



**TOWN OF CANMORE  
RECORD OF WRITTEN SUBMISSIONS  
Regular Council Meeting**

Hybrid Meeting - Council Chambers at the Canmore Civic Centre, 902 – 7 Avenue and virtually via Zoom  
Tuesday, May 2, 2023 at 9:00 a.m.

This document contains the written submissions received in response to the notice of public hearing for the following bylaw:

**Land Use Bylaw Amendment 2022-25  
Canadian Rockies Public Schools Lawrence Grassi Middle School Direct Control District**

Submissions are sorted in alphabetical order. If you are viewing the electronic version, please use the bookmarks feature to scroll through the document.

This record of written submissions was compiled by Sara Jones, Executive Assistant, on April 28, 2023. It was updated on May 3, 2023 by Allyssa Rygersberg, Deputy Municipal Clerk, to include additional submissions received before the adjournment of the public hearing.

**From:** [Steve Ashton](#)  
**To:** [Shared.MunicipalClerk](#)  
**Subject:** Letter of support - CRPS lands bylaw  
**Date:** April 29, 2023 6:32:02 PM  
**Attachments:** [image001.png](#)

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To whom it may concern,

I am in support of this bylaw solely for the reason that it creates more affordable housing options for our community which we are in desperate need of and is also the number one issue outlined by the citizens of Canmore in the last municipal pole. The housing needs study as requested by Council and CCHC also outlines this requirement for our community to be sustainable.

Thank you,

Sincerely,

Ashton Construction Services Inc.

Steve Ashton, C.E.T., LEED AP, N.C.S.O.

President & CEO

Office: 403-688-350 |

[REDACTED]

Email: [steve@ashtonconstruction.ca](mailto:steve@ashtonconstruction.ca)

\*\*I check email twice daily at 9 a.m. and 4 p.m. MST. If your matter is urgent, please call or text me.



**ASHTON  
CONSTRUCTION  
SERVICES**

[www.ashtonconstruction.ca](http://www.ashtonconstruction.ca)

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TOWN OF CANMORE

municipalclerk@canmore.ca

902 – 7<sup>TH</sup> Avenue

Canmore, AB, T1W 3K1

April 11, 2023

Attention: Cheryl Hyde, Municipal Clerk for the Town of Canmore

Re: LAND USE BYLAW AMMENDMENT 2022-25

LAWRENCE GRASSI MIDDLE SCHOOL DIRECT CONTROL DISTRICT

I am OBJECTING to the above development bylaw amendment. A development of this magnitude will adversely affect the existing character of the South Canmore neighborhood. This development should be significantly reduced in building height reflecting current South Canmore standards.

Presently the maximum building height allowed is 10 meters and the amendment is requesting 14 meters with another allowable 1.4 meter variance which can become 15.4 meters in height allowance. If this height restriction is revised from 10 meters to 15.4 meters this sets a future precedent for future builds in the South Canmore area. I chose to live in South Canmore due to the aesthetics set by the existing bylaws dictated by the Town of Canmore. This proposed increase in height restriction will change the continuity of this established South Canmore neighborhood.

The South Canmore area has limited areas to build as it is a mature community. What makes this area special is that each neighbor has thoughtfully tried to compliment this environment. This amendment will allow the display of three towering buildings which will become the central focal point of our neighborhood. This is contrary to blending in with this South Canmore community.

This proposed bylaw amendment seems to disregard existing aesthetics and enjoyment of the South Canmore area. Please take my comments into consideration for the May 2, 2023 public hearing.

Sincerely,

Janet Bebensee Gell,

Sent by Email.

[REDACTED]  
Canmore, AB  
April 28, 2023

RE: CRPS LAWRENCE GRASSI MIDDLE SCHOOL REDEVELOPMENT -  
SITE REDESIGNATION APPLICATION

Dear Mayor, Town Councillors, and Development Planner of the Town of Canmore:

We are writing this letter in response to the application for a change in land use designation from Public Use to DC for the site owned by the CRPS. We appreciate having the opportunity to provide input toward this decision.

We would like to state clearly that we are not in favor of the development as proposed, nor are we in favor of a change in land use designation from Public Use to DC.

We are concerned by the high density of this 120-unit project, and the increased height of many of the buildings compared to the surrounding existing residential area. Furthermore, we are concerned that there is insufficient parking proposed on the site to accommodate all residents and visitors, so that cars will spill over to park on the streets of the surrounding community.

However, in the case that the zoning change is nonetheless approved, we would ask that the Canmore Town Council take action to mitigate the effects of this development on the surrounding community.

Firstly, we would ask that there be a requirement that the developer provide enough parking for the maximum number of vehicles that may be on the site. Even though the location of this development is central in Canmore, it is not realistic to expect that the residents and visitors of this development will operate any fewer vehicles than residents and visitors in any other part of town, and ample parking must be provided. We feel that the amount of parking that has been proposed to date falls far short of meeting this need.

Secondly, we would ask that generous and heavy landscaping be required around the entire development to soften its impact, and also within the

development to provide green space for those residing there. We feel that the minimal landscaping that has been proposed to date is inadequate, and that this needs to be increased significantly.

Thirdly, we would ask that there be clear bylaws to prevent short term rental of units in this development, such as via AirBnB or VRBO.

In summary, we would ask you, our elected representatives on Council, to do your best to ensure that the impact of this development on the surrounding community is mitigated, and that the quality of the South Canmore neighborhood is maintained.

Thank you for your consideration.

Sincerely,

Dr Stan Bernbaum  
Nancy Hawes  
Dr Manya Bernbaum  
Safi Bernbaum

**From:** [Loveless, Amanda](#) on behalf of [Buchanan, Brent](#)  
**To:** [Shared.MunicipalClerk](#)  
**Subject:** Lawrence Grassi Middle School Land Redevelopment Proposal  
**Date:** Friday, April 28, 2023 10:24:35 AM

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Good Morning,

Re: Lawrence Grassi Middle School Land Redevelopment Proposal

We are writing you in opposition to the proposal.

Our concerns include density, lack of green space and parking:

- On-site parking: The current plan is not sufficient to accommodate on-site parking within the development. The representatives of the Landowner have advised that they will meet the minimum requirements of the Town by-laws. A number count has not yet been determined; however, landowners have advised that some units will not have any on-site parking. If there is not enough parking within the development the excess will spill onto the streets in the area, creating congestion problems in the area. The Town can set the parking requirements and restrict street parking. Minimal visitor parking is contemplated for the site.
- Restricted Use: The Landowner must ensure the proposed homes are restricted use regarding short term rental- ie. Airbnb or VRBO. This should be in the condo bylaws.
- Impact: a shadow study and traffic study should be made available to the community

Thank you for your consideration,

Sheila & Brent Buchanan

  
Canmore

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**From:** [Will Carry](#)  
**To:** [Shared.MunicipalClerk](#); [Sean Krausert](#); [Tanya Foubert](#); [Wade Graham](#); [Jeffrey Hilstad](#); [Jeff Mah](#); [Karen Marra](#); [Joanna McCallum](#)  
**Subject:** Lawrence Grassi Middle School Land Redevelopment Proposal  
**Date:** April 21, 2023 12:28:40 PM

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillors,

I am very much opposed to Lawrence Grassi Middle School Land Redevelopment Proposal for the following reasons:

Density, lack of green space, traffic, parking:

- Onsite parking: The current plan is not sufficient to accommodate on site parking within the development. The representatives of the Landowner have advised that they will meet the minimum requirements of the Town bylaws. A number count has not yet been determined however, landowners have advised that some units will not have any onsite parking. The Town can set the parking requirements and restrict street parking. Minimal visitor parking is contemplated for the site.
- Restricted use: The Landowners must ensure the proposed homes are restricted use with regard to short term rental ie Airbnb or VRBO. This should be in the condo bylaws.
- Traffic: There is one point of access for the entire site. All traffic will be funneled on to 4<sup>th</sup> Street. The Town can determine multiple access points so that the traffic burden on 4<sup>th</sup> Street is diluted.
- Impact: A shadow study and traffic study should be made available to the community.

Regards,

WILLIAM CARRY, CPA, CA | PRESIDENT

██████████ | MAIN 780.465.0381 | [will.carry@carrysteel.com](mailto:will.carry@carrysteel.com) | [www.carrysteel.com](http://www.carrysteel.com)



St. Michael's Anglican Church questions to the Planning and Development Department of the Town of Canmore.

Re: Bylaw 2022-25  
Canadian Rockies Public Schools Lawrence Grassi Middle School Development

1. Given that the plan shows development of the current bus circle for the school, what is the plan for busing to ensure the quiet enjoyment of the surrounding residential neighbourhoods?
  - a. What is the plan for drop off and pick up and
  - b. Is there a place away from the neighbourhoods where buses will spend the time between drop off and pick up?
  
2. How will the development of the school property affect the laneway between St. Michael's Anglican church and the school?
  - a. This area is used by residents and the church for parking. Widening this road or turning this laneway into a paved road would severely impact access to our parking and access to our property as there would be a substantial increase in traffic.
  - b. In addition, any use of the laneway by buses would be even more problematic.

Respectfully submitted,

Laurie Dunk  
Warden  
St. Michael's Anglican Church  
403-688-5276

Steven Gell



Town of Canmore  
902 7 Ave.,  
Canmore, AB, T1W 3K1

April 12, 2023

Attention: Canmore Municipal Clerk

Re: Lawrence Grassi Middle School Direct Control District – Land Use Bylaw Amendment 2022-25

I am objecting to the relaxed building height restriction of 14 meters as proposed in the subject bylaw amendment. The maximum building height should not exceed the neighboring approved height of 10 meters. The proposed increased building height will adversely affect site lines within South Canmore and will create a visual, out of character, eye sore that will adversely affect the quality of the neighborhood.

A serious reconsideration of the type of development that is appropriate for the Lawrence Grassi Middle School site is required to avoid adversely affecting the character and quality of life and ultimately property values within South Canmore.

Yours truly

Steven Gell

**From:** [John Homer](#)  
**To:** [Shared.MunicipalClerk](#); [Sean Krausert](#); [Tanya Foubert](#); [Wade Graham](#); [Jeffrey Hilstad](#); [Jeff Mah](#); [Karen Marra](#); [Joanna McCallum](#)  
**Subject:** Lawrence Grassi Middle School Land Redevelopment Proposal  
**Date:** Friday, April 28, 2023 3:30:51 PM

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I am a resident of a property in South Canmore.

I wish to express my opposition to the proposed Lawrence Grassi Middle School Development, in its present form for the following reasons:

1. Onsite parking: The current plan is not sufficient to accommodate on site parking within the development. The representatives of the Landowner have advised that they will meet the minimum requirements of the Town bylaws. A number count has not yet been determined however, landowners have advised that some units will not have any onsite parking. The Town can set the parking requirements and restrict street parking. Minimal visitor parking is contemplated for the site.
2. Restricted use: The Landowners must ensure the proposed homes are restricted use with regard to short term rental ie Airbnb or VRBO. This should be in the condo bylaws.
3. Traffic: There is one point of access for the entire site. All traffic will be funneled on to 4<sup>th</sup> Street. The Town can determine multiple access points so that the traffic burden on 4<sup>th</sup> Street is diluted.
4. Impact: A shadow study and traffic study should be made available to the community.
5. The current proposal for 120 units, under the DC zoning, is not harmonious with the surrounding community.
6. The density, massing, setbacks, parking, traffic, potential lift station and site coverage are all concerns.
7. This proposed plan has a huge negative impact on the surrounding homes and neighborhood.
8. Many residents in the neighborhood have worked a lifetime to be able to live in the community. Many relied on the land use/development restrictions of the school site when choosing their location.

John Homer | Project Manager

Millenia Engineering | 403 571-0510 main | [REDACTED]  
[REDACTED] | [www.milleniaeng.com](http://www.milleniaeng.com)



TOWN OF CANMORE  
municipalclerk@canmore.ca  
902 – 7<sup>TH</sup> Avenue  
Canmore, AB, T1W 3K1

April 16, 2023

Attention: Cheryl Hyde, Municipal Clerk for the Town of Canmore

Re: LAND USE BYLAW AMMENDMENT 2022-25  
LAWRENCE GRASSI MIDDLE SCHOOL DIRECT CONTROL DISTRICT

I am OBJECTING to the above development bylaw amendment. The height relaxation in a residential area such as South Canmore will be detrimental to the small town feel of the community. As a resident of South Canmore ... the increased height and density will change the feel and landscape of this space. If we wanted high density neighborhood, we would have bought our home on the 1A corridor or simply gone to a city.

The unique feel of small-town Canmore is being lost. We do not need to have a high density, over height increased traffic and congestion to an otherwise quiet peaceful area.

Presently the maximum building height allowed is 10 meters and the amendment is requesting 14 meters with another allowable 1.4 meter variance which can become 15.4 meters in height allowance. If this height restriction is revised from 10 meters to 15.4 meters this sets a future precedent for future builds in the South Canmore area. I chose to live in South Canmore due to the aesthetics set by the existing bylaws dictated by the Town of Canmore. This proposed increase in height restriction will change the continuity of this established South Canmore neighborhood. It will set a precedent for future development of South Canmore and another neighborhood will be lost to multifamily housing and again make Canmore look like a city not a mountain town.

Please take my comments into consideration and those of a long-established community of South Canmore that will forever be changed to a large metropolitan area ruining the vibe and community of South Canmore.

Sincerely,

Marianne Kasper

Sent by email.

**From:** [Fred Klein](#)  
**To:** [Shared.MunicipalClerk](#)  
**Cc:** [Sean Krausert](#); [Lauren Miller](#); [Whitney Smithers](#); [Sally Caudill](#)  
**Subject:** Objection to By-Law 2022-25 Bylaw LGMS Project  
**Date:** April 17, 2023 1:09:49 PM

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Town of Canmore  
Attention: Cheryl Hyde, Municipal Clerk for the town of Canmore  
RE: Land Use Bylaw Amendment 2022-25  
Canadian Rockies Public School Lands  
LGMS Direct Control District

April 17, 2023

Dear Cheryl,

I am a landowner in South Canmore and I am writing to you to object to the proposed bylaw changing the land use designation from PD to DC for the subject development. I have previously expressed my objection to the total project and now that it is approved, I am writing to strongly object to the proposed ByLaw amending the zoning. South Canmore is a unique residential area. People who bought here were attracted to the low height of the housing development, the low density of housing development and the fine views of the mountains from almost anywhere. And its excellent walkability.

Allowing the proposed land use amendment will destroy the character of the neighbourhood and the quality of life for the neighbours. The surrounding zoning is all R2 and R4. And the traffic is already congested - especially in the summer when main street is converted to pedestrians only. Allowing a DC land use will substantially increase congestion in the area. And to what benefit? Obviously the only one benefitting from the change in zoning is the developer - the neighbours in South Canmore suffer the consequences. I strongly object to By Law 2022-25.

Yours truly,  
Fred Klein  
[REDACTED]  
Canmore

From: [Jim Pycroft](#)  
To: [Shared Municipal Clerk](#)  
Subject: Comments for town council on LGMS Land Use By-law Amendment and a request to address the town council on May 2nd.  
Date: Friday, April 28, 2023 4:21:21 PM

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Hello,

I intend to be present at the hearing scheduled for Tuesday, May 2, 2023 at 9:00 a.m. in the Civic Centre council chamber, and would like to address the town council about my concerns. You have my permission to publish the below version of my email.

I am a concerned South Canmore Resident, and I am asking the town council to consider the current resident's rights to enjoyment of their homes and surrounds. Approval for Direct Control zoning will negatively impact the character of our community. There are no arguments against this point as it is obvious that a 120 unit development on Public Use lands removes green open space that Canmore residents use every day. South Canmore residents have voiced their objections, but council attributes no value to our concerns for the LGMS redevelopment plans that the disclosed high density, increased height buildings without an on-site parking plan. These conditions would not be acceptable to the residents of any Town of Canmore community. The petitioner is seeking Direct Control zoning so their development can break the rules meant to protect the character of our community. Direct Control must be rejected during the 2nd reading to protect the fundamental right of all Canmore residents.

My concern is specific. What I see in the plan is an egregious lack of parking spaces as presented by the petitioner for the LGMS redevelopment plan.

The Town of Canmore DC zoning has no parking ratio requirement or any onsite parking requirement. The developer points out that such considerations would be addressed by the town's by-law onsite parking requirement. The town council has not discussed during the first reading how a conversion to DC zoning of the lands held by the LGMS will address the parking situation in our community even though residents who opposed the development last year voiced this concern in their letters for consideration by town council. The parking burden for this 120 unit development has the potential for 100 to 200 additional cars and trucks in our community. I count only 23 additional parking spaces in the NE corner of the development adjacent to the staff housing building. Town Council must admit that 23 parking spaces is inadequate for a development of this size.

Direct Control zoning will eliminate the Residential zone parking ratio honored by previous residential developers in our community. Providing only 23 on-site parking spaces ignores the fact people need cars. Forcing people to use inadequate public transportation, cycling or ride share for shopping around town is draconian. How will a family of any size bring home groceries purchased on Railway ave on foot or on a bicycle? Will they be forced to use online shopping services, or have to limit their shopping resulting in multiple grocery shopping days each week? This may be how some people chose to live, but those who do not chose to shop on a daily or multiple days per week should not be forced to do so. People in our community have cars and trucks and they use them for shopping and their pursuit of happiness in and around the Bow Valley.

Public transportation systems work most efficiently in densely developed urban areas but do a poor job of serving people who need to reach destinations far from their home. Also, transit systems do not adequately serve the needs of residents with non-traditional work hours.

People who live in Canmore own cars, and this fact cannot be wished away with a 120 unit development without adequate on-site parking for all residents of the development. The visible lack of on-site parking within the development will force existing residents to compete for on-street parking spaces, which are limited, making it more difficult for residents like me to find accessible parking in the future.

Town Council must publicly disclose their plan for parking on-site during the 2nd reading of the LGMS Redevelopment Plan. The current plan has not addressed sufficient on-site parking. Our elected officials must be fully transparent on this issue for our communities sake.

If an onsite parking plan is not provided for the development, the town council would be negligent in their duties as our representatives if they were to proceed to third reading without addressing this important community issue. It is the responsibility of our elected representatives to address this concern and to protect our community from what may be an untenable parking concern in the future. If you cannot address this point, council must schedule a 3rd reading at a later date where this issue will be addressed.

Considering the increase in traffic in our community, what steps will be taken to enhance the flow of traffic between town via 7 ave and Bridge Rd./Rundle Drive? A traffic study was performed, but the study lacks critical details of how the expected traffic ingress and egress during the day will actually affect existing residents or impact on traffic safety and traffic congestion in the area during the day. Council must require a more fulsome traffic study as funneling all traffic through one entrance was not addressed in the study presented during the 2nd and 3rd reading of the ARP.

As a long time resident of South Canmore, I feel disrespected by the town council because my expressed concerns and those of other residents have not been addressed publicly. It is difficult to accept our town council would ever fail to fully and transparently consider the parking situation. Parking has been an issue in the past, and will continue to be an issue in new developments. Please address this issue during the 2nd reading of the LGMS Redevelopment by-law amendment meeting on May 2, 2023.

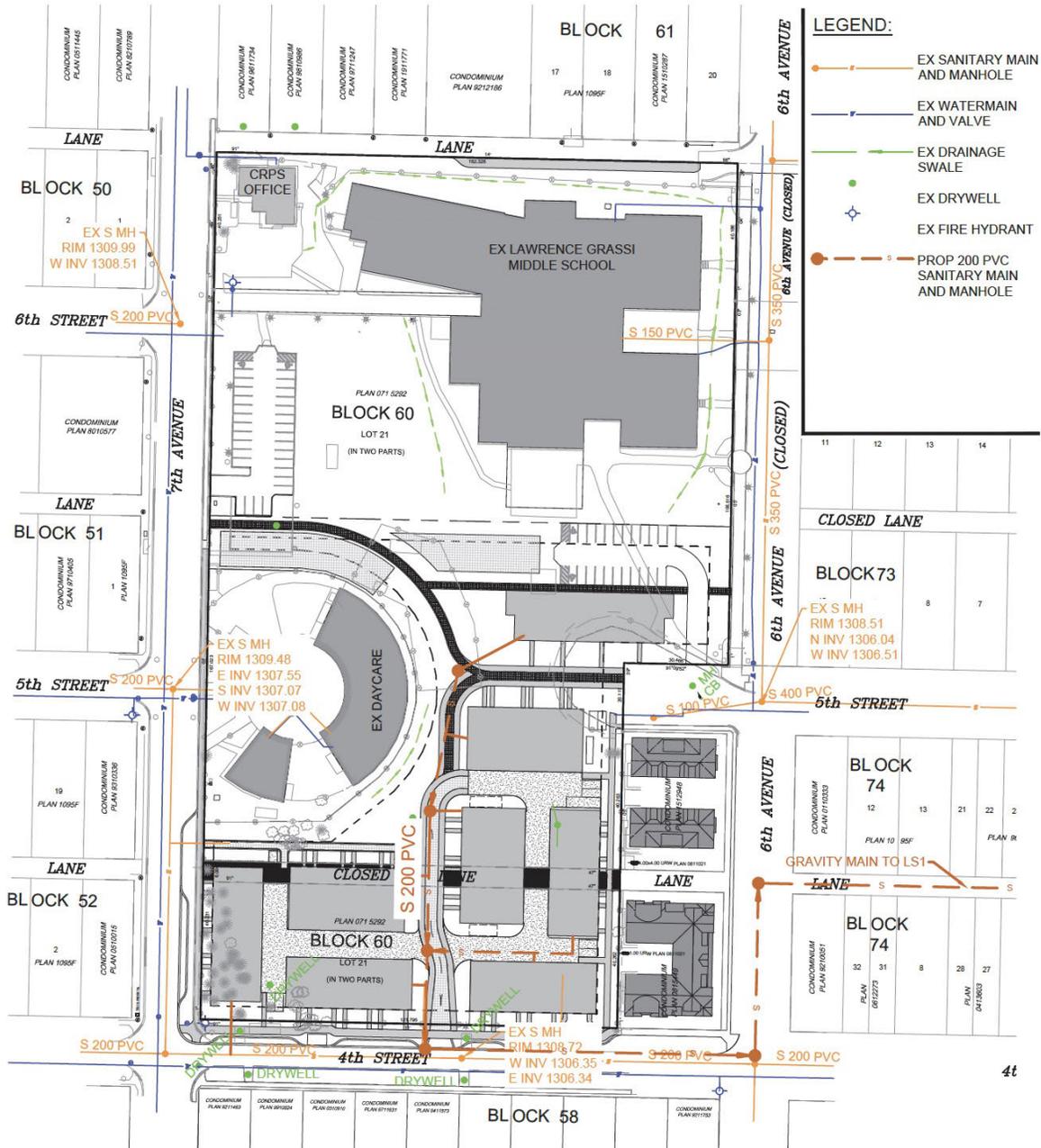
I ask for goodwill on behalf of the town council and request they disclose their on site parking by-law during the 2nd reading. The residents of South Canmore have as of yet had no reason to believe the DC zoning request will not be approved, I believe it is the responsibility of the town council to be forthcoming with their decision concerning on-site parking.

I plan to be present at the town meeting and I would like to address the town council at the town hall meeting on May 5th.

Respectfully,

Jim Pycroft

FILE: \CORP\LAND\02511\PROJECT\252811\_0174\_00\_CRPS\_LAND\_USE\_APPLICATION\_AND\_APP\_AMENDMENT\10.0\_DRAWINGS\10.7\_SHEET\0424\F0202E\_PROF(SAN.DWG) DATE: August 12, 2021 10:35:02 AM | ISCL UNRESTRICTED



**CRPS LAND REDEVELOPMENT**



Alberta | August, 2021



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**From:** [Tim Ross](#)  
**To:** [Shared.MunicipalClerk](#)  
**Subject:** Grassi Redevelopment and Bylaw changes..public forum  
**Date:** April 10, 2023 8:56:35 AM

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We are one of the homeowners who will be directly impacted by the decision to rezone this property for the proposed development. We are not apposed to this development in concept and I recognize we do need affordable living and understand that housing costs are important to attract and retain teachers in the community.

However, what I am very much apposed to is the request to rezone this property to allow for increased density and relaxation on height restriction. The town has historically managed the local developers to keep the all new development consistent with the neighbouring community. The increased construction traffic and likely requirement to upgrade infrastructure to support this high density development will be devastating the community and likely negatively impact overall property values. My request would be that you limit the number of units to those that you would normally allow on a per lot basis and maintaining the current 3 story zoning in place for R4 development. Limiting the percentage of 3 story construction is not a viable solution. I am perplexed as to why the conversation of public land would need to warrant such drastic changes to the zoning bylaws In addition, on a very personal note my property will have restricted views based on the proposed changes.

I am also concerned that the relocation of bus drop off will have serious impact to traffic as the most likely site would be on 7th Avenue in front of the school.

Thanks for your considerations,

Tim and Diane Ross

[REDACTED]

Canmore

Sent from my iPad

**From:** [Monique Schmaltz](#)  
**To:** [Shared.MunicipalClerk](#)  
**Subject:** OBJECTION to BY-LAW 2022-25 Land Use Bylaw Amendment LGMS Project  
**Date:** April 15, 2023 1:23:49 PM

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[REDACTED]

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TOWN OF CANMORE

Email: [municipal.clerk@canmore.ca](mailto:municipal.clerk@canmore.ca)  
902-7th Avenue, Canmore T1W 3K1

Attention: Cheryl Hyde, Municipal Clerk for the Town of Canmore

Re: LAND USE BYLAW AMENDMENT 2022-25  
Canadian Rockies Public School Lands  
LGMS DIRECT CONTROL DISTRICT

April 15, 2023

I am OBJECTING to the above development by-law amendment.  
Since 2021 ,This is my THIRD LETTER of OBJECTION TO THE LGMS REDEVELOPMENT PROJECT  
SO: ENOUGH is ENOUGH!  
This demand to INCREASE HEIGHT up to 14-15 METERS is TOTALLY UNACCEPTABLE  
“The proposed increase in height restriction will change the continuity of the Established South Canmore”

Who does it PROFIT ? Pleasing the Developer Design, allowing a third balcony , a huge air conditioning box on top, and creating a Penthouse View for the NEW Buyer at higher price, no affordable condo here and for us, the NEIGHBOURS “BLOCKING OUR VIEW”  
DO you have any Moral Considerations?

What are you offering to the LGMS students & children of the ROUND House ?  
A 15 meters wall of HIGH DENSITY CONDOS ,no more view of the mountains...  
& no more open green space...  
Add to this: increase traffic, limited parking, no info on the proposed location of the School Bus Zone, (next Surprise) & a 10 years of construction & inconvenience...  
Thank you for listening.  
Please take my comments into consideration for the May 2/2023 Public Hearing

Sincerely  
Monique Schmaltz  
Canmore Resident

[REDACTED]

Sent from my iPad

**From:** [Cate Scott](#)  
**To:** [Sean Krausert](#); [Council](#)  
**Subject:** Lawrence Grassi  
**Date:** Tuesday, May 2, 2023 9:55:15 AM

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I am writing in opposition to the height relaxation for the Lawrence Grassi development. It has always been 28' and there is no reason other than profit to relax this requirement.

The land was originally gifted to the school board for future schools. We need a pre school facility and another daycare. This is a perfect spot for both as it is adjacent to the school and is much needed. Some of the land could be used for PAH and staff housing but market value housing is not what we need.

I think the density is too high for the access and for the neighbourhood. Perhaps 80 should be the maximum.

Parking and traffic flow will definitely be a problem. Each unit will have a minimum of 1 car but probably two.

People come here to recreate and need a vehicle for access.

I think that you should consider scaling back density and adding a daycare and pre school.

Cate Scott

Sent from MySpringIsComingPad

**From:** [Abby Steinberg](#)  
**To:** [Tanya Foubert](#); [Shared.MunicipalClerk](#); [Sean Krausert](#); [Wade Graham](#); [Jeffrey Hilstad](#); [Jeff Mah](#); [Karen Marra](#); [Joanna McCallum](#)  
**Subject:** CRPS Redevelopment Application  
**Date:** May 1, 2023 11:29:17 AM

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May 1, 2023

Town of Canmore

[Municipal.cleck@canmore.ca](mailto:Municipal.cleck@canmore.ca)

RE: CRPS Lawrence Grassi Middle School Redevelopment Redesignation Application

Dear Mayor and Town Councilors:

I am writing this letter in opposition to the proposed rezoning of the LGMS application for a change of use designation from PU to DC. I do not support this application and urge you to reject the application.

A proposal of this density is not in keeping with the surrounding community. The density, massing, traffic, and parking are the primary issues associated with the proposed DC zoning and are not in keeping with the character of the community.

When I purchased my property, I did my due diligence and checked the title of the LGMS site. I was comforted to find a Habendum Clause restricting the use to school purposes only, in perpetuity, and purchased my property, in part, because of the adjacent green space. I was surprised to see the Habendum clause subsequently removed under the clouded auspice of the new development being deemed to be for school purposes.

As a South Canmore resident, I urge you to consider the negative impact this proposal will have on existing residents. The requests for consideration include:

1. Reduce the density and building height of the site. While the ARP allows for 120 units, that does not mean the maximum must be achieved. While maximizing the density may be in the best financial interest of the landowner, the Town ought not to be concerned with the proforma of the landowner and developer. The community understands that there has been some negotiation between the Town and the landowner to convert an otherwise unusable right of way in exchange for 5 CCH homes. Despite those negotiations, we are hopeful that the Mayor and Council are cognizant of the impact this project will have on existing community members and that you vote to reduce the massing of the site.
2. Parking. The landowners have said that they will meet the minimum parking requirements of the Town bylaws. While it is hopeful to say that this may encourage a walking/biking community, the fact is that most residents have vehicles. With many two and three bedroom units on the site, there will likely be at least one vehicle per unit. We ask that the landowner is required to maximize on-site parking. Further, we would like to see restricted street parking at ALL hours. Specifically, all hours permit only parking, restricted to existing homeowners along 7 Ave, 6 Ave, 6 Street, 5 Street, 4 Street.
3. Traffic mitigation. The original plan was to have multiple points of access to mitigate traffic congestion along 4 Street. Subsequently, we are advised that the Town changed the plan to allow only one point of access off 4th. Imagine being a homeowner on 4<sup>th</sup> Street with exponentially more traffic flowing in and out. We ask the Town to revisit having only one point of access on 4 Street. This plan will funnel substantial traffic and congestion onto 4<sup>th</sup>. We ask you to revisit multiple access points to mitigate traffic.

4. Rental restrictions. We ask that there be short term rental restrictions on all units within the development. Airbnb, VRBO and short term rental restrictions should be mandated to be placed in the condo bylaws.

In conclusion, the community residents see significant issues with the proposed plan and DC zoning. This would set precedent for other new developments in the community which jeopardizes the qualities of the community we all bought in to. We respectfully ask the Mayor and Councilors to amend this rezoning application and consider the impact this proposal will have on the existing residents who now call Canmore home.

Thank you for your consideration.

Respectfully,

Abby Steinberg.

Derek Wilding

Via Email to: [municipal.clerk@canmore.ca](mailto:municipal.clerk@canmore.ca)

February 10, 2022

The Town of Canmore  
902 7<sup>th</sup> Avenue  
Canmore, Alberta  
T1W 3K1

**RE:** Lawrence Grassi Middle School Redevelopment Proposal Public Hearing

**Attn:** Mayor Krausert and Canmore Town Council

Esteemed Mayor and Councillors,

Thank you in advance for your thoughtful consideration of the LGMS Land Use Bylaw Amendment and for soliciting the community's feedback.

I was disappointed to note further height variance allowances in the proposed bylaw. Height and density of the proposed development have been concerns of the surrounding residents since the inception of the project. I'd like to see council revisit these concerns and maintain the 10m and 14m heights that were initially proposed. Additional height variances will further impact not only viewsheds, but also natural lighting for existing residents, and I don't believe any sort of shadow study has been completed with additional height considerations.

I'm also concerned by the lack of definition surrounding onsite parking within the bylaw. With 120 units being proposed, I think it's fair to assume there will be at least that many vehicles associated with the development that require parking. I believe parking needs to be addressed more concretely in the DC bylaw to ensure its not overlooked by the developer. The proposed development will be far denser than the built form of the surrounding community and will require adequate onsite parking to avoid significant spillover into the adjacent streets.

Lastly, the DC bylaw makes no mention of short-term rentals. It's been suggested that this be included in the condo bylaws; however, I think it's imperative that it be noted in the bylaw that tourist homes will be prohibited within the DC district.

Kind regards,

Derek Wilding

**From:** [Roswitha Yamamoto](#)  
**To:** [Shared.MunicipalClerk](#); [Sean Krausert](#); [Tanya Foubert](#); [Wade Graham](#); [jeff.histad@canmore.ca](mailto:jeff.histad@canmore.ca); [Jeff Mah](#); [Karen Marra](#); [Joanna McCallum](#)  
**Subject:** Rezoning for ARP on Lawrence Grassi Middle School Grounds  
**Date:** Tuesday, May 2, 2023 1:01:47 AM

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Dear Mayor and Council Members,

## KEY QUESTION

The question before you today is if the land that was gifted to Canadian Rockies Public Schools(CRPS) for the purpose of school use and thus zoned Public District should be/must be rezoned to Direct Control to accommodate an Area Redevelopment Plan (ARP) already approved.

The Land Use Bylaw, according to the Town of Canmore Website "is a governing document used to direct building and development projects within the community." The current bylaw of "Public Use District" was entirely ignored when the ARP was approved. **THE KEY QUESTION OF SHOULD THIS LAND BE REZONED TO ALLOW THE CONSTRUCTION OF CONDOMINIUMS AND THUS LOSE ITS DESIGNATION OF PUBLIC USE DISTRICT HAS NEVER BEEN ADDRESSED.**

In fact, the town administration communicated to you in the information accompanying the first reading that 'the recently approved CRPS LGMS ARP, Bylaw2021-07, has directed the creation of the DC District.' It appears that there is no choice but to approve this rezoning without it ever having been discussed.

## YOU SCRATCH MY BACK I'LL SCRATCH YOUR BACK

My research from reading a transcript of a radio interview has shown that when the affordable housing at the 'old Daycare' site was being planned an agreement was struck to make room for this housing to build a 'new daycare' on LGMS land for the cost of the lease for one dollar. One could interpret the chain of recent direction from town administration and thus decisions by mayor and council to be seen as a response to an "you owe us" request by CRPS.

I would like to urge you as my elected representatives to truly examine the question if this LGMS land should lose its public use district zoning. It is not difficult to see the argument that building condos on land gifted for school purposes is not in line with the original intent. The argument that the "legacy fund" is for the benefit of the students of Canmore has never been proven. Schools are funded by the Alberta government. The need for a legacy fund and how it will be administered or used has not been explained.

## PUBLIC USE DISTRICT IS A COMMUNITY RESOURCE

Public Use District Zoning, even if owned by CRPS, is a community resource. Allowing Condo development on such precious land, requiring variances to a degree that the freedom of

a Direct Control District offers is required, is an abuse of this resource. There are 20 units for some kind of special designation of a maximum household income of over \$200 000 and 20 staff housing to better accommodate staff from far and wide rather than hire locally, It is the 80 units at market value that warrant the loss of a public use district the least.

YOU MUST ASK TOWN ADMINISTRATION...

#### TRANSPORTATION

I would also like to point out some of the requests that the town administration is asking of you that simply should have been addressed in the ARP. According to information on the town website an ARP should address transportation, yet the town administration is asking you to entrust the important question of where school buses will load and unload students in the very last phase of this development to them as part of the licensing process. Administration goes so far as to suggest that certain areas can be ruled out for this purpose of transporting students. I strongly suggest that you send administration back to the drawing board to give you a clear plan before this development goes any further.

While the public is raising concerns regarding parking and traffic flow, the administration is asking you to trust them that it will be fine. It would be prudent of you to ask more questions to prove that these issues truly are satisfactorily met. How many parking spots will there be per bedroom would be a good question for starters. And I surely hope we did not hire the same engineer to evaluate the traffic flow that designed the intersection at the A&W to "helpo reduce traffic congestion".

#### SETBACKS AND LANDSCAPING

Similarly, the 37% of required landscaping is given in a "more or less" format. Not only that, but it includes the school garden located at the property bordering on the school grounds. Thus between the future residential buildings and its neighbours one can expect a lot less than 37%. Furthermore, while there is a 12 m set back by the Caffaro Encore building to allow a view there is only a 6 m set back by the Caffaro Fusion Building engulfing these residents in darkness. There are small one bedroom units at ground level in this latter building that will be walled in entirely. The argument is made that these residents of Canmore are to sacrifice for the benefit of the community. I am not sure when they signed up for this sacrifice.

#### SLOW DOWN!

The LGMS ARP approval process is taking place at an unprecedented speed. If you turn to the public for input it is reasonable to expect that you consider this input and allow it to influence the decision or design. I have been involved from the beginning and while I have observed opposition from the public to this development, the project's scope has moved only in the opposite direction of even more buildings and higher density without even a flinch from town administration or the town council. Please hear the voices of the public. That this development is for the benefit of the community at large is very questionable.

Sincerely,

Rozz

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