

December 15, 2020

Tracy Woitenko, Development Planner
Planning & Development
Town of Canmore
Canmore Civic Centre
902 7th Avenue
Canmore Alberta
T1W 3K1

Re: The Gateway at Three Sisters - Land Use Application

Ms. Woitenko

Please accept the following revised rationale in support of an application for land use redesignation (attached).

Proposal:

QuantumPlace Developments Ltd on behalf of Three Sisters Mountain Village and in partnership with Tanner Properties, and DAAS submits this application rationale in support of a land use redesignation application for a land legally described as following:

- Plan 1510968, Block 19, Lot 1
- Plan 0812528, Block 18, Lot 5
- Plan 0812528, Block 18, Lot 4
- Plan 0812528, Block 18, Lot 3

The subject lands with an area of 18.77 ha (46.37 ac) is currently designated as Three Sisters Gateway Commercial District (TS-GD) and Direct Control District I-98 (DC). This application is proposing to change the land use of 10.75 ha (26.55 ac) of the site to multiple land use districts including Three Sisters Gateway Commercial District (TS-GD), Residential Comprehensive Multiple Unit, Stewart Creek District (R3 SCI), Public District (PD), and Environment District (ED) to accommodate commercial development within a project called the Gateway at Three Sisters.

The Gateway at Three Sisters Mountain Village will play a crucial role in the economic diversification of Canmore. The development will attract and create a place for employment that is outside of the tourism and hospitality industry. This is accommodated through the inclusion of a Research and Innovation Hub. The Research and Innovation Hub is a critical component of the development of the Gateway at Three Sisters. It is an office campus envisioned to house research facilities, professionals working in research, health and wellness and medical practitioners, as well as other professionals in an

office campus setting. Service and retail commercial uses will support the needs of those working within the Research and Innovation Hub, as well as existing residents of Three Sisters and other areas within Canmore. Three Sisters Mountain Village is working directly with several interested parties looking to locate within the Research and Innovation Hub and is eager to move forward this development in alignment with Town economic diversification efforts and strategy, and Town Council's strategic priorities.

It is expected that The Gateway at Three Sisters will produce significant employment within Canmore diversifying its economy and the municipal tax base. It is expected that the development will generate 250¹ jobs within the education, research, and health and wellness/medical sectors.

The Gateway at Three Sisters also plays a crucial role in the multi-modal transportation strategy for Three Sisters Mountain Village. It provides much needed services for existing and new residents of the community within biking and walking distance of their homes. Commercial uses like grocery stores, dry cleaners, coffee shops, restaurants and other services are envisioned to be provided within this area. By locating these services closer to where people are living, new transportation options open up to the residents of Three Sisters and the option to live with one less car or travel more frequently by walking or biking becomes more of a reality for the residents of Three Sisters Mountain Village. The development will support multi-modal transportation objectives by incorporating bikes, transit and pedestrian focused design into the design through the incorporation of separated bike lanes, multi-use pathway connections and infrastructure that will support transit, biking and walking.

Three Sisters has heard Canmore's desire to grow in a more sustainable (environmentally, socially, and economically) direction and this development represents Three Sisters Mountain Village listening to that direction. Three Sisters Mountain Village is committed to be a long-term partner in developing strategic relationships that is not only benefits Three Sisters Mountain Village but also the Town of Canmore. Today and moving forward, Three Sisters will be working to incorporate Canmore's vision, found in the strategic priorities set by Council, the MDP and ITP, into the long-term plans for the Three Sisters Mountain Village community.

Site Context

The subject site is located in the northwest corner of the Stewart Creek ASP area. To the north is the Trans-Canada Highway, to the south is residential development in the form of apartment and stacked townhomes designated as R3 SC and R2A SC land use districts.

The subject parcel is located within walking distance of the surrounding residential community and within easy distance of an existing transit stop. The parcel is well connected by local and regional bike pathways. The land use redesignation creates the opportunity to move forward with a comprehensive

¹ Employment generation is based on the square footage of Office and Retail use. The development includes 126,000 sqft of office (63,000 sqft x 2 storey) and 130,000 sqft of commercial. Office job generation is based on 2 jobs/1000 sqft which are above median income. For commercial uses, 2.5 jobs/1000 sqft was considered (2 job above median income and 0.5 job below median) in accordance with previous estimates accepted by the Town in previous applications.

mixed-use development on the Stewart Creek Commercial parcel and provide commercial and wellness services to residents currently living in Three Sisters. In addition, the proposed development offers medium density residential dwellings and employee housing opportunities.

Policy

Municipal Development Plan

The Municipal Development Plan (MDP), as a guiding document for Canmore's future development, classifies the subject land as "Commercial and Mixed Use". According to the MDP, a key principle of sustainable development considers provision of a mix of uses within key areas of a municipality, which was the main consideration in developing the project. This application allows for all portions of the commercial development to be considered comprehensively, and it designates complimentary residential development on the eastern portion of the parcel. The proposed mix of uses helps with moving Canmore towards a balanced assessment split, increasing the amount of commercially assessed lands.

The proposed development will be served with dedicated bike lanes, pedestrian pathways, and public transit. The mix of uses and the ease of accessibility would create a more livable destination and could reduce reliance on the automobile for residents of this area.

Stewart Creek ASP

Stewart Creek ASP designates the subject site as commercial/mixed use area supported by a residential area on the eastern portion of this area. The policy accommodates a range of commercial and some residential land uses within a comprehensively planned area to address the daily needs of local residents and guests.

The site is intended to accommodate a comprehensive concept plan for the focal point of commercial development within Stewart Creek. Commercial development in this area is a component of the planned commercial growth within the gateway area at the Three Sisters interchange and is supported by policy outlined within the Stewart Creek ASP.

In addition to the provision of commercial services, the policy also outlines support for a medium density residential dwellings and employee housing. The residential land use district proposed in the eastern portion of the parcel will provide a variety of housing options as well as support other anticipated developments within Three Sisters Mountain Village – namely the existing 2004 Resort Centre ASP and the proposed Three Sisters Village ASP.

Municipal Reserve & Environmental Reserve:

The MGA and the MDP requires 10% of the net developable area to be designated as Municipal Reserve (MR). MR areas do not include the required area for Public Utility Lot (PUL) to accommodate a stormwater management facility or other required infrastructure. As illustrated in the conceptual plan, MR areas are proposed within the subject site as pathways and open space serving the

development and connecting the site to adjacent areas. Environmental Reserve is proposed along the south side where significant slopes are identified.

Undermining Areas:

Portions of the subject site are undermined from previous coal mining operations. An undermining report is underway and will be submitted at the subdivision stage. Any area that is proposed for development that is affected by undermining will be addressed in accordance with Provincial Regulations AR34/2020 as amended from time to time and ARI 14/1997. Guidelines have been developed and approved under AR34/2020 and are currently established with Ministerial Order MSD:004/20 approving the “2020 Guidelines to Evaluate Proposed Development Over Designated Undermined Lands in the Town of Canmore, Alberta”.

Conceptual Site Plan:

A comprehensive conceptual site plan has been developed by DAAS Architecture to inform the land use redesignation and to provide Administration and Council with a comprehensive understanding of how development may unfold. The design focuses on a parcel that accommodates a mix of uses with integration of commercial services, office campus (Research and Innovation Hub), residential and public parks interspersed at key locations within the parcel.

The overall conceptual design principles were organized around creating a sense of place, unique, memorable and attractive all-season experience at this important destination gateway site. The vibrant mixed-use character of the space will be optimized through a consistent use of strong architectural aesthetic based on the natural, cultural and heritage memory of the site related to coal mining and expressed through familiar forms - strong base elements with steep, mountain roofs, and use of local materials such as metal, wood siding and logs, giving it recognizable and unique form and contemporary character feel, creating memorable identity of this commercial destination.

Connectivity - The design provides appropriate connections to the Highway, Three Sisters Parkway and Stewart Creek trail network, which promotes the accessibility and encourages all modes of transportation. These trails will be further outlined at the time of Development Permit submission. The street network within the site is designed to minimize the impact on the pedestrian connectivity and to take advantage of the significant landmarks and focal points.

Parking - The parking areas are well considered and conveniently located throughout the site, either shielded by vegetation or buildings. Larger parking lots are clustered at the backside of buildings. On-street parking is also contemplated along the principal commercial street. It is anticipated that 8 -10 electric vehicle stalls will be provided within the development. On the east side, a buffer of open space separates the parking areas and proposed residential buildings to address the transition between commercial and residential areas.

Site Entry - The proposed concept plan will provide a sense of arrival with the site entry culminating in a spacious round-about feature with a formal landmark-focal point located at its centre. The entry will

also be appropriately accentuated by quality buildings flanking the main entry leading from the Three Sisters Parkway, and then along a gently curved roadway leading the traffic naturally to the district's main street.

Design - The buildings are street oriented along the primary commercial street, encouraging pedestrian traffic and enhancing clear way finding and comfortable movement of both, the on-foot and vehicular traffic. Visual and functional connections of the various buildings will be established, through continuous use of common "street furniture" such as benches, light posts, canopies and patios, and landscape elements such as landscaped culverts with repairman native vegetation and tree groupings. Building design will allow for adaptation and future uses and new technologies.

Transition - Retail and service commercial buildings are located closer to the main entrance. The street transitions from single storey commercial to 2-4 storey office (Research and Innovation Hub), and up to 4 storey mixed use commercial buildings which are anticipated to incorporate approximately 200 employee beds (Common Amenity Housing) above.

A medium density residential area is proposed at the east end of the site which is a quieter and less active area. This area is anticipated to accommodate a mix of residential units (including employee housing). The building forms anticipated for this area could include townhouses, rowhouses, stacked townhouses, apartments and common amenity housing. The residential area is surrounded by open space and is served by a central park which is envisioned not only to serve those living and working in the area but those that will be frequenting the shops and services located within the development.

Consistency & Human Scale - All site components including entry points, principal commercial street, office campus, and the residential area will be linked by the boulevard-type main street. Despite various use and diverse building types, each building will have an architectural language cohesive with one another. All street edges will be lined by well-scaled and well-proportioned buildings architecturally addressing all building facades with the street with architecture that reflect the local context of Canmore.

Vitality – The proposed mix of uses will encourage an active and engaging meeting place and hub within Canmore. Passive outdoor community public spaces have been located throughout the entire site allowing for comfortable and safe public zones designed for seasonal use. A central public park is envisioned to connect the area north to south. An additional public park is anticipated on the western tip of the parcel.

The proposed public open spaces will be connected to other open spaces, pedestrian linkages and bike pathways and routes within the parcel and beyond. The proposed park spaces offer a mixture of passive and active spaces for gathering, recreation and social activities, and creates a sense of place for the development by creating a focal point for gathering.

Land Use District Amendment:

The TS-GD land use district allows for a maximum Gross Floor Area (GFA) of 32,515 m² for commercial uses (office, restaurant and service/retail commercial uses). An amendment to the land use district will be required to facilitate “Drive in/Drive through”, “Brewery/Distillery” and “Light Manufacturing” as added discretionary uses in the district. This amendment will assist in attracting a broader range of retails and services.

Access:

The main spine road has been revised to be a public road at the request of the Town. Utilities within the road right-of-way will be public infrastructure and designed in accordance with the Town’s EDCG. Public access easements will be registered at the subdivision stage to accommodate emergency access in accordance with Town and Provincial standards.

Conceptual Phasing:

Phase 1 is anticipated to include buildings 1-9 and 13-14. Phase 2 is anticipated to include buildings 10-12 and 15-16. The residential portion of the development may commence in Phase 2 or be brought on within Phase 3, depending on market demand. While phasing is not approved until Development Permit stage, this is the current thinking as we move forward at land use.

SSR Matrix:

The proposed development yielded a score of 126 within Canmore’s SSR Matrix. In addition, we believe additional points should be awarded to the project by recognising the advancement in economic diversification that this project will bring to Canmore. We believe full points should be awarded in the “Project Value / Leading Through Innovation” category. The Research and Innovation Hub will bring good quality employment diversifying from the tourism economy to the one is based on science, technology and health and wellness.

While not at the Development Permit stage yet, the landowner is contemplating shadowing LEED. The residential area will be constructed using BuiltGreen certification standards.

Employee housing is contemplated above some of the buildings within the concept. It is anticipated that approximately 50 units (200 beds) of Common Amenity Housing will be accommodated within this development. The exact number would be confirmed at Development Permit.

A day care is one of the tenants that is being actively pursued within this project and could provide much needed Day Care spaces within Canmore and within Three Sisters Mountain Village.

Purpose Built Rental is also being considered for one or more of the apartment forms within the residential area. This would not only increase the supply of rental housing within Canmore but support future spectrum of housing choice offered to residents of Canmore.

Conclusion:

This application is in alignment with the policies of the Municipal Development Plan (MDP), and the Stewart Creek ASP. QuantumPlace looks forward to assisting the Town as they process this land use redesignation on behalf of our client, Three Sisters Mountain Village. Should you require any additional information, please feel free to contact the undersigned.

Jessica Karpat
Principal – Planning

