

Submission Rationale Three Sisters Village & Smith Creek Area Structure Plans

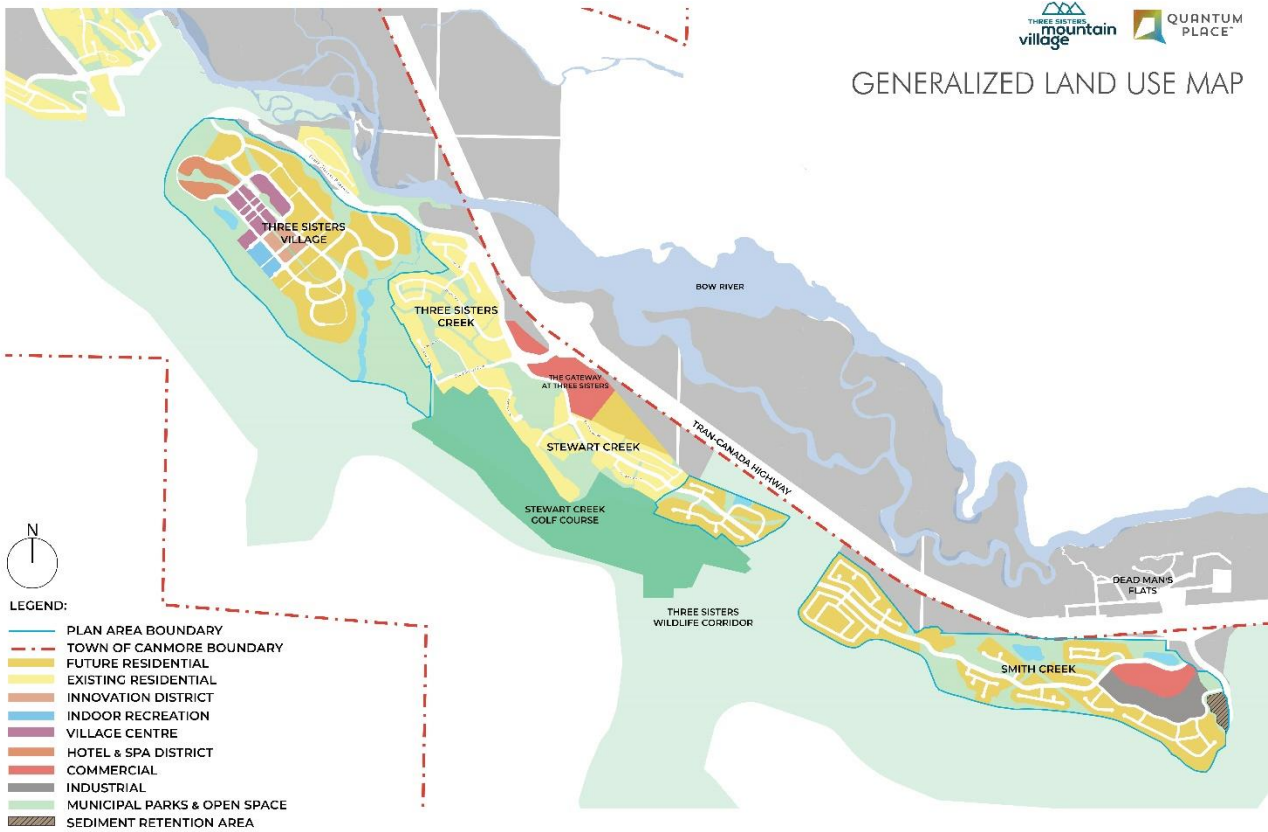
Submitted on behalf of:
Three Sisters Mountain Village Properties Ltd.
Canmore, Alberta

TABLE OF CONTENTS

1.0 INTRODUCTION.....	2
2.0 ALIGNMENT WITH PROVINCIAL DECISIONS & DIRECTION	3
3.0 ALIGNMENT WITH MUNICIPAL POLICIES.....	4
4.0 BENEFITS TO THE TOWN OF CANMORE	8
5.0 SUPPORTING STUDIES.....	12
6.0 CONCLUSION.....	17

1.0 INTRODUCTION

QuantumPlace Developments Ltd., on behalf of Three Sisters Mountain Village Properties Ltd. (TSMV), is proposing that the Town of Canmore adopt the new Three Sisters Village Area Structure Plan (ASP) and the new Smith Creek Area Structure Plan in Three Sisters Mountain Village. Please refer to the Generalized Land Use Map shown below for the location of the Three Sisters Village and Smith Creek ASP Plan Areas.



The policy framework outlined in both ASPs align land use, transportation, recreation, arts and culture, socio-economic and environmental components with the overall vision for the lands. The Three Sisters Village ASP and Smith Creek ASP, together with the Stewart Creek ASP will provide the Town of Canmore and TSMV with strategic, long-term direction for future development of TSMV lands to proceed in a cohesive and considerate manner.

The Three Sisters Village and Smith Creek ASPs are consistent with the applicable goals and policies of the Town of Canmore Municipal Development Plan (MDP) as well as Provincial decisions and policy documents such as the requirements of the Municipal Government Act (MGA) and the Natural Resource and Conservation Board (NRCB) Decision No. 9103. Alignment of the principles of the Three Sisters Village and Smith Creek ASPs with applicable policy documents are explored in further detail below.

2.0 ALIGNMENT WITH PROVINCIAL DECISIONS & DIRECTION

2.1 Municipal Government Act

The outline for and the information provided within the Three Sisters Village and Smith Creek ASPs are in accordance with the requirements of Section 633 of the Municipal Government Act.

2.2 NRCB Decision

In 1992, the Natural Resources Conservation Board (NRCB) of the Province of Alberta issued a decision regarding future development on the subject site. The NRCB Decision provided certainty that the development would proceed but left details to be determined later through the municipal planning process within the Town of Canmore, as stated in Approval No. 3, C-3, item 4 which reads:

“The phasing of the project, the land uses and related population densities, as proposed by Three Sisters for the Bow Valley portion of the project, are approved, but the detailed timing and the specific land uses and population densities may be changed with the approval of the Town of Canmore”.

Broadly, the decision outlined the following key elements for the subject lands:

- Wildlife corridors would be established prior to the commencement of development;
- Development would contain a resort component with hotels, service commercial, residential homes for permanent residents;
- The area now referred to as Smith Creek, would serve the local population and includes homes and a commercial component;
- There would be opportunity for economic diversification through a business park;
- Residential components could support the year-round vibrancy of the resort;
- A space for recreation to attract year-round amenity would be provided; and
- The development would include a spectrum of housing with an emphasis on market entry and employee housing.

In 1998, preliminary wildlife corridors were identified on portions of the Three Sisters lands. An updated corridor alignment was approved by the Province in 2002 and resulted in the current approved Along Valley and Across Valley Wildlife Corridors. In 2020, TSMV, working with the Province of Alberta, received approval for the Smith Creek wildlife corridor, satisfying the NRCB requirement to dedicate wildlife corridors. Wildlife corridors and the provincial conservation easement have been respected and appropriately conserved and further mitigations regarding wildlife and human-use within the corridors are addressed in the Environmental Impact Statements (EIS) along with other evaluated environmental topics.

The community design for Three Sisters Village and Smith Creek within their respective ASPs align with the spirit and intention of the 1992 NRCB Decision, within the current and future development context in the following ways:

- Three Sisters Village contains a mixture of recreational opportunities, hotels, commercial spaces and diverse housing options in a mixed-use, walkable and compact community;

- Both ASPs accommodate various business opportunities that serve to diversify the Canmore economy and tax assessment base, through Innovation District in Three Sisters Village, and the Commercial and Industrial Districts in Smith Creek;
- Both ASPs will serve Canmore by providing a variety of housing options and amenities with all the conveniences and services needed for daily living;
- Residential offerings focus on a diverse range of missing middle, multi-residential housing forms that intend to offer more affordable forms of market housing;
- TSMV has outlined a spectrum of affordable housing commitments equal to 20% of all residential units within the ASPs to most effectively serve the larger Canmore community; and
- Sustainable transportation is highly emphasized in both ASPs and significant investment is proposed to ensure these targets are met resulting in significant contribution towards lowering GhG emissions;
- A revised Bonusing Toolkit using a lower unit maximum will ensure that builders within the ASP Plan Area's will build to a higher level of building efficiency and looks for ways generate low carbon energy. This will align to Canmore's Climate Action Plan and provide mechanisms for new buildings to achieve Net Zero or close to Net Zero sooner; and
- ASPs encourage variety in design and consider slope adaptive development guidelines and practices, while remaining consistent with Canmore's mountain town character.

2.3 Undermining

Development of lands within Three Sisters Mountain Village will comply with Provincial Regulations *AR34/2020*, that were established with Ministerial Order MSD:004/20 that approved the *2020 Guidelines to Evaluate Proposed Development Over Designated Undermined Lands in the Town of Canmore, Alberta*. The guidelines identify the development process and design criteria by land use and, for the purpose of undermining mitigation.

Extensive undermining investigations and review of many areas of the property have been undertaken over the past two decades to confirm the location, structure and condition of the underground mine workings from the previous coal mining operations. These investigations have informed the location of land uses and open spaces within Three Sisters Village.

An Undermining Area Impact Assessment was completed for both ASP Plan Areas. These reports have also been accepted by the Province's Third-Party Reviewer as required by the regulation. The Town has received these reports for their records.

3.0 ALIGNMENT WITH MUNICIPAL POLICIES

The Three Sisters Village and Smith Creek ASPs were informed by and fit within the existing framework of policy currently informing decisions made at the Town of Canmore. The Town's Guiding Documents informed the principles and policies that form the basis of the Three Sisters Village and Smith Creek ASPs. The Municipal Development Plan, Integrated Transportation Plan as well as other policies call for careful planning of future growth areas so that sustainability, climate change, alternative mobility options, affordability, and economic diversification can be addressed. Other Town policies (Climate Action Plan, Cultural Master Plan, Recreation Master Plan, etc.) guided the development of the ASPs regarding what types of recreational and cultural amenities were targeted and how open spaces and parks were planned. Following are examples of how the ASPs align to the Town of Canmore's Guiding Documents.

3.1 Municipal Development Plan and the Integrated Transportation Plan

The Municipal Development Plan's foundational goals of sustainability, diversity and connectedness directly informed the Three Sisters Village and Smith Creek ASPs key principles of inclusive, resilience, sense of place, design and economy. Three Sister Village focuses on developing a mixed-use community with higher density building forms, such as townhouses and apartments, that will support a more sustainable transportation modal split to increase walking, biking and transit trips. Three Sisters Village is focused on providing missing middle forms of housing and both the Three Sisters Village and Smith Creek ASPs focus on helping to address affordable housing by providing housing options of different types and tenures across the housing continuum. Both ASPs will create spaces for innovative commercial developments that will give existing and new businesses the opportunity to provide employment opportunities for Canmorites and to help diversify the town's economy. The neighbourhoods focus on creating unique and great spaces for the community to come together and to enjoy the outdoors and the natural setting. Supporting a mix of thoughtfully clustered uses within compact development forms that shorten the distance between residents and the places they work, play and connect in. This approach to community design works towards the Municipal Development Plan's "Key Principles and Strategies" to help attract and retain residents of diverse backgrounds to live and be meaningfully employed in the community, to increase public health, strengthen the social fabric and contribute positively to economic sustainability initiatives.

Three Sisters Village creates a compact built form and mixture of uses to help lower the municipal cost of maintaining and operating infrastructure and to reduce the reliance on private vehicles for trips within the neighbourhood and beyond. Three Sisters Village ASP blends a compact mixture of land uses and a multi-modal transportation network to push towards ITP targets of 40% of all trips being walking, biking and transit by 2030. The Smith Creek ASP focuses on creating viable biking and pedestrian connections along a transit corridor while balancing objectives for slope adaptive development practices. An additional network of pathways and trails will provide recreational opportunities as well as enhanced connection between neighbourhoods. Both ASPs have considered transit routes in collaboration with the Town throughout the community to provide convenient access to transit.

Human-scaled street design coupled with appropriate densities and services will create a healthier community that prioritizes active transportation modes and leads to lower per capita GHG emissions for Three Sisters Village and Smith Creek residents and guests. Mobility Assessments submitted by Phase will ensure that the intended modal split targets associated with the developments align to those stated within the TIA and support the Town's multi-modal transportation targets. On-site and off-site improvements and their estimated timing have been identified within the TIA and are also outlined within the ASPs. Timing of these improvements will be finalised at Conceptual Schemes through the Mobility Assessments completed by TSMV. Where a mobility assessment indicates that the development is not performing as intended, the need for infrastructure improvements or other mitigations within the Plan Area will be addressed. This collaborative approach will help ensure that the Guiding Principles of the *Integrated Transportation Plan* are realized.

The ASPs attempt to balance objectives between new growth and protecting the mountains, streams and wildlife that enrich the lives of residents and sustain the tourism economy. Smith Creek will focus on slope adaptive development that reduces terrain modification and respects the natural setting it is located within. Wildlife corridors, conservation easements and mitigations within the EISs will be respected, applied in future stages of the municipal approval process and adhered to. The creation of indoor and outdoor recreational opportunities and community trails and parks will provide options as an alternative to human

use in the adjacent wildlife corridors. This will work towards the Municipal Development Plan's "Key Principles and Strategies" of creating a unique identity rooted in mountain town culture and to ensure environmental stewardship through innovation and creativity.

3.2 Municipal Development Plan Amendment (MDP)

The Municipal Government Act requires that an ASP be consistent with the adopted policy within the Town of Canmore's MDP. Should Council choose to adopt the Three Sisters Village and Smith Creek ASPs, TSMV would work with Administration to ensure that any required MDP amendments are facilitated. The MDP identifies responsible and sustainable development within the Town of Canmore growth boundary as a primary goal and the ASPs align to these principles by sustainably planning for Canmore's future and maximizing the investment infrastructure that has been made within Dead Man's Flats and will be made by the Province at the Dead Man's Flats interchange on the Trans-Canada Highway.

3.3 Canmore Climate Action Plan

The Canmore Climate Action Plan will require the Town of Canmore to reduce the 2015 GhG emissions by 80% by 2050. The Canmore Action Plan outlines the following for new buildings including initiating research into zero emissions buildings, explore options to support projects which significantly reduce GhG emissions and explore options for new developments to be EV ready. With regards to renewable energy, the Climate Action Plan indicates that the Town of Canmore will conduct renewable energy feasibility studies and to explore options for new development to be solar ready. In order to reach the overarching objective to reduce the 2015 GhG emissions by 80% by 2050, the Town of Canmore will have to aggressively work to find new energy sources and ways in which to increase energy efficiency within existing buildings currently built within the Town of Canmore.

In order to be a partner in reaching this target, both neighbourhoods employ sustainable community development practices focusing on smart growth principles, achieving 40% of trips within the community being made by sustainable transportation modes and avoid or mitigate development impacts on environmentally sensitive areas. The multi-faceted approach to creating sustainable communities lies in measures of both adaptation and mitigation of climate change in line with the strategic priorities of the *Climate Action Plan* particularly on creating communities with robust sustainable transportation networks and ensuring all new development is EV and Solar PV ready.

In addition, Three Sisters Mountain Village is proposing a bonusing incentive program within the ASPs that incentivizes builders to adopt efficient building technologies and alternative energy systems into their developments. It is important to note that the maximum units identified within the ASPs will not and cannot be reached unless buildings are built as net-zero or near net-zero and the minimum/base densities selected would ensure participation in green building incentives and building to near net zero are needed to reach a site efficiency that is economical.

The density incentive program included within the Three Sisters Village ASP focuses on the integration of sustainable building and energy systems within new buildings and promotes greater builder participation in those sustainability initiatives. Using Three Sisters Village as an example, building above 3000 units would require builders to participate in building practices and GHG reduction techniques. Development on parcels will not be financially advantageous to builders without participation in the incentive programs and this was done deliberately to encourage participation in the incentive programs. Full build out of the ASP areas would only occur if builders adopt Net Zero, near Net Zero standard or similar. While some socio-economic

and cultural bonus incentives are available to increase densities within the Plan Area, these are limited to a maximum of 10% for the incentive amount.

The Bonusing Toolkit within the ASPs use our fiscal understanding of the land economics in the ASP areas and Canmore's desire to see significant GhG reduction. Three Sisters Mountain Village has set the unit cap so that participation in these programs make financial and economic sense to future builders. In addition, to ensure the program is working as originally outlined, an Administrative review of the program will be done on an annual basis to ensure the intention of the program is being achieved. All of the incentives outlined in the bonus incentive program, are beyond current regulations in the Alberta Building Code and Canmore's Land Use Bylaw. Building codes related to green building are a federal and provincial matter and are not mandated by municipal government in Alberta. The ASPs have carefully selected an approach to maximize builder participation in green building at the earliest possible point to ensure development in Plan Areas strive towards the Climate Action Plan's goals for 80% of new homes to be built to near net zero standard or equivalent. This approach was created by initially mirroring best practices in other Canadian jurisdictions and working with a sustainability consultant to help refine the approach to push development towards net zero in the most economical way to balance affordability and sustainability objectives.

Development forms and FARs will be determined in greater detail at Conceptual Scheme in Smith Creek to ensure slope adaptive policies are applied when greater engineering detail available. This more detailed information is required to develop a successful bonusing toolkit in Smith Creek. As a result, the ASP requires that a Bonusing Toolkit be established at Conceptual Scheme. In addition, the Smith Creek ASP also outlines high level principles for the bonusing program in alignment with the Bonusing program established for the Three Sisters Village ASP.

3.4 Cultural Master Plan, Recreation Master Plan and Open Spaces and Trails Plan

Many elements of Canmore's *Cultural Master Plan* have been reflected in the design and focus of public and private spaces within the Land Use Concept and policies of each ASP. Leveraging local artistic talent and encouraging plazas for performance space and public art within the Village Centre and throughout Three Sisters Village are examples of integration of policy and direction within the ASPs.

The *Recreation Master Plan* informed the types of spaces intended to be created within the Resort Recreation Amenity Area, Indoor Recreation Area and on Municipal Reserve lands. The plan will continue to help focus recreational amenities that will be most beneficial to the community and will be refined and further detailed at later stages of the planning process. TSMV will be a place for high-quality public and private recreation options that are accessible to residents and visitors. The Three Sisters Village ASP proposes outdoor and indoor recreational amenities. A Resort Recreation Amenity Area is proposed to enhance the recreational amenities offered, address the expected increase in visitors and reduce unsanctioned human use of the wildlife corridors. The east portion of the plan area shows a large park and open space that will be a combination of MR and ER dedication. This area will be used for steep creek hazard mitigation to protect existing communities, for recreational space, trail access, trail head parking and other Town facilities. An Indoor Recreation Area looks at providing a facility that gives opportunities for recreation to ensure the Three Sisters Village neighbourhood functions as a year-round destination. Providing land for a potential future field house within the Indoor Recreation Area could alleviate pressure on Elevation Place when completed.

The compact form of the development allows TSMV to dedicate more land to open space areas. In Three Sisters Village and Smith Creek approximately 40% and 15% of the land is devoted to open space and parks, respectively. The *Open Spaces and Trails Plan* guided the design of public open spaces and the provision of

all types of trails and connections within the Plan Areas and in new offsite connections to other destinations within the town. It also informed the location of and types of open spaces that will be created to best serve the town and community's needs.

3.5 Bow Valley Region Housing Needs Assessment

Addressing affordable housing is a key goal within the Municipal Development Plan and many of the issues surrounding housing affordability in the region were outlined in the Bow Valley Region Housing Needs Assessment. The findings of the needs assessment helped craft the overall strategy and approach to addressing affordable housing for both ASPs. TSMV worked with the Town to outline a housing spectrum for the Three Sister Village and Smith Creek ASPs. The housing spectrum accommodates a variety of ownership and rental options that is responsive to all income levels. The housing spectrum aims at reducing direct housing costs via increased density and the efficient use of developable land. Within the Three Sisters Village and Smith Creek ASP submissions,

TSMV has outlined a 20% commitment to affordable housing (rental and ownership options), community lands, employee housing and accessory dwelling units within their two ASPs. For further information on the composition of TSMV's affordable housing commitment see Section 6.3.

3.6 Settlement Agreement & DC1-98

The 1998 Settlement Agreement between the Town of Canmore and Three Sisters Resorts Inc. directed the preparation of the Master Zoning Bylaw DC1-98 which governs development on Three Sisters lands. The purchase of the lands in 2013 enacted by a court order rendered the clarity that the 1998 Settlement Agreement has no force or effect on TSMV or on the draft ASPs being prepared for submission to the Town for Council consideration.

Working with the Town Administration, components from the Settlement Agreement and DC1-98 Bylaw were retained and incorporated into ASP policy. Other portions of DC1-98 that do not align with current planning paradigms and the Town of Canmore's policy direction were excluded. DC1-98 regulations that were either carried forward or improved upon and included within both ASPs were:

- Affordable Housing;
- Employee Housing;
- Economic Diversification; and
- Community Lands.

The Three Sisters Village and Smith Creek ASPs once adopted, will set the direction for future Conceptual Scheme, Land Use Redesignations, Subdivisions and Development Permits to better align to Town of Canmore's current and future goals and objectives.

4.0 BENEFITS TO THE TOWN OF CANMORE

Adoption of the Three Sisters Village and Smith Creek ASPs would help the Town of Canmore address several key issues for current and future residents of the Town of Canmore. The ASPs intend to make a tangible difference when addressing the following topics in relation to new development:

- Additional Compact Housing Units;
- Sustainability and Climate Change;

- Affordable Housing;
- Municipal Parks and Facilities; and
- Economic Development and Diversification.

4.1 Sustainable Community Design

The Three Sisters Village is in greater alignment with Canmore's MDP and ITP goals and targets than the existing 2004 Resort Centre ASP. Creating complete communities that can support a mix of land uses, create a variety of affordable housing opportunities and support the infrastructure required to meet the 2030 multi-modal objectives within the ITP were the main tenets in creating the updated ASPs. To accomplish these objectives, the land in particular within Three Sisters Village, had to accommodate a greater variety of multi-residential building forms to create neighbourhoods that are compact and align to objectives related to affordable housing, sustainable transportation and economic development and diversification. Connecting these compact land uses was a comprehensively designed multi-modal transportation network to support and create a neighbourhood framework that could capture internal trips and ensure the ITP's 2030 mode split goals could be realized within the Plan Areas. The next steps were to create a comprehensive strategy for open spaces and recreation that would create communities that focuses on active and passive recreation opportunities that are well-connected by pathways and active modes. Creating a comprehensive strategy to approach sustainable design continued with the creation of a Bonusing Toolkit to greatly incentivize green building while ensuring that all buildings would be EV and solar PV ready and ensuring low-impact design approaches were emphasized to ensure alignment to Canmore's Climate Action Plan. These sustainable community design approaches led to the overall land use concepts within the Three Sisters Village and Smith Creek ASPs. This approach to sustainable community design resulted in unit maximums within the ASPs that slightly exceed those that are described in NRCB decision which accounted for all the units within TSMV's overall development. This approach represents the best opportunity to ensure builder uptake on sustainable building technologies while increasing compact and affordable housing stock and building to densities that can support greater multi-modal splits and mixed uses.

Unit counts prescribed in the 1992 NRCB Decision and DC1-98 reflected the best practices in planning at their respective times and were developed when single and semi-detached housing was far more attainable than they are today. Overall community design from the time of those decisions reflected sprawling and automobile dependent neighbourhoods with segregated land uses and with a much larger emphasis on single-family homes. Today this is not the case, and the Three Sisters Village and Smith Creek ASPs both drive towards creating communities that promote sustainable transportation choices, economic diversification opportunities and a spectrum of housing that welcomes diversity of household compositions and incomes. For this reason, unit counts are proposed that reflect a modernized approach to town and city building with better outcomes for the public that are aligned to MDP and ITP goals. The improved outcomes for the public that align with the unit counts proposed within the ASPs intend to:

- Create sufficient densities to support mixed-use and commercial development that can create complete communities that can capture trips generated;
- Create compact and walkable neighbourhoods with nearby services being within a close walk or bike ride and transit for longer trips;
- Ensure that units intend to create missing middle forms and compact units to increase affordability and to better respond to market conditions looking for more compact and affordable forms of housing; and

- Dedicate more land to open space and to the public realm, with approximately 40% of land in Three Sisters Village and 15% in Smith Creek being set aside for open space.

This approach led to where the unit counts and estimated gross floor areas stand today, which was rooted in creating a more sustainable, affordable, diverse, healthy and active community than the NRCB decision and DC1-98 would allow. This brings the Three Sisters Village and Smith Creek ASPs into alignment with the MDP's future vision for Canmore as opposed to relying more heavily on decisions and planning paradigm's from 20-30 years ago while still taking into account the sensitive nature of developing adjacent to wildlife corridors.

4.2 Sustainability and Climate Change

The Three Sisters Village and Smith Creek ASPs intend to use the remaining developable parcels on Three Sisters Mountain Village lands as efficiently as possible, while protecting natural areas and the biodiverse ecology that exists recognizing the vital role they play in adapting to the impacts of climate change. Both ASPs integrate mitigation, adaptation and disaster risk reduction considerations into the overall concepts. Some of the main positive contributions the ASPs make related to sustainability and climate change objectives are;

- Providing onsite trails, parks, open space and opportunities for recreation within the Resort Recreation Amenity Area within the Plan Areas to offset and move human activities into the development lands to help mitigate the impact of new development and human use in the adjacent wildlife corridors.
- Focusing on smart growth principles to create compact, walkable and bikeable neighbourhoods with a mixture of land uses intend to reduce transportation-associated emissions, investments in related vehicular infrastructure and to lower per capita GHG emissions.
- New residential and commercial developments are incentivized by the Bonusing Toolkit to move towards Net-Zero Energy Ready buildings, encouraging new developments to be solar-ready and to incorporate sustainable energy systems to meet local energy demand.
- Utilities are designed to facilitate energy conservation, efficiency, and enable the integration of alternative energy resources and low impact development techniques.

Creating sustainable communities for Canmorites that adapt to the future conditions of and help reduce Canmorites impact on climate change were integral to the development of both ASPs.

4.3 Affordable Housing

A main goal of the Three Sisters Village and Smith Creek ASPs is to create affordable forms of housing across the housing continuum to ensure that new neighbourhoods on Three Sisters Mountain Village lands create a range of compact, market and non-market housing units for residents of Canmore. In total, TSMV is committing 20% of the proposed residential units to affordable housing.

The ASPs commits to affordable housing in the following ways:

Three Sisters Village ASP:

- Three Sisters Village focuses on creating multi-residential housing forms to create a larger supply of compact market units and entry-level housing units;
- Three Sisters Village will provide 10% of residential units as affordable housing;

- 200-600 units will be market rental within Three Sisters Village and there are firm commitments within the ASP (tied to phasing) to ensure these units are constructed:
 - A minimum of 100 units shall be built prior to Phase 3 and an additional 100 is committed to be built prior to Phase 5 in Three Sisters Village;
- Employee Housing is required for all visitor accommodation units;
- A minimum of 350 Employee Housing beds will be constructed within Three Sisters Mountain Village;
 - 200 Employee Housing beds will be built prior to the construction of the Village Centre (Phase 3) in the Three Sisters Village ASP. An additional 150 beds will be constructed prior to Phase 5.

This is equivalent to 1 bed per 5000 sqft of commercial and will address employee housing for retail and restaurant development in TSMV. Based on the 2019 Bow Valley Region Needs Assessment and TSMV's Socio-Economic Impact Assessment these commitments, will address current and future need for Employee Housing within the Town of Canmore.

Smith Creek ASP:

- Smith Creek will provide 10% of all multi-residential units as affordable housing;
- The development of Smith Creek will facilitate the provision of land to the Town of Canmore for the purpose of affordable housing in exchange for road right-of-ways (approximately 2.32 hectares) which could accommodate 100-200 affordable housing units; and
- Single- and semi-detached units in Smith Creek will be required to be "suite ready" allowing homeowners to easily build Accessory Dwelling Units that are compliant with the Alberta Building Code.

Both Area Structure Plans:

- Policy to encourage provision of Accessory Dwelling Units in townhome forms to increase affordability;
- Entry Level Housing policies to encourage market entry ownership options at the lowest market cost;
- Encouraging the construction of apartment units under 93 square metres and townhome units under 177 square metres; and
- Aligning entry level housing units design standards to Canmore Community Housing size and fixturing standards.

The intent is to create ASPs that address housing from a holistic perspective to ensure that housing needs are being addressed in a variety of ways while increasing available housing stock for homeowners and renters alike.

4.4 Municipal Parks and Facilities

Three Sisters Village and Smith Creek will create high quality parks and open spaces that fit residents needs and contribute to the overall quality of life for the residents of Canmore. A network of cycling and walking paths will connect residents and visitors to these new municipal services and parks.

The Village Centre within Three Sisters Village includes a public amphitheater as a performing arts space and a centralized public plaza connected by pedestrianized streets that lead to a park with a water feature.

In the Indoor Recreation Area, land is set aside for the Town of Canmore for the construction of a Field House or a performing arts centre that will connect with a network of pathways to a large public park on the 'Triangle Lands' east of Three Sisters Creek. The intention for the lands is to create space for uses that could include:

- Indoor running and walking tracks;
- Basketball courts;
- Indoor and outdoor skating rinks;
- Tennis courts;
- Soccer pitches;
- A library;
- Municipal maintenance yards; and
- Pickle ball courts.

Multi-use, commuter, and single-track mountain biking pathways will connect residents and visitors throughout the Plan Areas and to other destinations in Canmore. Off-leash (dog parks) areas will be strategically located to best serve nearby residents.

Smith Creek will have several park spaces and a future school site that will accommodate students in the region as well as students produced from new developments within the Town of Canmore.

4.5 Economic Development & Diversification

Three Sisters Village and Smith Creek ASPs will help in diversifying the Canmore economy by building flexible and creative spaces where entrepreneurs can start and grow their business to serve the broader community.

The Three Sisters Village focuses on creating a pedestrianized Village Centre to create a space for Canmorites and visitors to come together and experience high quality spaces and events. The Village Centre intends to foster a community that cherishes arts and culture by encouraging public art contributions, creating plazas, parks and meeting spaces.

The Innovation District within Three Sisters Village intends to create flexible and interesting spaces where Canmore's business community can focus on the creation, development and ancillary marketing of products or services, both physically and digitally to contribute to the economic diversification of Canmore.

Smith Creek will create commercial and industrial areas to serve Smith Creek residents and residents of Dead Man's Flats.

By creating more opportunities for residential and commercial (office, retail, restaurant etc.) development, the Town of Canmore is expected to see the benefits of:

- Diversifying the Town of Canmore's commercial tax base;
- Creation of new commercial and industrial spaces for the Canmore's business community to operate, expand and serve the broader community;
- Creation of more housing options to attract residents to live and work within Canmore; and
- Building a larger population base that may attract companies and services that may have viewed the Canmore market as too small to operate in.

5.0 SUPPORTING STUDIES

Several of the supporting studies examine the Three Sisters Mountain Village community as a whole (global studies) and include a review of existing and proposed development. This includes anticipated development

within Stewart Creek, Three Sisters Village and Smith Creek and includes all undeveloped parcels outside of the ASP areas. These reports are submitted with the ASP applications to support the policy found within the ASPs and will guide the approach to development of the Three Sisters Mountain Village community. Supporting information to both ASPs consist of the following:

- Municipal Fiscal Impact Assessment (MFIA);
- Socio-Economic Impact Assessment (SEIA);
- Wildfire Risk Assessment;
- Commercial Market Needs Assessment: Executive Summary;
- Transportation Impact Assessment (TIA); and
- What We Heard Report.

In addition, supporting studies were specific to each ASP are the:

- Master Drainage Plan;
- Servicing Study;
- Environmental Impact Statement (EIS);
- Steep Creek related reports; and
- Area Mining Impact Overview Reports.

5.1 Municipal Fiscal Impact Assessment (MFIA) – Global Study

The primary purpose of this study is to assess the fiscal impacts of the Three Sisters Mountain Village development contained on the Town of Canmore and its existing ratepayers. The fiscal effects of the Project represent a subset of the total impact that TSMV will have on the community and the remaining impacts are evaluated in the Socio-Economic Impact Assessment (SEIA). A primary conclusion drawn from the MFIA is that the Project represents an opportunity for the Town to grow in a fiscally sustainable manner.

The balanced land use mixture provides an assessment base that is more positive than the Town’s existing base and provides the opportunity to reverse a recent trend in the community of a diminishing share of non-residential assessment and return the assessment split last seen in 2010. This shift is expected to lead to tax rates at full buildout that are slightly below those applied in 2019, which leaves ratepayers of the community better off from a fiscal perspective (See table below).

Town of Canmore Tax Assessment Split

	Max Scenario	Town in 2019
Residential	73%	82%
Non-Residential	27%	18%

5.2 Socio-Economic Impact Assessment (SEIA) – Global Study

The Socio-Economic Impact Assessment (SEIA) aims to characterize the existing socio-economic conditions in the Town of Canmore and identify if and to what degree the development of the Three Sisters Mountain Village Project may have on the socio-economic fabric of the community. Three of the main conclusions from the report include:

- Increased housing supply coupled with affordable housing units is expected to improve the rental and ownership market which will subsequently reduce cost pressures faced by local business and create an environment more suitable for younger families.
- A lack of commercial and light industrial lands has previously constrained the growth of local firms, the Project's supply of non-residential land should alleviate this constraint.
- An increasing population base will likely make the Town a more appealing market for key retailers or service providers who may have previously not been willing to invest in the community.

5.3 Transportation Impact Assessment (TIA) – Global Study

The purpose of the Transportation Impact Assessment (TIA) is to identify the transportation infrastructure needed to accommodate growing multi-modal travel in the Three Sisters Mountain Village area and nearby external network intersections. Report recommendations included road network upgrades, recommended intersection configurations and associated multi-modal infrastructure needs. The TIA informed the transportation connections of the Land Use Concepts to best couple sustainable transportation objectives with appropriate land uses to meet or exceed *Integrated Transportation Plan's* modal-split targets of 40% of all trips being walking, biking and transit by 2030. The TIA also informed the Monitoring Program associated with the development to support the Town's multi-modal transportation targets. Any required on-site and off-site improvements will be determined at the later stages of planning through mobility assessments done by TSMV. Where a mobility assessment indicates that the development is not performing as intended, the need for infrastructure improvements or other mitigations within the Plan Area will be addressed at Conceptual Scheme through a Mobility Assessment.

5.4 Wildfire Risk Assessment – Global Study

The revised Wildfire Risk Assessment has been prepared based on amendments to the wildlife corridor and the conceptual development plans for the proposed Three Sisters Village and Smith Creek Plan Areas. This report provides conceptual FireSmart hazard mitigation recommendations to reduce the threat of wildfire to the proposed developments with an emphasis on the vegetation management requirements within and adjacent to wildlife corridors. Recommendations from the assessment were integrated into relevant sections of ASP policy and further analysis will be conducted at Conceptual Scheme.

5.5 “What We Heard” Communications and Engagement Report -

Public engagement was conducted regarding future development of Three Sisters Mountain Village land over four phases beginning in 2015 and concluding in Fall 2020. Engagement commenced in the following order:

- Phase 1: Between 2015 and 2017 to inform Smith Creek ASP and included engagement that led to TSMV's Resort Centre ASP amendment (now called Three Sisters Village);
- Phase 2: Between September 2018 and June 2020 to better understand communication gaps and articulate the vision for development prior to completing Draft ASPs;

- Phase 3: Input on Draft ASPs between July 2020 and October 2020 to identify the common themes and key directions in the ASP submission; and
- Phase 4: Communication following engagement on Draft ASPs with the intent to reinforce how input informed the plan as well as marketing efforts to leverage project support.

The TSMV What We Heard Report outlines how, when and why feedback was incorporated into the Three Sisters Village and Smith Creek ASPs. The What We Heard Report demonstrates how the ASPs reflect community input provided as the plans for these developments have evolved. It outlines the specific changes and approaches that have been developed to plan for new neighbourhoods that will meet the future needs of a growing community and provides a high-level summary of TSMV's key planning outcomes – aligned to community member asks. Significant changes were made to the ASPs in response to public feedback with regards to:

- TSMV's commitment to affordable housing including commitments tied to rental housing and employee housing in addition to previous affordable housing commitments;
- refinements to the unit count and to ensure the Bonusing Toolkit better aligned with the Canmore Climate Action Plan;
- additional clarity surrounding the Environmental Impact Statement, the recommended mitigations and how the Monitoring and Adaptive Management Plan will function within future planning applications;
- clarity surrounding the wildlife fence and under what circumstances it would be maintained by the Town of Canmore and when that responsibility would be transferred to the Town;
- clarity surrounding how the sustainable transportation system will be supported via investment in transportation infrastructure;
- transparency as to how development within TSMV will not lead to undue congestion and how congestion will be monitored over time through Mobility Assessment's at each Conceptual Scheme phase. Mobility Assessments will provide an evaluation of how the development is performing against the intended modal-split objectives identified in the TIA and identify any initiatives needed to support Canmore's modal shift and level of service targets; and
- clarifications were made throughout the ASPs to ensure clarity as to the intended planning objectives.

5.6 Environmental Impact Statement (EIS)

The purpose of the Environmental Impact Statements (EIS) are to provide information about the potential environmental impacts of the Three Sisters Village and Smith Creek ASPs for the Town of Canmore to make an informed decision about the Project. The Town's independent third-party reviewer, MSES review the Terms of Reference and the EIS for both ASPs.

The goals of these EISs are to:

- Outline existing conditions and identify significant natural and ecological features;
- Determine the nature and scale of the potential impacts generated by the proposed project prior to mitigation;
- Provide recommendations to avoid or mitigate these impacts; and
- Identify residual impacts and their significance after implementation of proposed mitigation.

The Environmental Impact Statements established specific Regional and Local Study areas with the Regional Study areas covering 23,878 ha in the Bow River watershed between the east boundary of Banff National Park and Exshaw and used as the basis for an extensive examination of Cumulative Impacts. The Smith Creek EIS further included a Local Study Area that examined the entire Three Sisters Mountain Village development (Smith Creek ASP, Stewart Creek ASP, the Three Sisters Village ASP) plus adjacent wildlife corridors.

A Third-Party Review of the EIS was conducted by MSES. The reviewer concluded the following with regards to the Three Sisters Village and Smith Creek EISs:

- That the EISs met the Terms of Reference established at the beginning of the project;
- While the Third Party Reviewer did not always agree on the degree of impact predictions outlined within the EIS, they did agree with the suite of recommendations outlined within the EISs including education, attractant management, inclusion of recreational elements within the development area, monitoring and adaptive management (which monitors and manages mitigations as the development progresses and applies adaptation specific to what's happening on the ground, as required).

All requirements for the development are summarized in both the Three Sisters Village and Smith Creek EISs within Table 50 and referenced in ASP policy as a requirement for development compliance moving forward. In addition, policy also includes detail regarding the wildlife fence and the Monitoring and Adaptive Management Plan relative to the mitigations recommended for the project.

5.7 Engineering and Servicing Studies

The Three Sisters Village and Smith Creek ASPs required separate engineering servicing studies to outline how new development could be efficiently serviced with municipal water, sanitary sewer and stormwater utilities within their respective Plan Areas. Associated reports include Servicing Studies and Master Drainage Plans for both Plan Areas. Utilities, right-of-ways and line assignments will be further determined at the Subdivision stage and ASP policy outlines how utilities can conceptually be provided while minimizing disturbance of the natural landscape and aligning with the Town of Canmore's Utility Master Plan and Engineering Design and Construction Guidelines.

5.8 Steep Creek Hazard Reports

Addressing steep creek hazards for new development is critical and has been of increasing importance following the 2013 floods. For both the Three Sisters Village and Smith Creek ASPs this requires strategy and mitigation of risks associated with the potential for future flooding present with Three Sisters, Smith, Marsh, Cairns and Pigeon Creeks. These reports identify paths forward to mitigate potential risks to existing and proposed development in alignment with the Steep Creek Hazard Assessments and Mitigation Options Analysis' to direct updates to the Land Use Bylaw and other municipal documents as development progresses.

5.9 Area Mining Impact Overview Reports

The Area Mining Impact Overview Report Resort Village Area Structure Plan and Area Mining Impact Overview Report Smith Creek Area Structure Plan assess the proposed Three Sister Village and Smith Creek

ASP undermining considerations and is the first stage in the development process for each respective ASP. The ASPs are reviewed in relation to the 2020 regulations and guidelines within Alberta Regulation 34/2020 “2020 Guidelines to Evaluate Proposed Development Over Designated Undermined Lands in the Town of Canmore, Alberta”. These reports indicate the preliminary hazard zone assessments based on the potential impact from undermining below the ASP Plan Areas, taking into consideration proposed land uses and infrastructure. Further analysis is conducted in alignment with the Provincial Guidelines at future stage of the planning process.

6.0 CONCLUSION

We ask that Council approve the Three Sisters Village and Smith Creek ASPs to help provide a strategic and comprehensive framework for decision making on future applications within Three Sisters Mountain Village. The ASPs demonstrate alignment to the Town of Canmore’s policies and current strategic direction and demonstrate our shared interest in:

- Addressing affordable housing and providing housing for a diverse range of households and incomes;
- Aligning the need for new development with strategic priorities related to climate change;
- Creating innovative mixed-use, commercial and industrial spaces to help diversify the economy and the tax base; and
- Creating great neighbourhoods, places and spaces within them that Canmorites can call home, be proud of and ultimately enjoy.

Thank you for your consideration in reviewing the Three Sisters Village and Smith Creek ASP applications.