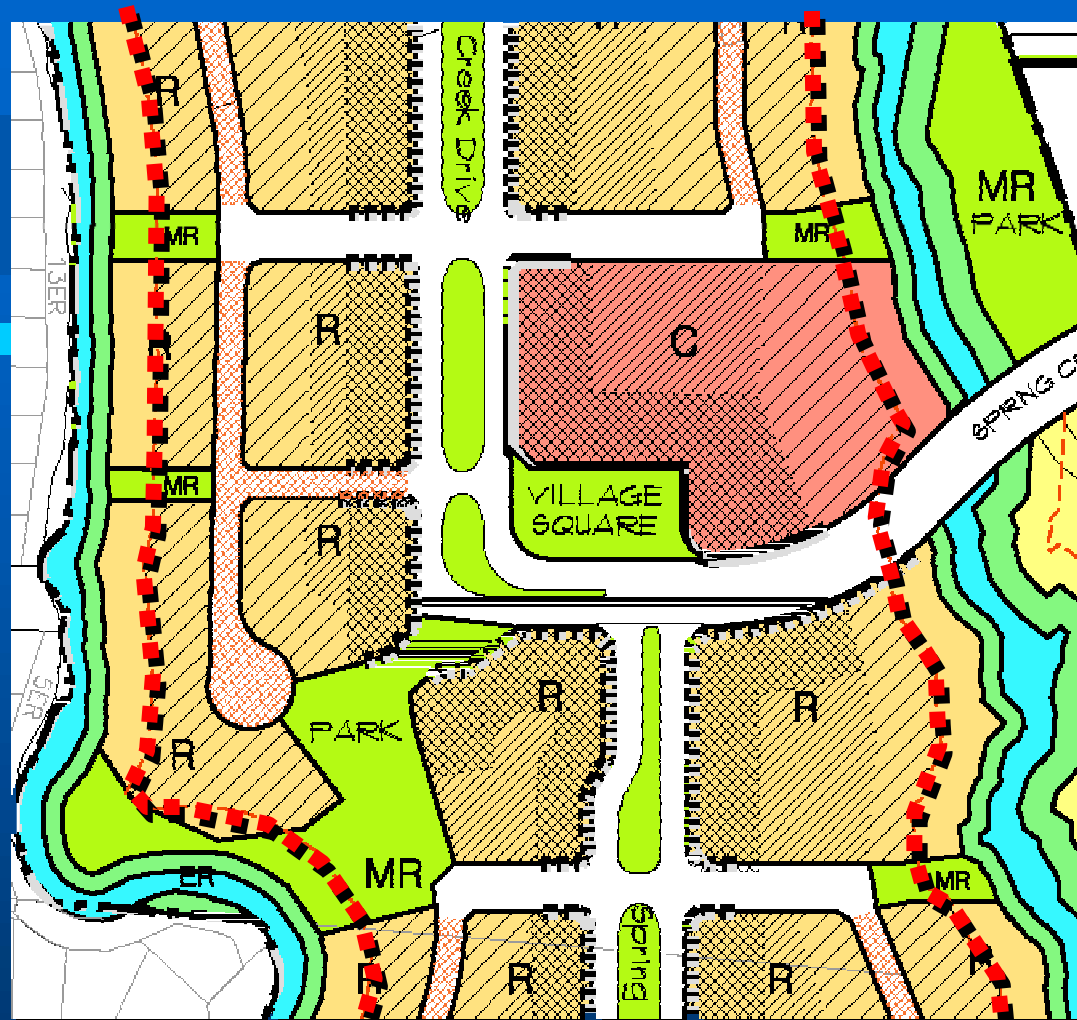
# Village Square



# KEY POLICIES: Land Use & Urban Design

## 4.6.9 Building Setbacks Adjacent to Creek Banks:

Building or structures shall be sited a minimum distance of 20 m from the top of bank of both creeks. Due to site constraints, a variance of up to 5.0 m shall be granted for up to 10% of frontage along the creeks edge. This variance will only apply to in Stage 1.



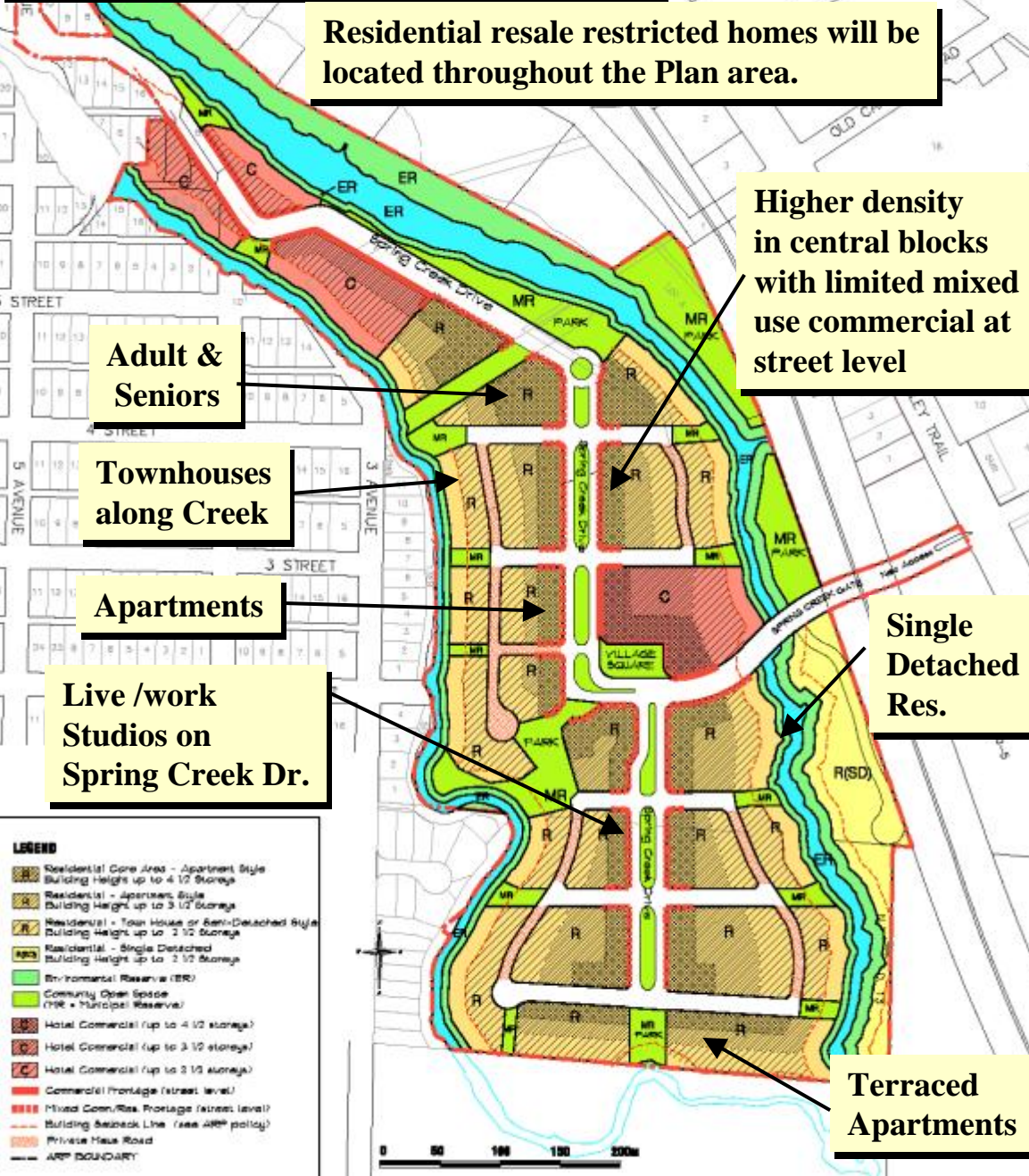
20 m Building Setback Line  
from Creek edges



# KEY POLICIES: Residential

## Typical Example of mixed housing styles for Spring Creek Mountain Village

**4.7.2 Housing Choices:**  
The redevelopment plan shall allow for a range of housing and lifestyle choices including apartments, seniors' apartments, townhouses, special needs housing, live/work studios, semi-detached and single detached housing.



# KEY POLICIES: Residential

**4.7.4 Maximum Residential Units and Density:** The maximum number of residential units within the site at build-out shall be 1050 units. This maximum may be increased if any of the identified hotel sites are eliminated and replaced with residential uses.

**4.7.5 Minimum Residential Units and Density:** The minimum number of residential units within the site at build-out shall be 800 units.

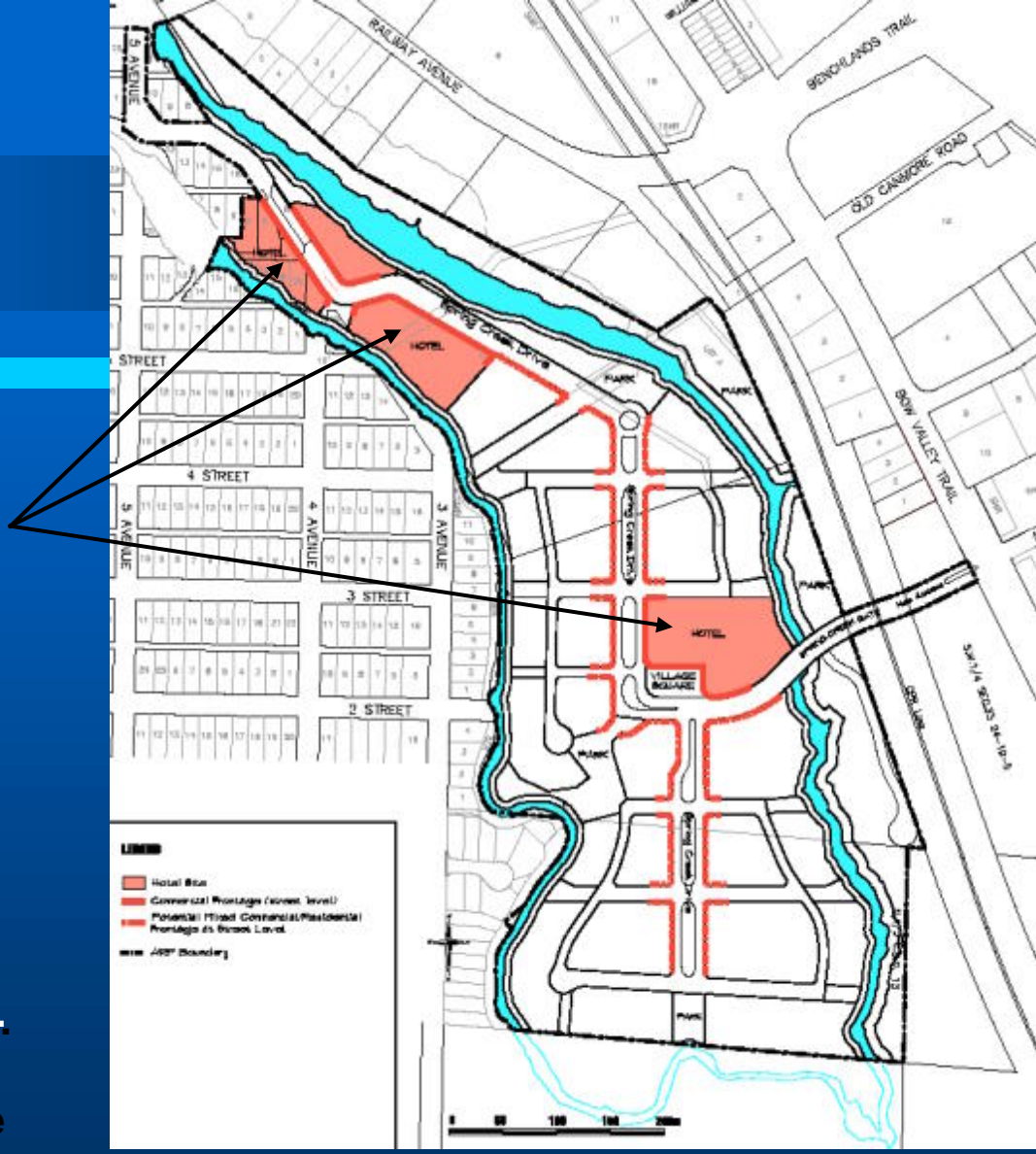
**4.7.6 "Perpetually Affordable" Housing:** The provision of "perpetually affordable" housing units will be a requirement within the Plan area. The location of these units should not be concentrated within one or two buildings but distributed throughout the various development phases and buildings.

**4.7.7 Tourist Homes:** Tourist Homes will be permitted within the ARP area and shall be identified by the developer at the Development Permit stage. Tourist Home permits will not be considered for units designated as staff or perpetually affordable housing. As a general guide the number of Tourist Homes should not exceed 150 units.

# KEY POLICIES: Commercial

**4.8.2 Hotel Related Commercial** The hotel related commercial may include, convention facilities, restaurants and ancillary service and specialist retail components.

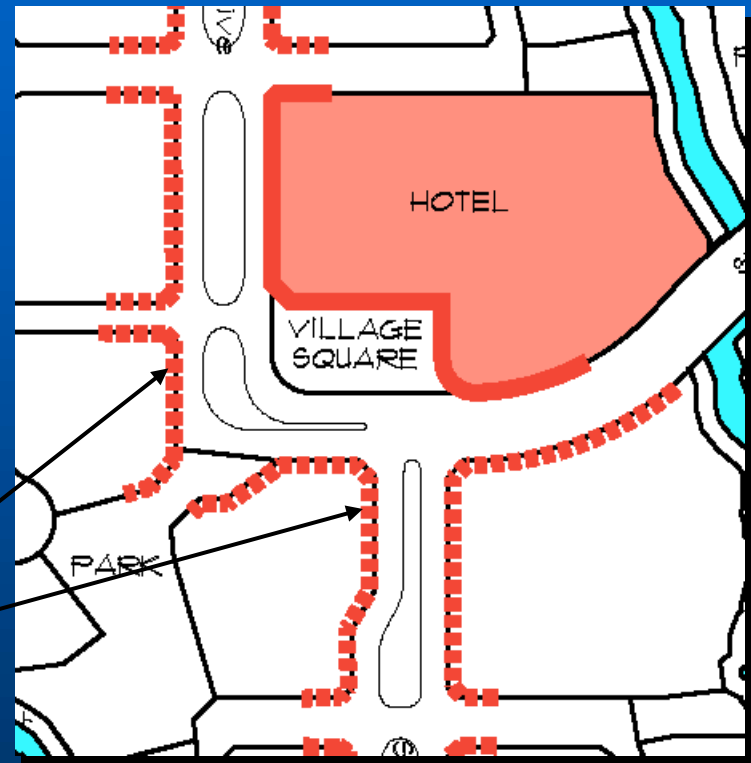
**4.8.3 Hotel Rooms:** Hotel and related commercial uses shall be located generally at the north and east entrances to the plan area as on the Concept Plan. The number of hotel rooms shall not exceed 550 unless a policy revision is approved by Council. The central Village Square hotel site, identified on the Concept Plan, may be considered for residential apartment uses if insufficient demand exists for a hotel in this location.



# KEY POLICIES: Commercial

**4.8.4 Local Commercial:** The local commercial service and retail component will be limited to a maximum 950 sq. meters (approximately 10,000 sq. ft.). This figure will be reviewed by the developer and the town administration with each development stage and increased if necessary.

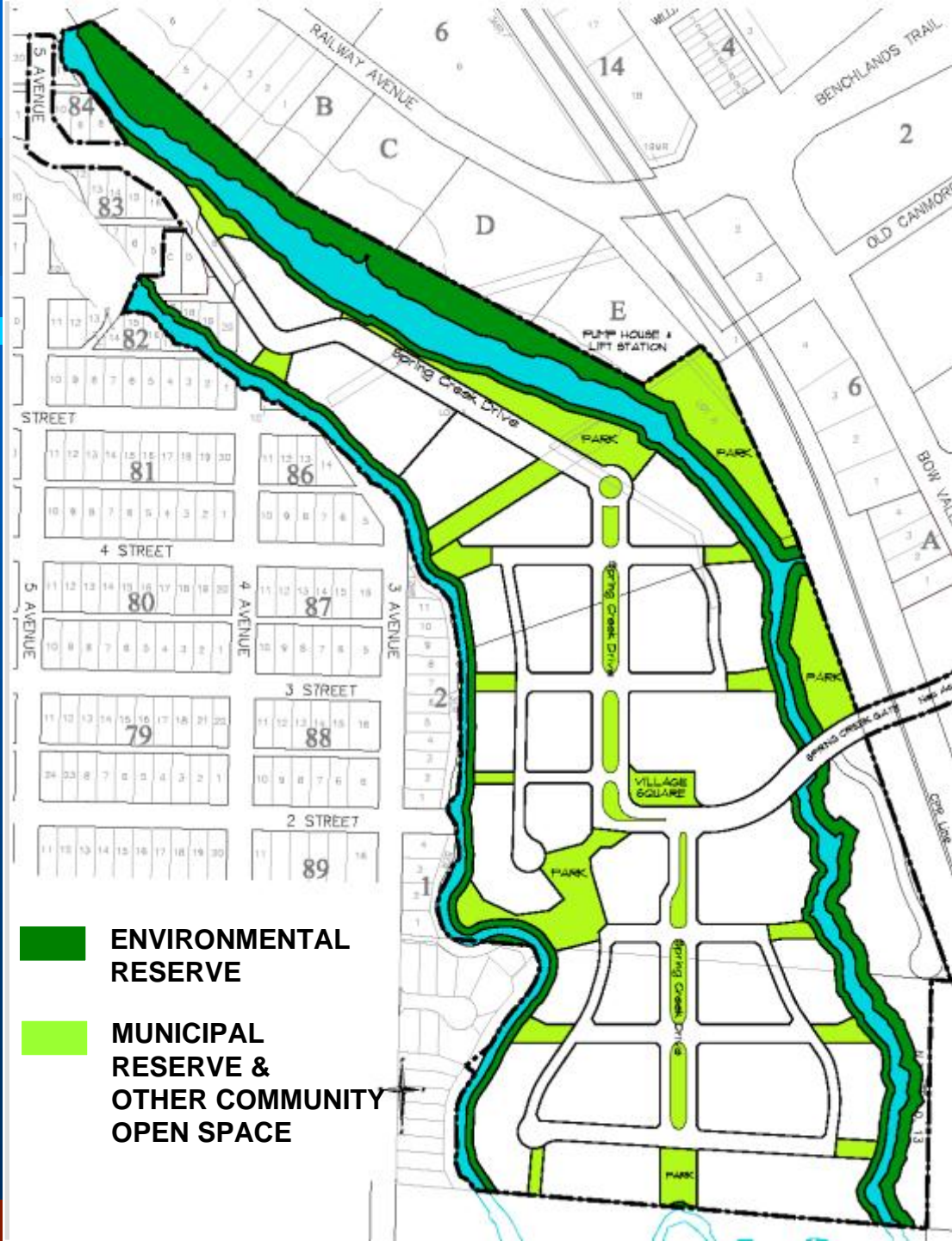
**4.8.5 Flexible Commercial Frontage:** Building designs incorporating the flexibility of commercial/residential conversion shall be considered within the vicinity of the Village Square and in areas fronting on to Spring Creek Drive. (The Urban Design Guidelines provide additional information on this concept)



# KEY POLICIES: Open Space

**ENVIRONMENTAL  
RESERVE = 15.5 ACRES (22%)  
OF ARP AREA**

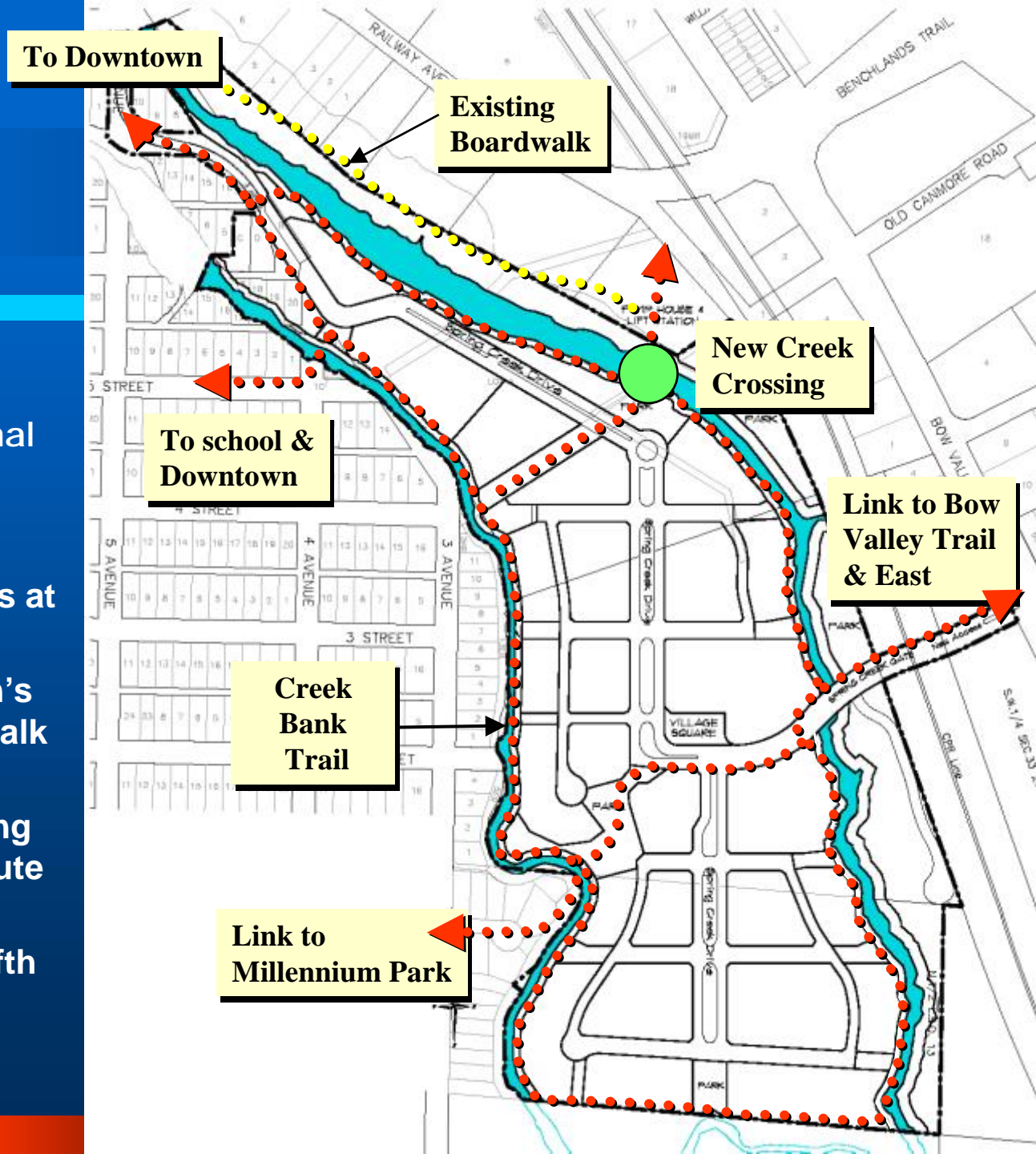
**MUNICIPAL RESERVE &  
OTHER COMMUNITY OPEN  
SPACE 8.7 ACRES (16%) OF  
DEVELOPABLE LANDS**



# KEY POLICIES: Open Space

**4.9.6 Trail Linkages:** This trail network plan shall make alignment provision for external linkages at the following locations:

- **North** via the existing access at Fifth Avenue,
- **Northeast** across Policeman's Creek to the existing boardwalk and Railway Avenue,
- **East** to Bow Valley Trail along the proposed new access route
- **West** to 3<sup>rd</sup> Avenue in the vicinity of First Street and Fifth Street.



# KEY POLICIES

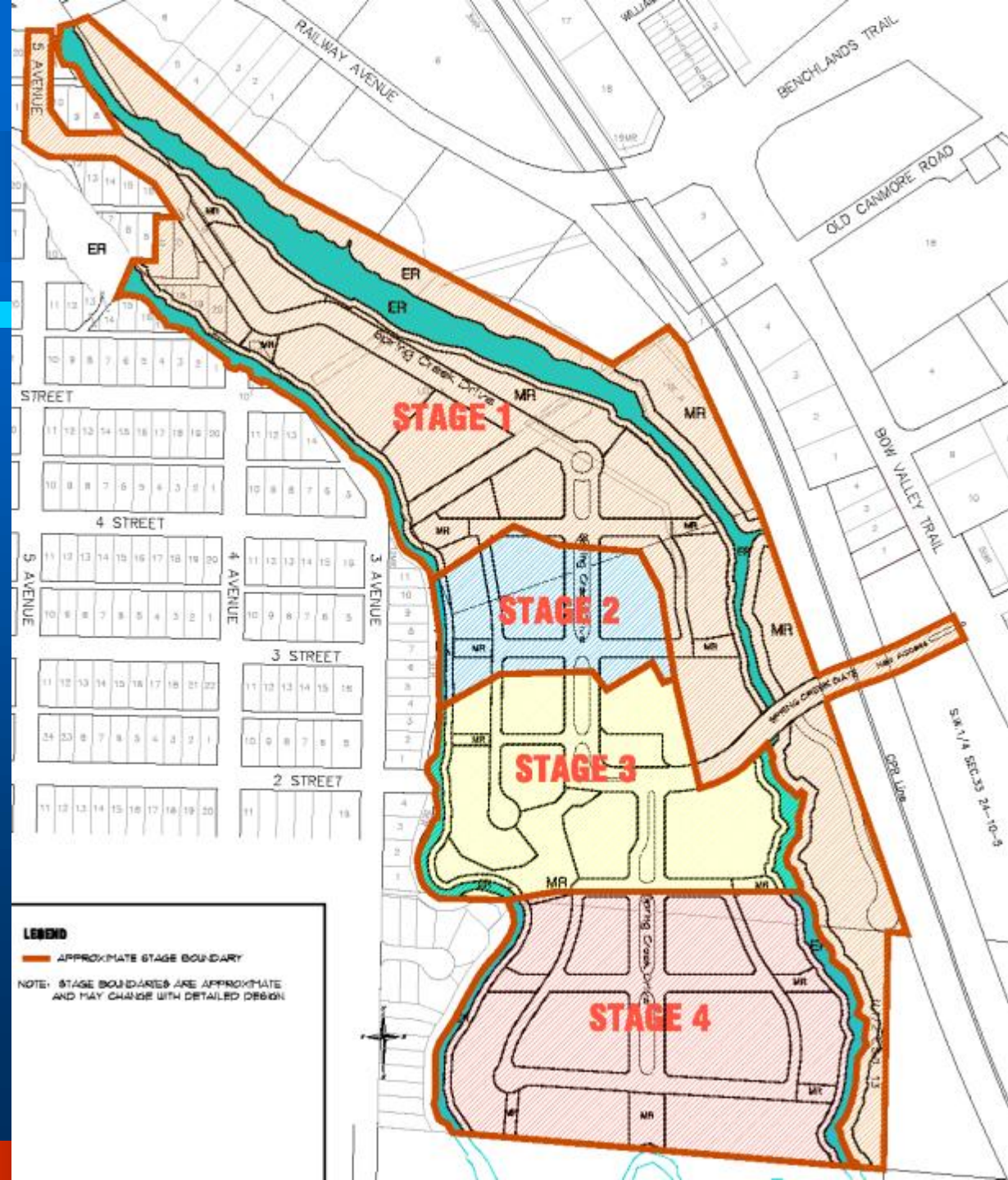
## Development Staging

### 4.10.1 Development Staging:

The development will occur in four main stages generally as shown on Figure 8. The stage boundaries are considered approximate and may be revised as development proceeds without the need for a formal revision to the ARP. Each stage may contain several development phases.

### 4.10.2 Direction of Growth:

The staging sequence shall generally be from north to south. However, some redevelopment in the central portion of the site may be advanced to permit construction and utilization of the new road access from Bow Valley Trail.





# KEY POLICIES

## Plan Implementation

**4.11.1 Municipal Development Plan Amendment (MDP):** An amendment to the MDP will be required to allow visitor accommodation and other commercial components of the ARP to be incorporated. This amendment should be processed concurrently with the adoption of this Area Redevelopment Plan.

**4.11.2 Land Use Redesignation:** Land Use Redesignation will be required prior to further subdivision and redevelopment in the study area.

**4.11.3 Special Land Use District:** A Spring Creek Mountain Village Land Use District will be prepared by the developer in consultation with Town. This bylaw will be submitted to Council for approval and inclusion into the Town of Canmore Land Use Bylaw.

**4.11.4 Subdivision Process:** The normal Town of Canmore process of subdivision application and approval procedures shall be required for further subdivision of land and the creation of any new titles within the ARP area.