

# Smith Creek ASP Community Advisory Group January 7, 2016

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## In Attendance

- Wanda Bogdane, Recreation
- Kyla Conner, Canmore Resident
- Karsten Heuer, Environmental
- Pat Kamenka, Canmore Resident
- Sean Krausert, Town Council – Councillor
- Andrew Nickerson, Canmore Business and Tourism
- Chris Ollenberger, Owners Representative for TSMV

## Regrets

- Ken Davies, Recreation
- Paul Lessard, TSMV Resident, Canmore Business

## CAG Support

- Lori Van Rooijen, Facilitator
- Tracy Woitenko, Town of Canmore
- Jessica Karpat, QPD
- Kate van Fraassen, Town of Canmore
- Kent MacDougall, QPD
- Alaric Fish, Town of Canmore

## Agenda

Meeting start at 7:15 and the objectives of the meeting were reviewed.

1. Review meeting notes and Phase 2 Engagement Report
2. Review and seek feedback on the Vision document circulated
3. Update on the development of the Concept Plan (e.g., where we are at based on the sub-group meetings)
4. Discuss next steps particularly opportunities for community engagement during Phase 3

## Agenda Item 1: Review meeting notes and Phase 2 Engagement Report

The Phase 2 Engagement Report is reflective of the conversations that occurred in phase 2. No changes were requested by the CAG at the meeting. The Report will be finalized and sent to the Town for inclusion on the agenda for the February 9 Council meeting. The Report will be posted to the website after Council approves it.

The notes from the sub-group meetings are reflective on the conversations with some minor revisions. The notes will be updated and in camera discussions removed from the public version. These notes will be posted to the website. It was noted that the Wildlife Sub group will meet again on the 18<sup>th</sup> of January to seek to finalize the conversations. It is hoped that from this conversation, the boundary will be finalized. It is our hope that we will have agreement from all parties.

**Q:** The Project Team asked if members of the CAG found the sub groups helpful.

**A:** There was a positive response suggesting that the smaller groups allowed each of the issues to be discussed more fully. The notes were interesting and detailed so it was possible to get a good sense of the discussions that occurred. All discussions will be brought back to the CAG and recommendations will come from the entire group not the sub groups.

**Q:** There was a question about the use of PlaceSpeak to date.

**A:** There was some use in Phase 1 but no comments or use in Phase 2. The Project Team will be looking at ways to increase the use of this tool and anticipate that members of the community will engage more in this online tool as sections of the ASP are uploaded for feedback.

**Q:** A question related to the timeframes and whether we are on track for an April submission.

**A:** Looking at a June submission for the final ASP, It is likely that we will need two additional CAG meetings to take us to June. There was agreement that this would work.

## Agenda Item 2: Review and seek feedback on the Vision document circulated

The context was provided for the vision document. The document came from the CAG who were struggling with how Smith Creek might support the Towns goals for the future.

The contents were taken from a variety of reports and notes. Specifically, *Mining the Future*, Canmore Tourism and Business reports and studies, the open house and workshops notes from October, CAG discussions particularly those at the September workshop and discussions held with the sub groups in November and December. The process to develop the vision was an iterative one with an initial draft crafted and a second draft updated based on a discussion with the Town and QPD.

The focus of the Vision is in three main areas: social diversity, economic viability and environmental soundness. The first part of the vision addresses an overall vision for Canmore.

The idea of any vision statement is to write it in the present tense as if it is. The intention is to ensure the vision conveys what was heard during the process to date. The second part of the vision addresses how Smith Creek will meet these future aspirations using four main pillars.

Ultimately, this vision document will provide the basis for the ASP policy and the policy statements will guide the implementation of the Smith Creek goals and ultimately the Town's vision for the future.

The following feedback was provided by members of the CAG.

- Overall, the vision document is great, vibrant and exciting. It is short and compelling.
- There is a real balance with everything that has been talked about to date and the document captures key points from a business and tourism perspective.
- The vision document certainly captures the comments from the sub group conversations. It is clear on affordability; a key component to the future sustainability of the Town.
- The document clarifies how Canmore can maintain the character of the downtown core while at the same time provide opportunities for those who live here to access other necessities of life without having to drive to Calgary within Smith Creek.
- There was a discussion about the use of the word "solutions" in the context of the environment. What was the thinking behind the word solutions and is it not more about ethics than solutions. All agreed.
- The other point raised is it is very high level and there could be areas such as the environment that may be open to interpretation. This will need to be addressed throughout the policy document itself.
- Sometimes visions can be reduced to a tagline and one was proposed: *live - work - play - coexist*.
- The role of a "vision statement" is to be aspirational and it is important to remember what the role is (e.g., Suzuki's goal was to crush Yamaha).
- The brevity of vision is appreciated. This vision will capture the attention of the reader and will hopefully encourage them to read the remainder of the document.
- Overall, the comments were very positive. The Vision document is needed and it is well done – to put into perspective, and in the words of one CAG member - *nothing offends me*.

A number of minor changes will be made to the Vision document including a review of the words "the best or the most remarkable" as these words can come across as being elitist. It will be posted on the website and on PlaceSpeak for further input and feedback from the community.

### Agenda Item 3: Update on the development of the Concept Plan

The boundary for the Corridors is not finalized and there is still a need to discuss this with members of the Wildlife Sub Group. The intent for this meeting is to share the progress to date and talk about the progression of the plan. It was noted that the Plan will continue to change over the next few months as more detailed studies are conducted on items such as steep creeks, grading, etc.

The Town went through the process and how the next steps will inform the refinement of the Concept Plan.

- The September workshops with the CAG really formed the foundation of the Concept Plan and the principles developed at that workshop have and will continue to guide the development of the Concept Plan.
- Initial financial modeling was completed based on the initial Concept plans developed by the CAG at the workshop. There were some real economic issues with the width initially identified at the workshop and there was a need to return to the original discussion of 350 m from the 25 degree slope line.
- There was a physical tour of area by members of the Wildlife Sub Group on October 13 which provided a better understanding of the physical landscape. Areas of the landscape were mapped through GIS points. The Sub Group then met on November 26 and December 3 to talk about solutions and ideas. The Sub Group will meet again on the 18<sup>th</sup> of January to further discuss the boundary in the context of mitigation strategies on the development side of the corridor.
- Earlier options are still being worked through. Two options for the across valley corridor location were reviewed (existing and new one through the Steep Creek area on Site 7) – the possibility of two across valley corridor locations was also discussed. Development up to the transmission line in the Thunderstone area was discussed as well as some development along the northern edges of the unapproved wildlife corridor.
- It was acknowledged that the options shown were not final and that the environmental constituents would have issues with and not be supportive of development to the transmission line by the Thunderstone area.
- QPD indicated that overall that TSMV's pro forma seems to be working at this point in the planning process. QPD is now working on looking more closely at how the individual areas are working.
- As the process moves forward and new items are considered, the pro forma will be constantly re-examined.

#### Agenda Item 4: Discuss next steps particularly opportunities for community engagement during Phase 3

- The Town and QPD are holding a series of workshops on a variety of topics to work through the details to be sure that a) both are on the same page and aligned and b) that the development pods proposed are feasible from an environmental, engineering, safety and financial point of view. These workshops will involve both internal and external subject experts.
- At the January 13 workshop, for example, environmentally sensitive areas (e.g., fens, old growth) will be discussed along with potential mitigation strategies.
- The Steep Creek discussions are still ongoing.
- These Town and QPD meetings will continue until mid-February.
- Illustrative plans are being developed by Broadway Maylan to show details and guide policies within the ASP including
  - grades in a few development pods proposed

- Where the roads go and how does each pod get access
- Servicing, utilities alignment
- Recreation Trails
- Stormwater management
- The proforma's will continue to be refined throughout the process. The process is complicated. The initial pro-forma took 4 weeks to develop. Financial viability will change as more detailed study is completed and more is known on mitigation strategies.
- QPD and the town will meet with the Province to discuss the progression of the wildlife corridor boundary location and mitigation strategies. They are the approving authority for the corridor.
- After Wildlife Sub Group meeting we will come back to the CAG on Jan 21 to share hopefully both wildlife and recreation information with the CAG.

## In Camera Item: The Resort Centre

The meeting was adjourned at 9:00 pm. The next meeting is tentatively scheduled for January 21 at 7 pm.