

THE HIGHLIGHTS OF COMMUNITY BUILDING IN THREE SISTERS MOUNTAIN VILLAGE

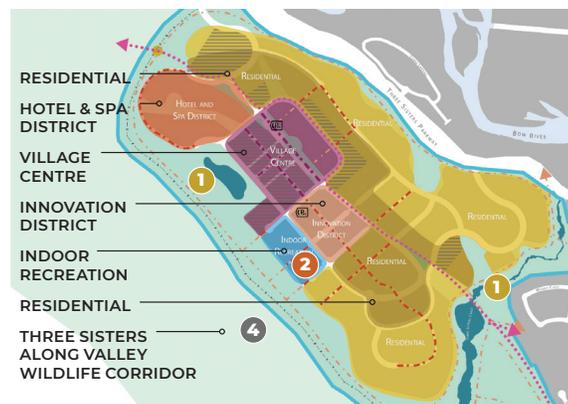
Three Sisters Mountain Village (TSMV) will soon submit two Area Structure Plans to the Town of Canmore. This project is driven by a strong vision of environmental stewardship and conservation strategies that allow humans to live next to wildlife in more peacefully shared landscapes.

A more sustainable future will require more compact urban living, a variety of housing types, alternatives to automobile use, and innovative and efficient ways to reduce energy use and waste. TSMV sees many benefits to this development, which will grow with Canmore over the next 20 to 30 years.

Three Sisters Village

A major economic engine for Canmore, the Village will be a destination for residents and guests. It will be a place of coming and goings—home to long-term residents and short-term visitors who want access to resort-like amenities as well as a lively, pedestrian-friendly village that hosts festivals and cultural activities. In this community anchored by hotels and surrounded by the amenities of a mixed-use village, you'll also find residential homes, indoor and outdoor recreation opportunities, restaurants, retail, health and wellness services, and an innovation hub that epitomizes Canmore's entrepreneurial spirit.

THREE SISTERS VILLAGE



There are a range of unique open spaces and activity hubs in the Village. This type of compact development will lend itself to an extensive off-street cycling, walking and transit network, with connections to a range of activities targeted to a variety of user groups.

Smith Creek

This neighbourhood will become an established community in Three Sisters Mountain Village. It will incorporate design features intended to promote inclusiveness and connection. Imagine rinks, parks, and pavilions that draw this close-knit community together year-round. Smith Creek will serve Canmore by providing housing options for a range of income levels and a small commercial centre with all the conveniences and essential services needed for daily living. It will strengthen Canmore's position as a highly-desirable place to live, work, play, and raise a family.

SMITH CREEK



Yellow areas: Buildings to be placed in alignment with slope-adaptive development principles.

Red: An area for future economic diversification and to provide Canmore with much needed industrial land and commercial amenities.

Highlights

- 1 Parks and recreation opportunities:** the ASPs provide municipal parks (e.g., dog parks and trails, etc.), land for indoor and outdoor recreation areas (e.g., running track, climbing walls, etc.) geared toward residents and guests. **Up to 40% of Three Sisters Village and about 15% of Smith Creek is devoted to open space and parks.**
- 3 Smith Creek has a school site** that can accommodate a future kindergarden to Grade 12 school with playing fields.
- 4 A well-planned wildlife corridor** which includes fencing, community education, adaptive management, and the creation of new recreational activities (such as mountain biking) outside the corridor. This will help reduce conflict between humans and wildlife and maintain a functioning corridor for animals. Monitoring and adaptation will occur to ensure mitigation strategies are effective.

Annual Economic Impacts of Construction

Impact Category	Gross Domestic Product (\$ millions)	Labour Income (\$ millions)	Jobs
Direct	90	55	720
Indirect	45	30	1,255
Induced	30	10	325
Total	165	95	2,300

Highlights

HOUSING:

Three Sisters Mountain Village believes in building community.

This means offering a variety of housing types for a range of income levels that increases density and improves liveability and affordability.

10% of multi-residential units will be Perpetually Affordable Housing (PAH), twice what is provided in other ASPs

Purpose Built Rentals will help address the affordability spectrum for those that cannot afford or are not interested in purchasing a home. This includes an estimated 330 to 880 units and secondary suites.

Employee housing is required for all visitor accommodation. TSMV is proposing to build 240 beds to address current and future demand.

CLIMATE CHANGE & RESILIENCY:

This is a master-planned mountain community focusing on smart growth principles to create compact, walkable and bikeable neighbourhoods with a mixture of land uses intended to reduce transportation-associated emissions.

Building practices will mitigate environmental impacts and ensure a balance between our mountainous landscape and accessibility for all.

Sustainable building hazard mitigation will keep communities more resilient to the effects of climate change.

Sustainable energy and building incentives will encourage the construction of a community more resilient to climate change. The ASPs use density bonusing as a tool to support climate change.

MOBILITY AND TRANSPORTATION:

Extensive walking/biking commuter trail network will link areas within TSMV and the rest of Canmore.

A street network will be designed to encourage walking, biking and transit use, reducing congestion and greenhouse gas emissions.

Public transit routes will be integrated into both Smith Creek and Three Sisters Village that easily gets people where they need to go without needing to drive.

ECONOMIC DIVERSITY AND DEVELOPMENT:

TSMV's development is planned to meet Canmore's future market supply and demand, based on modelling and a Commercial Market Needs Assessment done by Altus Group and informed by Town of Canmore policy direction.

The project will improve Canmore's municipal fiscal sustainability by shifting non-residential values from 18% to 28% of Canmore's total assessment.

- **The project is expected to allow the Town to decrease tax rates and move toward the Municipal Development Plan goal of a more sustainable assessment split.**
- It will create areas for economic development and diversification for Canmore's business community to operate within and serve the broader community.

THREE SISTERS VILLAGE

The total population is estimated at 5,800 to 10,000 (this represents a maximum occupancy for all potential hotels and visitor accommodation).



UP TO 220,000 SQUARE FEET of office and light manufacturing



LANDS FOR UP TO 188,000 SQUARE FEET of indoor recreation and entertainment



UP TO 380,000 SQUARE FEET of retail, restaurant, spa, and health amenities



FROM 3,000 TO 5,000 HOTEL ROOMS, AND RESIDENTIAL AND TOURIST HOMES



YEAR-ROUND EVENTS, markets and festivals

SMITH CREEK

The total population is estimated at 2,200 to 4,500.



UP TO 74,000 SQUARE FEET of light industrial and business space



UP TO 125,000 SQUARE FEET of central retail and commercial area for local services



FROM 800 TO 1,700 HOMES
70% of the dwelling units will likely be low density in the form of single detached, semi detached and townhomes, and the other 30% would include medium density housing in the form of townhomes, stacked townhomes, and apartments

Note: all numbers are approximate and were updated October 19, 2020.

To learn more or listen and watch TSMV's Oct. 2, 2020 open house, visit: tsmv.ca