

SMITH CREEK ASP PROCESS TIMELINE

We are currently in Phase 2 of the Smith Creek Area Structure Plan (ASP) planning process. This includes development and refinement of a draft concept for the ASP, the initiation of technical studies and reports and ongoing public engagement. A Phase 2 engagement report will be produced at the conclusion of this phase of the process.



PHASE 2 EXPLORATION

- Draft ASP Concept Development
- Technical Studies & Reports Based on the Vision
- Refinement of Concept for ASP
- Phase 2 Engagement Report
- 2-3 Months: Aug - Oct 2015

PHASE 4 DRAFT POLICY REVIEW

- ASP Policy Review
- Solutions-Focused Discussion
- Phase 4 Engagement Report
- ASP Policy Refinement
- 2-3 Months: Feb - April 2016

PHASE 1 PROJECT START & VISIONING

- Form Community Advisory Group (CAG)
- Develop Terms of Reference
- Strengths, Weaknesses & Opportunities Identification
- Visioning
- Phase 1 Engagement Report
- 2-4 Months: April - July 2015

PHASE 3 DRAFT POLICY DEVELOPMENT

- Refinement of draft ASP Concept
- Draft Supporting Maps
- Phase 3 Engagement Report
- Draft Policy Development
- 2-3 Months: Nov 2015 - Jan 2016

PHASE 5 FORMAL COUNCIL REVIEW

- 1st Reading
- Public Hearing
- 2nd & 3rd Readings of Bylaw
- Formal ASP Submission to Town
- 2 Months: May - June 2016

ACTIVITIES OF THE COMMUNITY ADVISORY GROUP (CAG)

Five meetings of the CAG have been conducted so far. In these meetings, members have been provided with background information that has facilitated discussions of the primary considerations for developing the Smith Creek ASP. These conversations have included:

- The role and location of wildlife corridors within and adjacent to the ASP boundary
- Mitigation strategies to reduce human/wildlife conflicts
- The desire for development to serve as an economic stimulus for the town of Canmore
- The need to support a variety of lifestyles and demographics, including affordable housing
- The importance of recreation, open space and trail opportunities

Most recently, two CAG workshops were held on September 21 and 22. Representatives from the Province, third party environmental consultants, urban design consultants and members of the CAG discussed issues of importance to be considered throughout the ASP planning process. The workshops also included activities to explore various land use options for the area, such as types of residential, commercial and other community-based land uses. A mapping exercise with the urban designer identified potential locations for these uses and an example conceptual land use sketch was created to aid further discussion.

The CAG will reconvene later in October for their regular monthly meeting. Meeting notes from all of the CAG meetings and a timeline of the CAG meetings can be found online at www.smithcreekcanmore.ca.



MUNICIPAL DEVELOPMENT PLAN UPDATE

HOW DOES THE MDP INFORM SMITH CREEK?

The MDP provides high-level guidance on land use and development decisions. Other Town planning documents, such as area structure plans and the land use bylaw must conform to the MDP. The Planning Department will investigate how the goals of the new MDP can be implemented through zoning changes or new land use bylaw regulations.

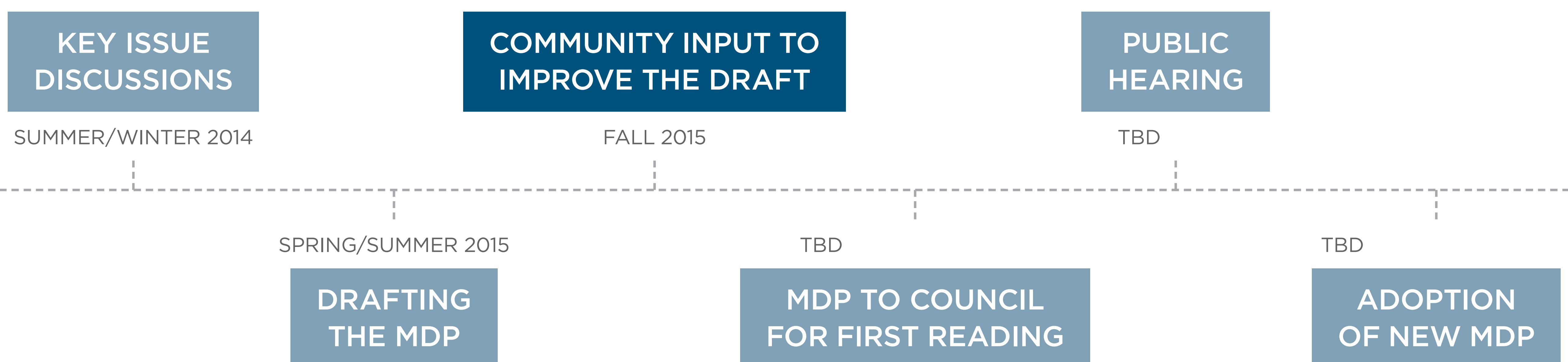


HOW DOES THE TIMING OF THE SMITH CREEK (ASP) RELATE TO THE PROPOSED MUNICIPAL DEVELOPMENT PLAN?

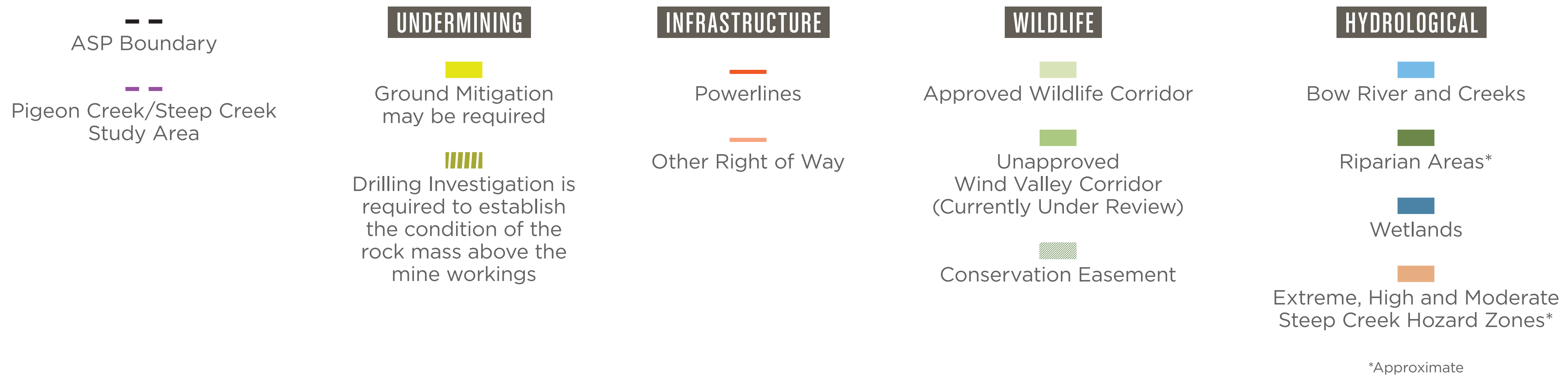
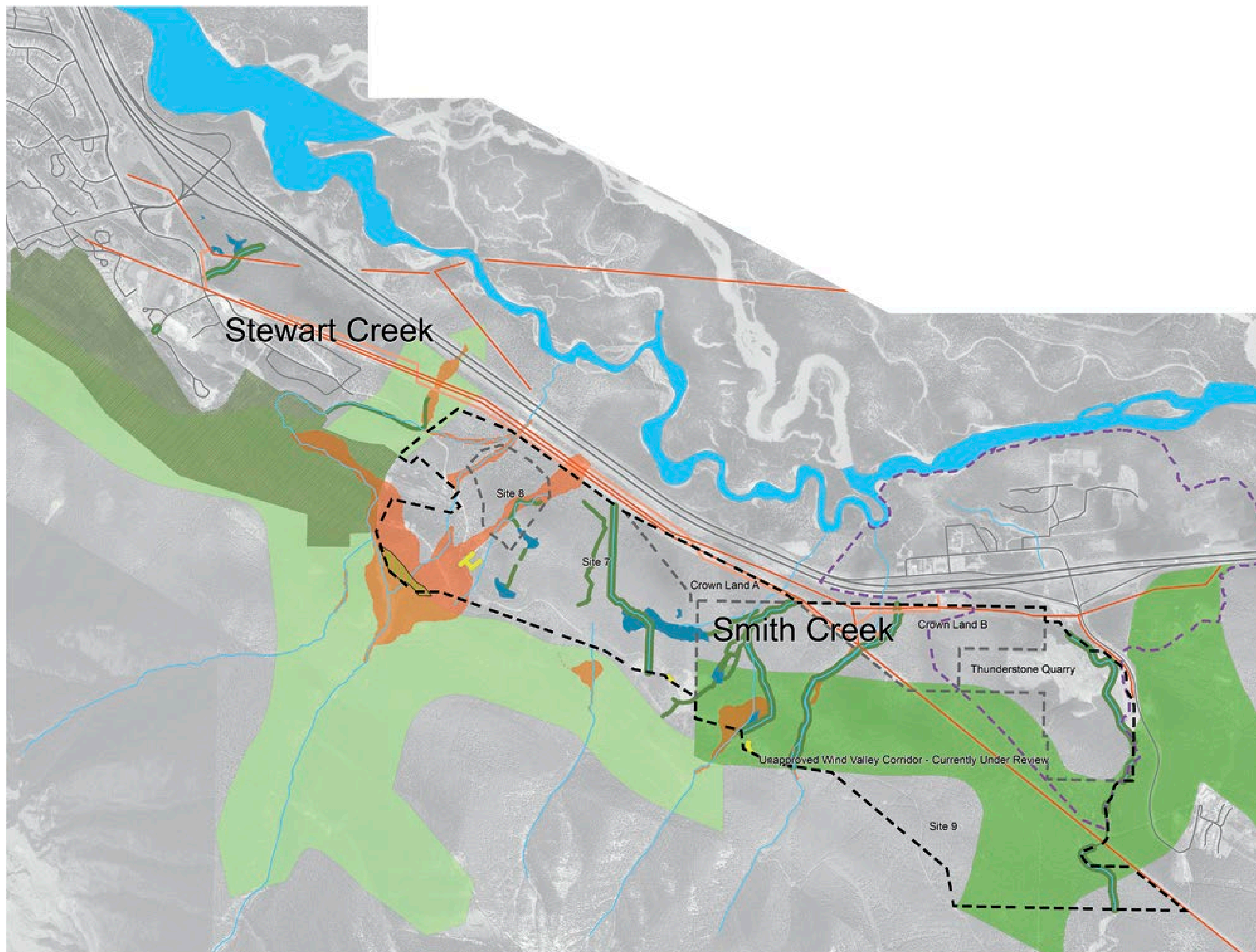
The Town may have a new MDP by spring 2016. The draft Smith Creek ASP document is expected to be before Council after the adoption of the MDP, likely in the summer of 2016. In preparing the draft Smith Creek ASP, the Project Team and the Community Advisory Group will ensure that the ASP policies align with the draft MDP.

Similar to other affected landowners in the community, Three Sisters Mountain Village will have an opportunity to provide feedback into the draft MDP through the public consultation process.

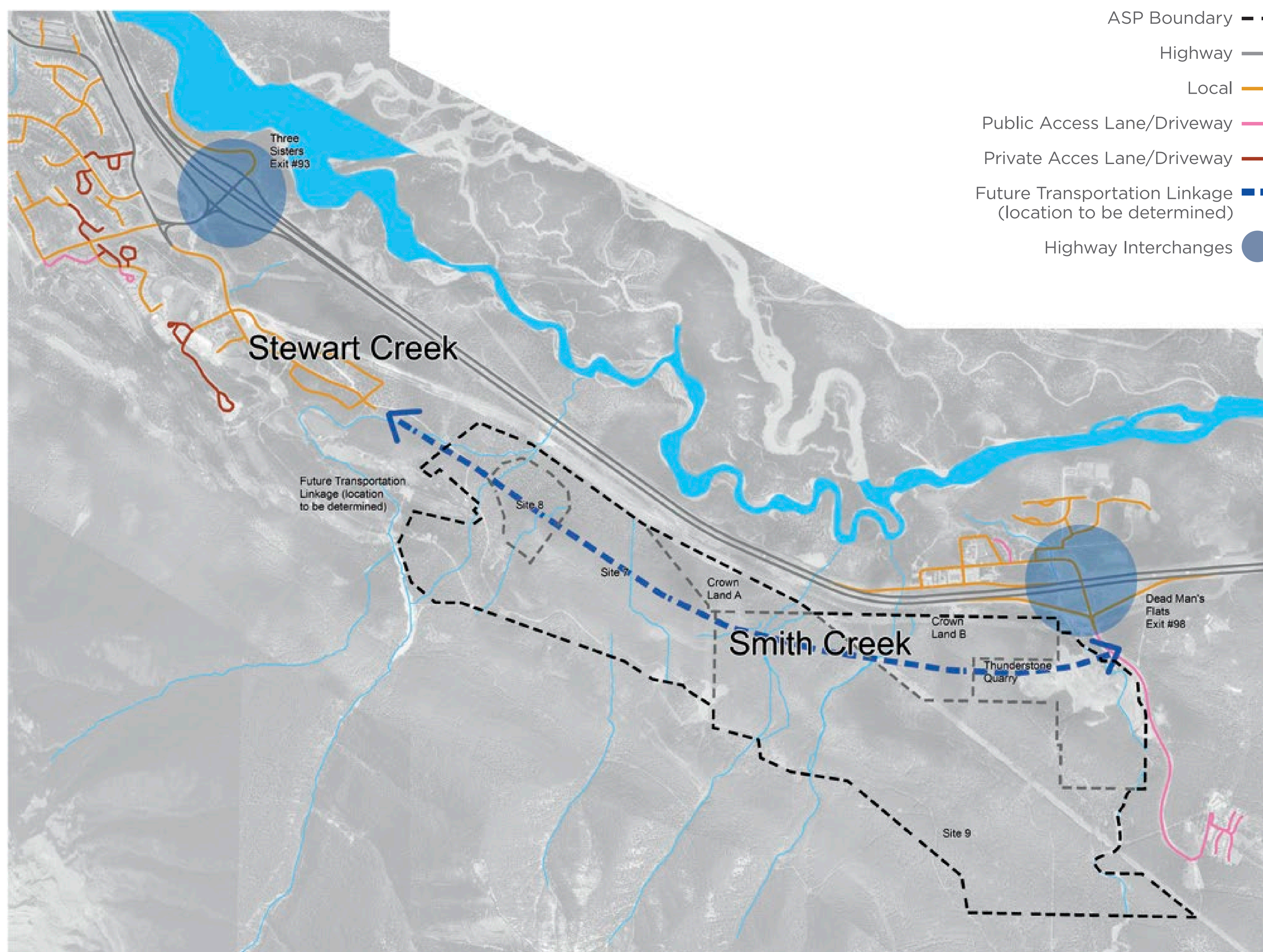
MDP PROCESS TIMELINE



COMBINED CONSIDERATIONS



TRANSPORTATION NETWORK

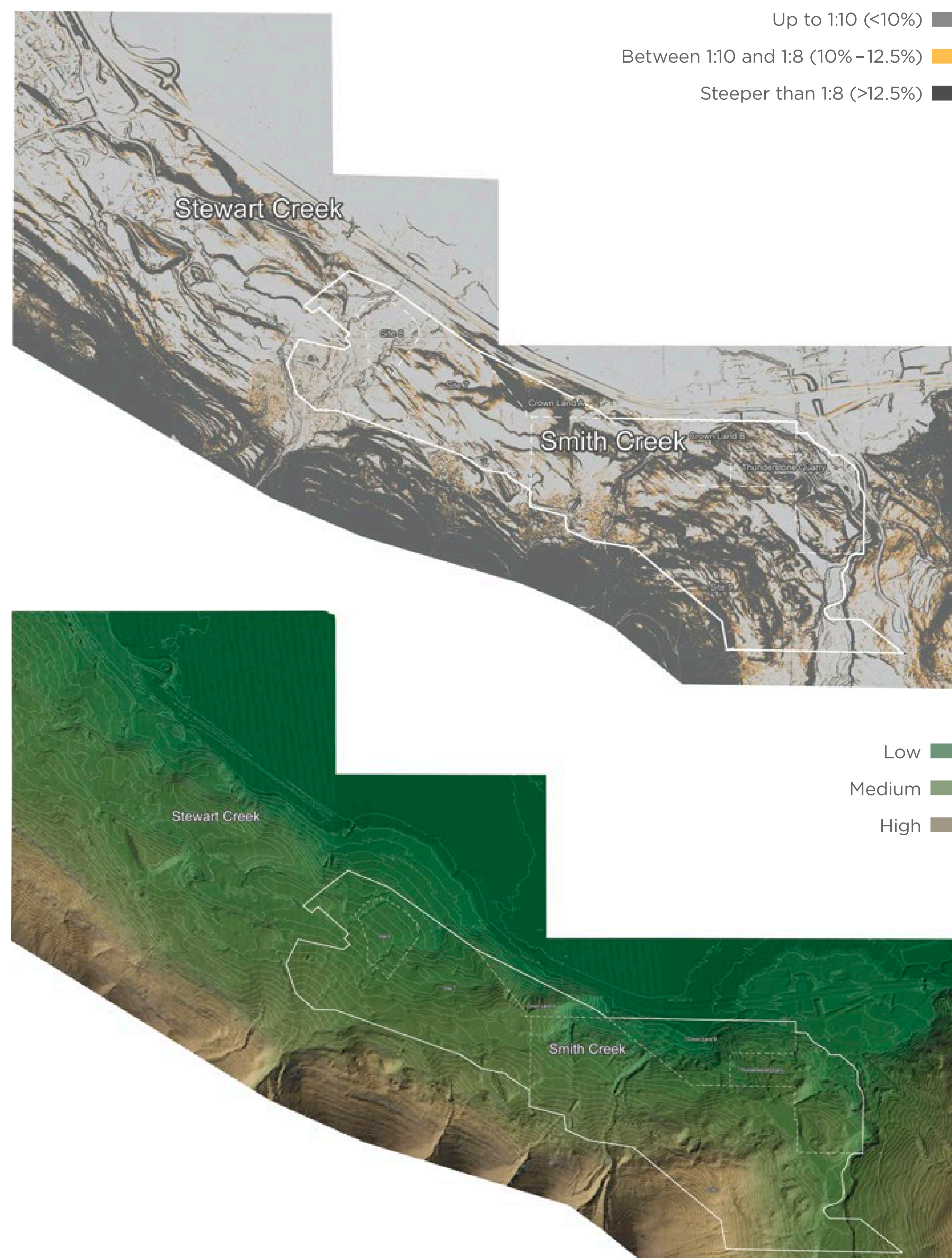


HOW WILL THE SMITH CREEK AREA BE ACCESSED?

Important considerations relating to the development of the transportation network within Smith Creek include:

- Ensuring a road network will connect the future development to the two highway interchanges on either side of Smith Creek
- Connecting to existing transportation systems to ensure efficient use of infrastructure is achieved

TOPOGRAPHICAL CONSIDERATIONS

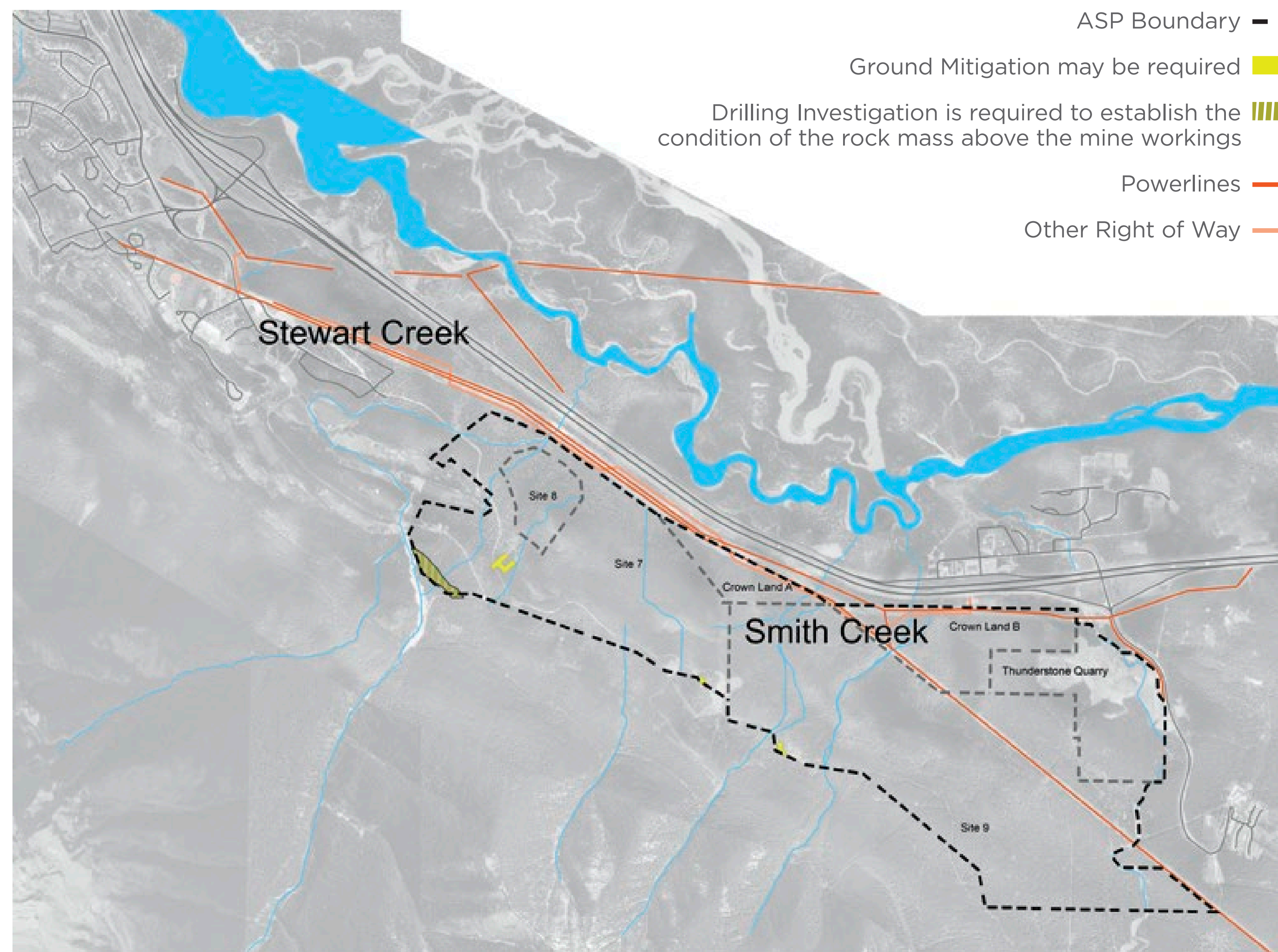


HOW WILL SLOPES AND TOPOGRAPHY BE CONSIDERED?

The topography within the Smith Creek area is an important consideration that will inform road access and servicing options, views and aesthetics, and the degree of grading that may be required to accommodate different types of land uses.

- These maps illustrate the Smith Creek ASP area topography
- Urban design analyses and technical studies are currently underway to determine how these areas can best be developed given these topographic considerations

UNDERMINING & POWERLINES



HOW WILL UNDERMINING BE ADDRESSED

All development of undermined areas within Three Sisters Mountain Village lands is guided by the Canmore Undermining Review regulations and must follow the Provincial process which includes:

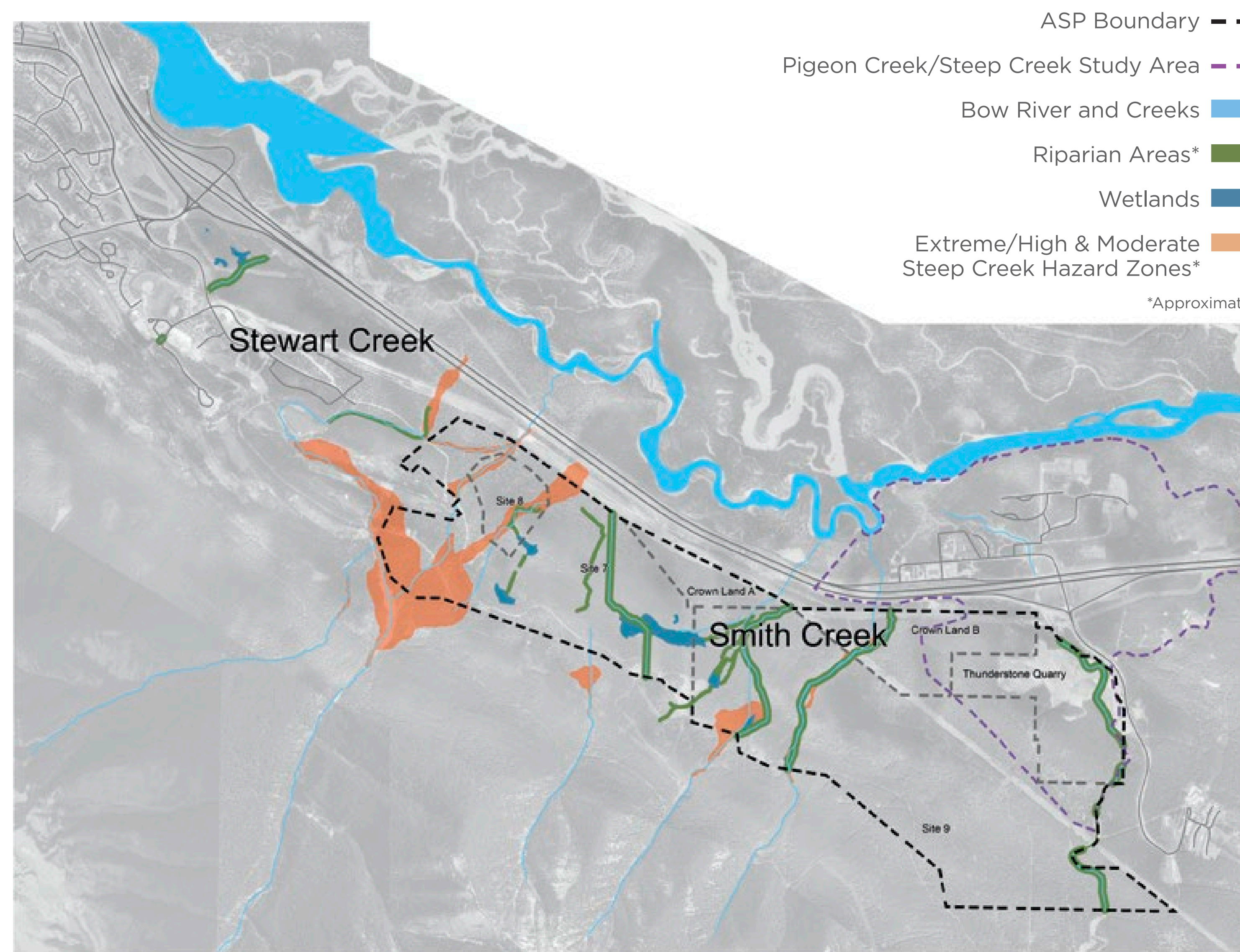


- The current Three Sisters ownership group ensures that all homeowners are aware of any undermining issues by registering the full engineering report the land title for each property
- During the Town of Canmore subdivision process these reports are required to be submitted prior to registration of any plan
- The Town will not assume any unacceptable undermining risk or liability on lands that the Town will take ownership of, such as parks and municipal infrastructure

WILL THE POWERLINE REMAIN IN ITS CURRENT LOCATION?

- Powerlines have the potential to be relocated during the development process or could be buried underground. Powerline right-of-ways, which remain cleared of trees and vegetation, could be used in strategic locations to create a wildfire buffer.

HYDROLOGICAL CONSIDERATIONS



WHAT CREEKS ARE BEING STUDIED?

A number of known hazards exist in Stewart Creek, Fall Creek, Smith Creek, Marsh Creek, Cairnes Creek and Pigeon Creek and these will be considered in the Smith Creek ASP. The Town of Canmore and the MD of Bighorn are partnering in the study and mitigation of Pigeon Creek. The hazard assessment for Pigeon Creek is being finalized and the impact and potential mitigations will be discussed with affected landowners and stakeholders.

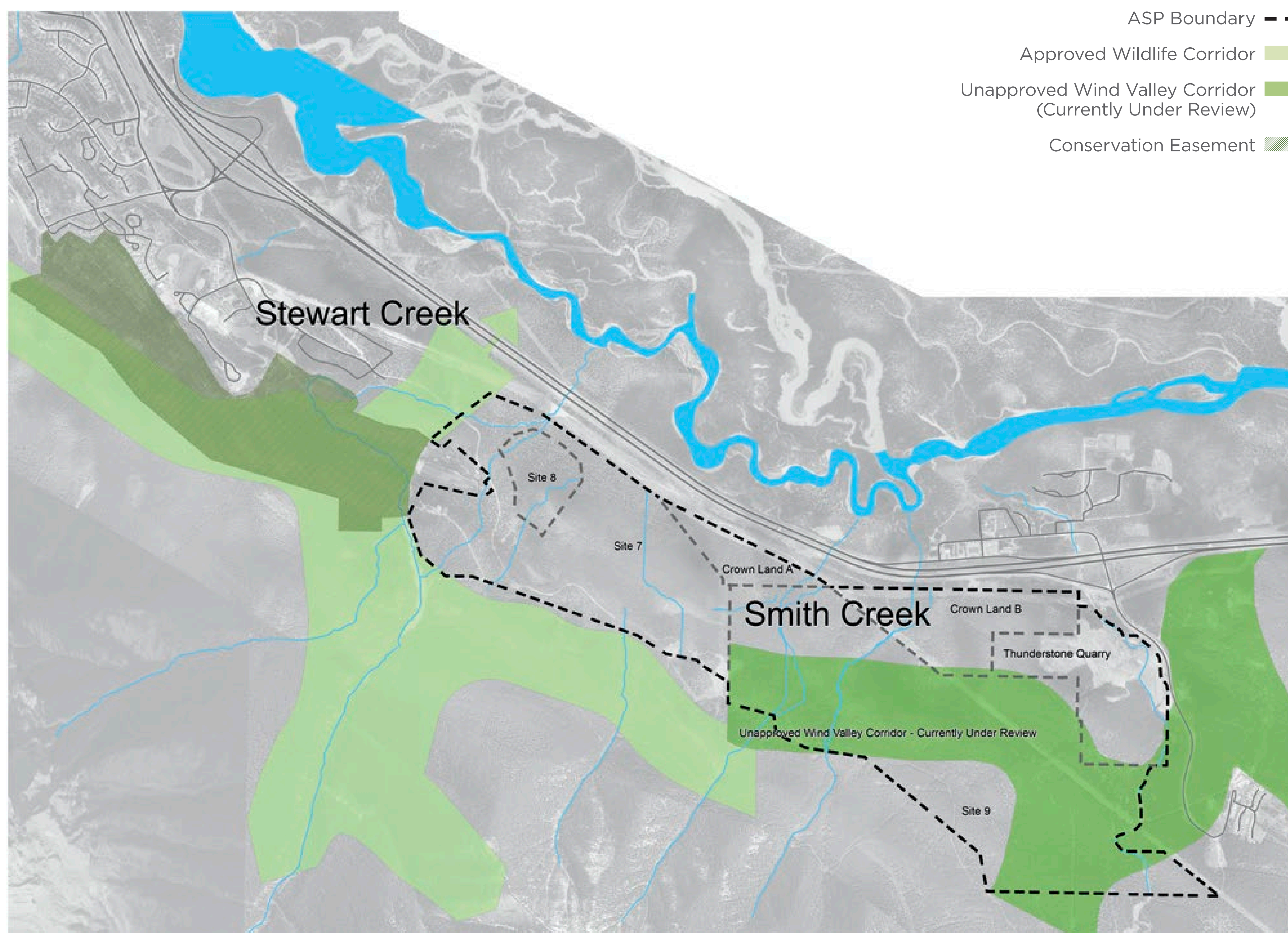
WHAT MITIGATION WILL BE BUILT?

If development is proposed within any hazard area, the Town will require a mitigation plan to ensure public safety and reduce economic risks to acceptable levels.

HOW ARE STEEP CREEK HAZARDS BEING ADDRESSED IN PREPARING THE SMITH CREEK ASP?

Three Sisters and the Town have engaged BGC Engineering Inc. to determine the steep creek hazards in the Smith Creek ASP area. Any new development will be directed away from high hazard areas. The land use concept for the Smith Creek area and any areas that may be affected by steep creek hazards, will require detailed hazard and risk assessments. The hazard assessment is being prepared in accordance with other studies in Canmore and the Provincial Guidelines.

WILDLIFE CORRIDORS



WHAT HAS BEEN ADDRESSED ON WILDLIFE CORRIDORS?

Conversations between the Province, the Town and the land owners on the location of the wildlife corridor are ongoing. The Province has a number of principles that are guiding the conversation around the corridor location, which include:

- The corridor must have a minimum width of 350 meters as per the 1992 NRCB decision
- The intent of the corridor is to facilitate wildlife movement between recognized habitat patches
- The location of the corridor must balance social, economic and environmental values — a solution that works for wildlife, the Town, and the development of Three Sisters.

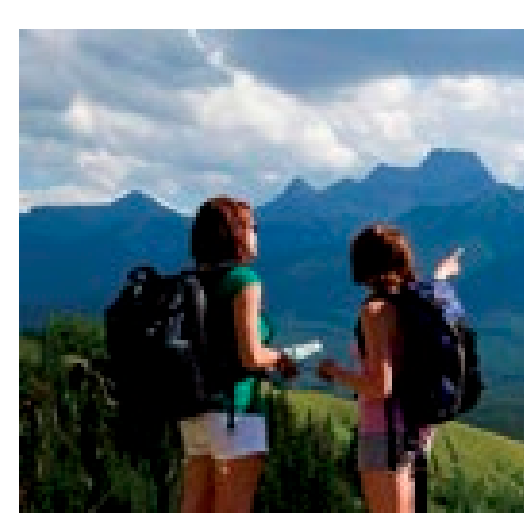
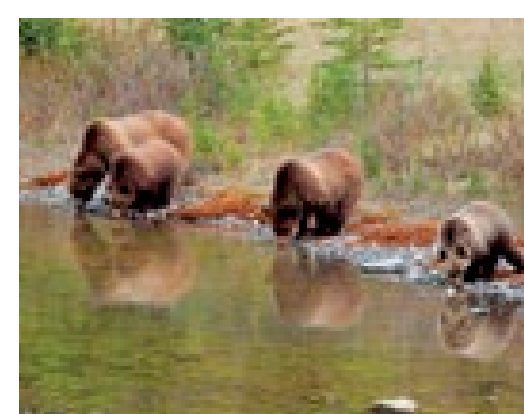
WILDLIFE CORRIDORS

HUMAN USE MANAGEMENT

HOW IS HUMAN USE BEING CONSIDERED?

In addition to determining the location of the wildlife corridor, human use management is a key consideration for the Smith Creek ASP.

- The Province understands that development will occur in proximity to wildlife corridors
- The Smith Creek ASP Team will be working with the CAG, other stakeholders and a biologist to determine the appropriate level of mitigation and specifically a focus on where trails should be located
- The management of human use near corridors will be critical to reducing the occurrence of the conflict between human and wildlife
- Some potential mitigation approaches may include:
 - Minimization of overall human footprint within corridors (e.g., avoidance of wetlands, light pollution control, etc.)
 - Minimization of direct wildlife mortality (e.g., vehicular traffic management)
 - Attractant management (e.g., proper garbage storage, removal of certain plants and domestic animal control similar to rest of Canmore)
 - Education and enforcement



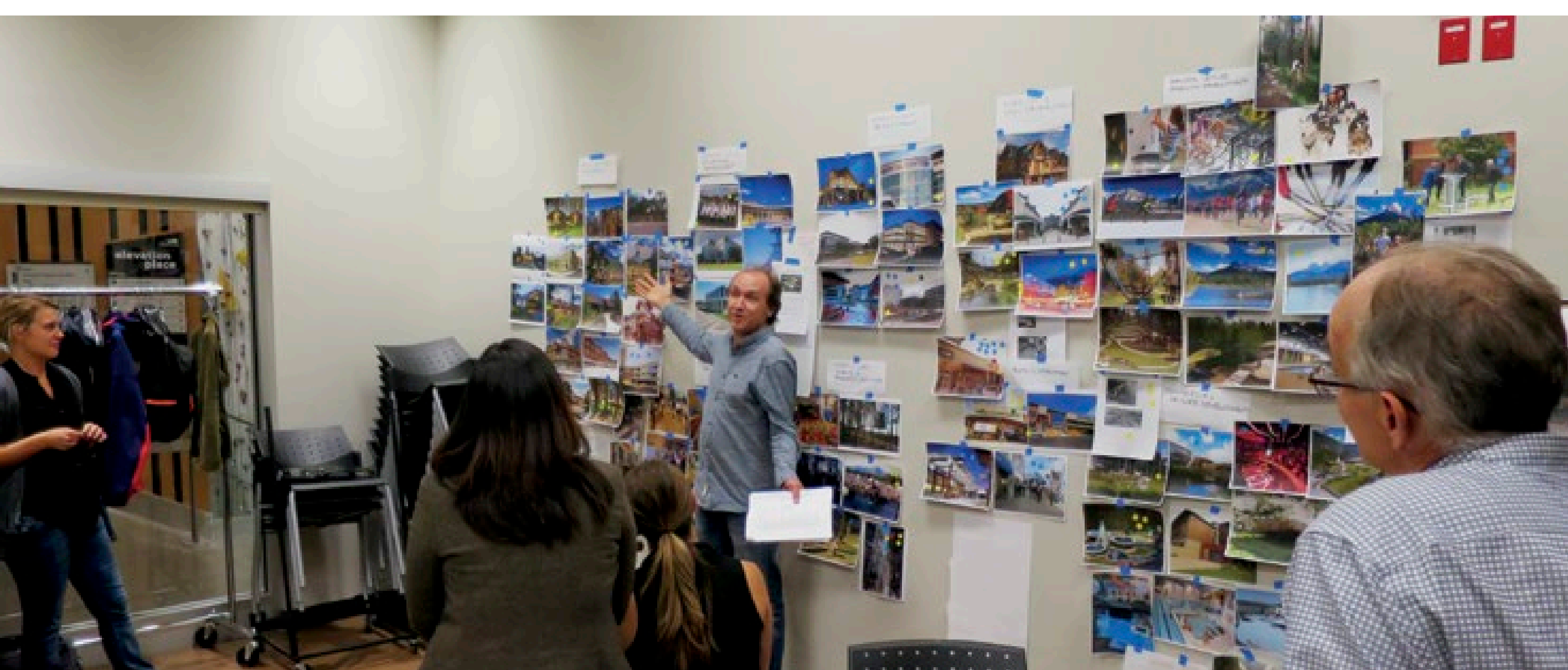
OTHER CONSIDERATIONS AS WE DEVELOP THE SMITH CREEK ASP

Many varied and important factors will be considered as the Smith Creek ASP concepts and policies are further refined. The following represent future considerations that the Smith Creek ASP Team will apply as they move through the next phases of the ASP development:

- Continue discussions on wildlife corridors on mitigation strategies with a professional biologist using best practices from around the world
- Complete further work on an Environmental Impact Study (EIS)
- Discussion and development of concepts for open space, recreational amenities and trails
- FireSmart Planning and Design Considerations
- Engineering studies (sanitary and water servicing, storm water management and transportation impact assessment will commence)
- Conduct a Municipal Financial Impact Assessment to determine the impact on municipal finances of the final concept plan
- Steep Creek Hazards:
 - Preliminary work has been completed and more work may be required to further investigate hazards in certain areas

The Smith Creek ASP Team will be engaging the community at open houses and through PlaceSpeak as we grow our knowledge about the development and desires of the community. We will host a solution focused workshop on October 17 to discuss and balance physical constraints, Town requirements, community needs and desires, and developer requirements for the Smith Creek area.

The concept plan will change over time as new information is captured through public engagement and technical reviews. The final concept plan must balance the needs of the community and the requirements of the Town and Three Sisters Mountain Village.



GUIDING PRINCIPLES FOR SMITH CREEK

The following guiding principles for development of the Smith Creek ASP will be used to evaluate and refine the different policies and concepts developed as we move through the ASP process.

SMITH CREEK WILL BE AN EXAMPLE OF A RESILIENT DEVELOPMENT BALANCING THE BUILT AND NATURAL ENVIRONMENTS BY

- Respecting our place in the landscape
- Remediating and re-using a brownfield site (undermining)
- Accommodating wildlife movement through the final corridor link for the area
- Ensuring flood risk remediation to the area
- Ensuring that viable commercial nodes are sensitive to their surroundings
- Reducing human and wildlife conflict through mitigation strategies

SMITH CREEK WILL ADD TO CANMORE'S POSITION AS A KEY ROCKIES' DESTINATION HUB BY

- Providing an authentic visitor experience through diverse all season leisure attractions and hospitality amenities and increases the incremental visitor spend
- Providing recreational opportunities through new and longer trails
- Evolving and growing residential opportunities for families and others through perpetually affordable accommodation (for sale and rent) and other affordable housing mechanisms

SMITH CREEK WILL BE ECONOMICALLY VIABLE AND VIBRANT BY

- Increasing land supply and ensuring a mix of uses within the development producing an economic resilience for the Town (new funding and longer term tax base for the Town)
- Offering residential housing opportunities that meet the needs of diverse markets, increases the number of new residents and spending in the community
- Creating a complete community where residents can work, live and play, enhancing walkability and access to products and services
- Ensuring a fiscally sustainable development that benefits the initial developer, subsequent property owners, and ultimately, the long-term sustainability of the Town
- Adding commercial nodes that ensure employment diversity and produces actual growth in targeted economic sectors thereby supporting community amenities such as healthcare facilities, schools including the potential for post-secondary education and other community amenities
- Creating new job opportunities (both permanent and temporary) in a variety of industries not just the service industry including local construction jobs

OTHERS

- What are your guiding principles for Smith Creeek?

LAND USE TYPE RESIDENTIAL

WHAT KINDS OF HOUSING WILL BE DEVELOPED IN SMITH CREEK?

In identifying appropriate residential land use types for Smith Creek the aim is for housing that accommodates permanent and semi-permanent residents at a range of income levels and life stages including:

- Young families
- Working couples
- Retirees
- Second home owners
- Outdoor enthusiasts
- Renters
- Students
- Young professionals
- Seasonal workers
- Skilled workers in key economic sectors

WHAT WILL HOUSING IN SMITH CREEK LOOK LIKE?

To accommodate a broad spectrum of residents Smith Creek will need to provide for a range of housing options from low density residential to higher density options such as:

- Single Detached Dwelling
- Semi-Detached Dwelling (Duplex)
- Townhouse/Rowhouse
- Mid-Rise Residential (Stacked Townhouse / Apartments)

WHAT OTHER OPPORTUNITIES ARE THERE FOR HOUSING IN SMITH CREEK?

- To allow for secondary suites
- To provide innovative housing solutions to achieve affordability
- To incorporate traditional and contemporary mountain architecture to maintain Canmore's community character while identifying opportunities for innovative design



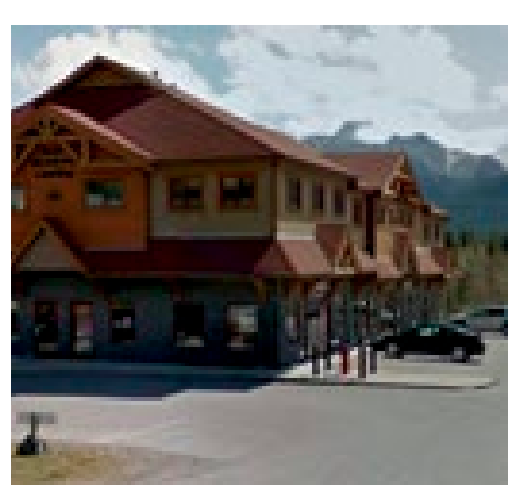
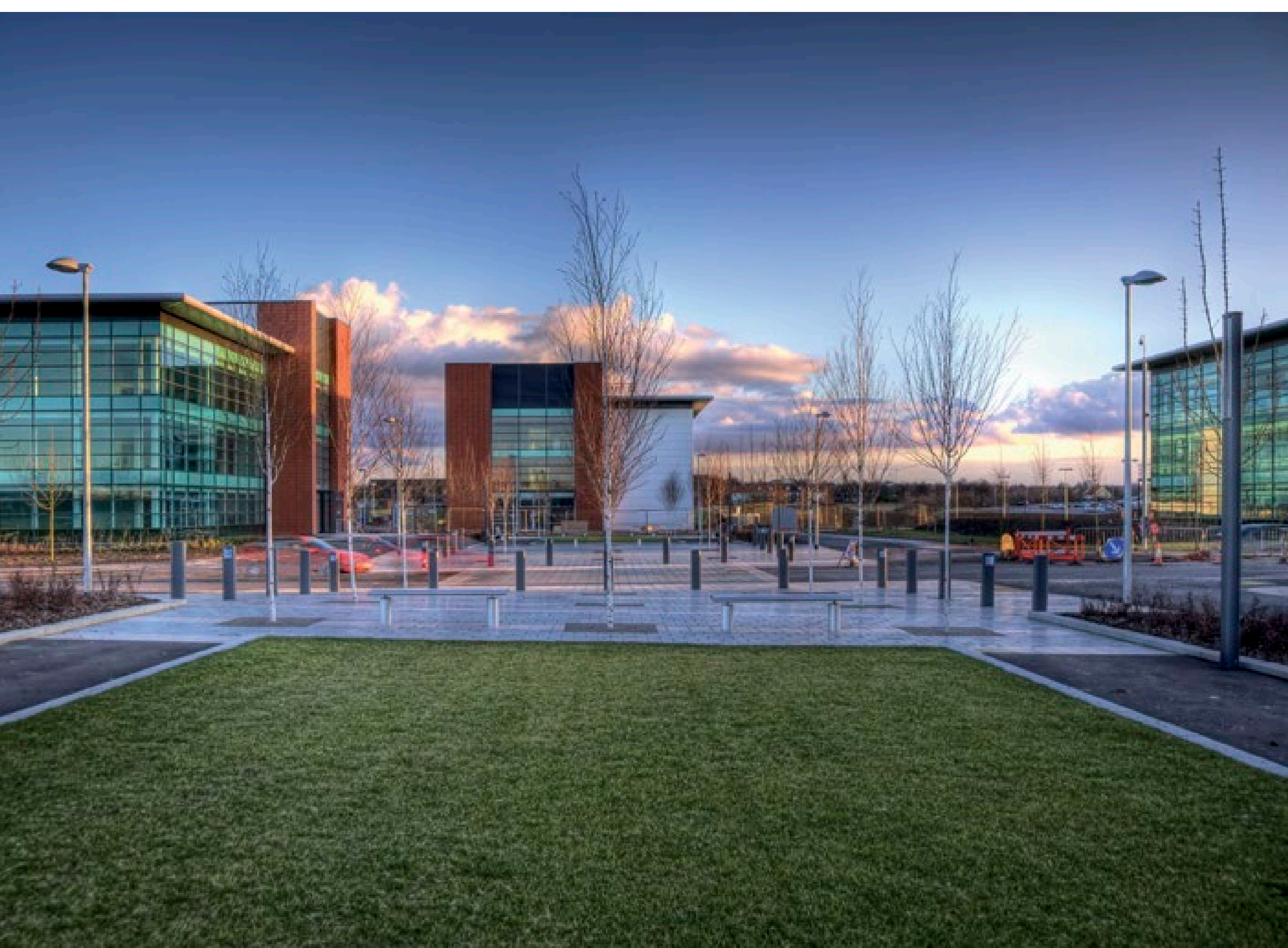
LAND USE TYPE

COMMERCIAL/INDUSTRIAL

Commercial and industrial uses in Smith Creek will need to be sensitive to the environment and the Canmore context. In identifying appropriate commercial and industrial land use types for Smith Creek the aim is to accommodate a range of users in a variety of different formats that could include:

- Commercial space in a variety of different formats that may include:
 - Live/work units
 - Small pockets of commercial convenient stores
 - Neighbourhood commercial centres
- Ideas for business park / clean industrial and manufacturing areas
- Mixed use areas that incorporate complementary residential and commercial uses

*Pictures intended to illustrate land use, not specific architectural styles being proposed



LAND USE TYPE

OPEN SPACE AND TRAILS

Trails and open space are highly valued by the Canmore community and there are opportunities in the Smith Creek area. The design of trails and open spaces will need to be varied enough to serve a range of recreational interests and levels while respecting wildlife. Characteristics for trails and open spaces in Smith Creek could include:

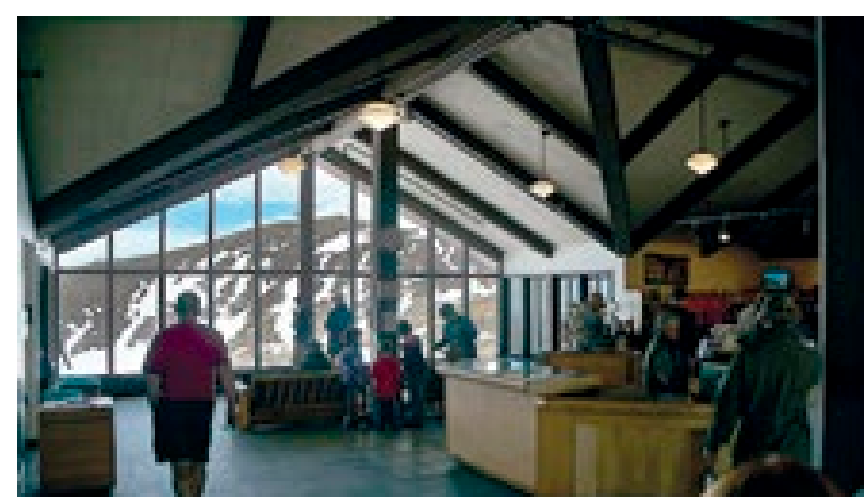
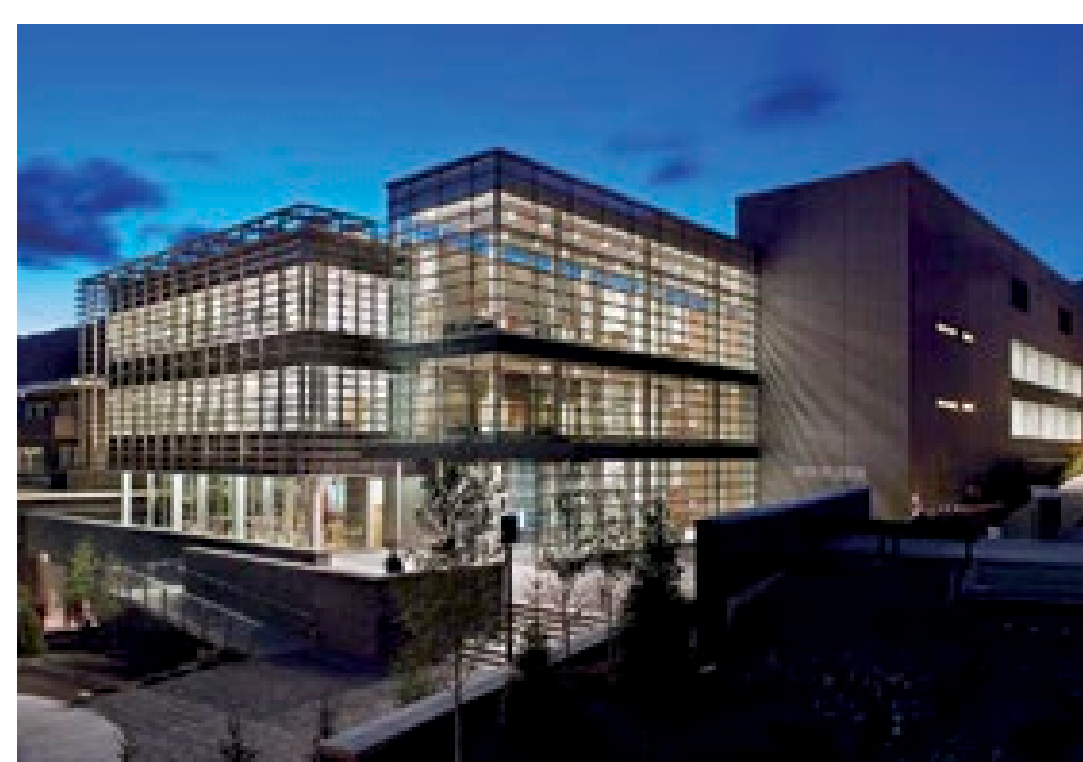
- Open/green spaces throughout Smith Creek that provide opportunities to recreate and connect with nature
- A network of pathways and trails that provide community connections and an easily accessible and functional network for pedestrians and cyclists
- A variety of trail types for users with a range of abilities, which respects the natural environment
- Consideration for human use management best practices



OTHER LAND USE TYPES

The Smith Creek Planning Team is also considering non-standard land uses for potential inclusion in the development. These could include the following:

- Educational facilities such as:
 - Culinary institute
 - Art college
 - Other appropriate post-secondary institutions
- Attractions and festivals
 - Temporary festivals (e.g., concerts, plays, etc.)



NEXT STEPS

Input and feedback received from this Open House will be compiled, reviewed and ultimately used to help develop a draft concept plan.



Workshops will be held on October 17 to garner additional public input that will be used to inform the development of this draft concept plan.



Technical studies will be initiated which will provide information and understandings crucial to the development of the draft concept plan. These will include but are not limited to engineering, environmental and fiscal viability studies.



Supporting planning policies will be drafted based on the concept plan, technical considerations and the input and feedback received from the public.



The Planning Team will continue to utilize PlaceSpeak to engage the public on various aspects of planning and policy. Information will continue to be distributed via PlaceSpeak and our Smithcreek.ca webpage. Additionally, meetings with the CAG will continue on a monthly basis.

INTERACTIVE WORKSHOP

SIGN UP

Are you interested in helping further refine the draft concept plan for Smith Creek?

If so, sign-up for an interactive workshop session where you'll be able to brainstorm and give input into the design process for the Smith Creek concept plan.

DATE: **OCTOBER 17, 2015**

LOCATION: **CANMORE NORDIC CENTRE**

Please note: space is limited, registration is required to attend workshops.