



TOWN OF CANMORE
RECORD OF WRITTEN SUBMISSIONS
Regular Meeting

Council Chamber at the Canmore Civic Centre, 902 – 7 Avenue
Tuesday, June 6, 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 2023-02 231 & 233 Three Sisters Drive

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 Allyssa Rygersberg, Deputy Municipal Clerk, on June 2, 2023. It was updated on June 7, 2023 to include additional submissions received before the adjournment of the public hearing.

I am writing to express my wholehearted support for Bylaw 2023-02 Land Use Bylaw Amendment – 231 & 233 Three Sisters Drive. As a LPN employed at the Canmore Hospital and a lifelong resident of Canmore, I have witnessed significant changes in our community over the years. While some may resist change, I firmly believe that we must embrace it and consider what type of change is in the best interest of our community and its residents.

One of the pressing challenges we face in the Bow Valley is the lack of rental options and affordable housing. Our region is blessed with breathtaking natural beauty, attracting visitors from around the world. However, this has led to a high demand for housing, making it increasingly difficult for individuals like myself and many others to find suitable homes at affordable prices.

The McConnery's development project is both visionary and community-minded, and I wholeheartedly support it. Having known the McConnery family as trusted and valued friends, I can attest to their deep commitment to our community. They possess exceptional talent and expertise in their craft. Notably, the allocation of two out of twelve units to Canmore Community Housing demonstrates their remarkable dedication to ensuring housing opportunities for our community.

We find ourselves in a situation where healthcare professionals, among others, are struggling to find homes in the Bow Valley. Restaurants and other establishments are facing challenges in recruiting and retaining staff due to the scarcity of housing options. We urgently need to increase housing stock and explore innovative solutions, similar to what the McConnerys have proposed, in order to accommodate residents with varying income levels and diverse needs.

I understand that embracing change can be challenging, but I assure you that this project is for the betterment of our community. There is no one I trust more than the McConnery team to lead this effort. They have presented an ingenious solution to Canmore's most pressing challenge, and their forward-thinking approach gives me hope for both my future and the future of our community. I wholeheartedly encourage you to support and allow the progress of Bylaw 2023-02 Land Use Bylaw Amendment – 231 & 233 Three Sisters Drive. Furthermore, I urge you to recognize the urgent need for similar projects and explore ways to replicate their success in future developments.

In conclusion, I unwaveringly support Bylaw 2023-02 Land Use Bylaw Amendment – 231 & 233 Three Sisters Drive, and I sincerely hope that you share my sentiment. Thank you for your attention to this matter, and I appreciate your dedication to the betterment of our community.

Yours sincerely,
Dexter Bateman

Bylaw 2023-02 Land Use Bylaw Amendment – 231 & 233 Three Sisters Drive

Hello there,

I am writing to express support for Bylaw 2023-02 Land Use Bylaw Amendment – 231 & 233 Three Sisters Drive. As a local business owner and someone who grew up in Canmore, I have seen a great deal of change over the years. While I find that many of my fellow locals tend towards resisting change, I believe change is happening, regardless, and it's essential that we understand why that is and what type of change is best for the future of our community and our fellow community members.

In the Bow Valley we struggle with supply. We are fortunate to live in one of the most beautiful places in the world, a place that people travel from around the world to call home, as well. In the basic principal of supply and demand, more doors on the market is always positive and will always help drive prices down for people like myself and my peers who may not be able to afford a home here for a long time.

The McConnery's project is brilliant and I am in full support. Not only are these born-and-raised locals who are community-minded, but they are incredibly talented and masters of their craft. Two of 12 units being sold to Canmore Community Housing is a remarkable percentage, one far higher than most developments in town, and this alone shows just how community-minded they are.

We are living in a reality in which health care professionals cannot find homes in the Bow Valley, in which restaurants can't staff their establishments as they cannot find anywhere to live. We need more stock, we need to get creative, like the McConnerys have, in getting more residences into our community at various price points.

Speaking personally, I am 30-years-old, a business owner, and an active contributor to the community in many ways. I am consistently aware that I will not be able to afford a home in Canmore for a long time, if ever. I am seeing many of my friends move to Cochrane, Calgary, or to another province as a result of the crippling housing market here in Canmore. This is a place I love deeply, the place I grew up, and the place where my family is. I would be heartbroken to be priced out of Canmore, but I understand it's a possibility. With higher density developments like these, residents with a range of income levels, family models, and needs will have a better chance of entering the market.

I recognize that this change may seem daunting, but I can assure you it is for the better, and there is no one I would trust more to drive it forward than this team. They are offering a brilliant solution to Canmore's most crippling challenge, and this type of thinking gives me a great deal of hope for my future in the community and the future of the community at large. I deeply encourage you to allow this project to move forward. Further, I invite you to consider the imperative nature of projects of this kind and look to how it can be emulated moving forward.

I unwaveringly support Bylaw 2023-02 Land Use Bylaw Amendment – 231 & 233 Three Sisters Drive and I hope you do, as well.

Yours,
Britanny Burr



May 31, 2023

Town of Canmore
902-7 Avenue, Canmore AB
T1W 3K1

Via mail to: Municipal Clerk – municipal.clerk@canmore.ca

Re: Bylaw 2023-02 LUB Amendment – 231 & 233 Three Sisters Drive

Dear Mayor Krausert and Members of Council,

Canmore Community Housing is pleased to submit this letter in support of the above noted Bylaw. CCH met with the applicant and their representative in April, where we shared details of the Town of Canmore Vital Homes Policy (formerly PAH Policy) and the expectation for purchase of units by CCH at the Vital Homes build rate (currently \$279/ft²).

CCH has a current inventory of 162 homeownership units within the Vital Homes portfolio and maintains a waitlist of those wishing to purchase a unit. That waitlist currently sits at 196 residents and grows at a rate that far outpaces the growth of new affordable unit development.

Given our understanding of the project and the neighbouring land uses, CCH administration believes this to be an excellent location for increased infill density, especially if it nets two new Vital Homes units to add to our inventory. Further, the form of development and variety of modest unit sizes is unique for Canmore and consistent with best practice development for “[Missing Middle](#)” housing. Missing Middle is a denser housing form that is designed at the same scale as existing buildings in the neighbourhood but provides smaller unit sizes that allow for easier entry into the home ownership market.

It’s rare for a small developer to show interest in providing affordable housing as part of their development and so we welcome this opportunity as a model that could potentially be emulated elsewhere.

Regards,

Lisa de Soto,
Strategic Leadership Advisor

From: [Raphael Couturier](#)
To: [Shared.MunicipalClerk](#)
Subject: R2A 231 & 233 Three Sisters Dr
Date: May 19, 2023 9:05:01 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

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.

Hello,

My name is Raph Couturier, I am a real estate agent here in Canmore.

I have come across the proposal for 231 & 233 Three Sisters Drive re-zoning project and I would like to express my support.

I often work with first time buyers looking to purchase mid-level properties in Canmore and as you may know, it has gotten increasingly difficult to enter the market. When there is a property that becomes available, there are multiple young families competing for it.

There is currently a massive lack of inventory, particularly in this category. I strongly believe that Canmore needs more high-density residential complex and fewer 2 million dollar half-duplex units.

The real estate needs of our population have changed drastically in the last few years and we shouldn't let old zoning restrictions have an impact on the generations to come.

I believe that the owners of 231 & 233 Three Sisters Dr are genuinely trying to help the young families of Canmore by bringing forward a well thought out project.

Thank you,
Raph

--



RAPH COUTURIER
RE/MAX® ALPINE REALTY
REAL ESTATE ASSOCIATE
T: +1 403-702-4656
Proud to be based in the Canadian Rockies

From: [David Halliday](#)
To: [Shared.MunicipalClerk](#)
Subject: Land Use Bylaw Amendment Support for 231 and 233 Three Sisters Drive, Canmore
Date: May 19, 2023 4:07:07 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

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.

Hello,

I am writing to express my support for the proposed rezoning of 231 and 233 Three Sisters Drive from R2 to R2A. As a resident of a stacked townhouse myself who was lucky enough to get into the market a few years ago, I am firmly in support of this development (and similar developments of this nature) as it is a way to increase house purchase options for those in the early / middle stages of their career. The variety of units this type of development will accommodate, not to mention the CCH units, allows for more middle class families and individuals reach prospective home ownership, especially with rents comparable or even more expensive than mortgages right now (if you can find a place to rent) Canmore does not need any more 2M\$ 4 bedroom townhouses as is typical of new builds in this area and I personally know many many people who are on the cusp of home ownership but it is getting more out of reach as there are extremely limited options for accommodations in the 400k-800k realm which I can only imagine units in this R2A development would be marketable as.

The issue of 'spot zoning' to me is moot as there are very limited opportunities to increase density especially near the downtown core, and this to me seems like the perfect opportunity to create solutions to the housing crisis in canmore rather than just add to it. I can almost guarantee that no Bow Valley Locals have a 2M\$ budget and instead of attracting and retaining long-term residents, the current zoning almost exclusively caters to wealthy out-of-towners who will spend at most weekends in Canmore and at worst, parts of a single season where they do not contribute to the community or to the economy outside of those times.

I can understand that parking is a hot button issue but there is lots of street parking in that area and the proximity of this development to downtown allows one to use alternative modes of transportation (walking, biking, ebiking) for the majority of the year. There definitely needs to be parking on-site but I understand that the lot can be configured to accommodate the required number of stalls.

Thank you,

David Halliday
Resident of Canmore

From: [Aaron Hitchins](#)
To: [Shared.MunicipalClerk](#)
Subject: Bylaw 2023-02 Land Use Bylaw Amendment – 231 & 233 Three Sisters Drive
Date: Thursday, June 1, 2023 4:17:53 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

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.

To whom it may concern,

As goes entirely without saying, Canmore has a housing crisis. The problem is obvious - the solution is not, in most cases at least.

With the proposed sexplex(?)/6plex/triple duplex the town is being presented with a rare opportunity to facilitate the increase housing capacity, and decrease real estate price all while working with an eager developer.

While I am certain there are some measured and rational complaints about the viability of this from concerned neighbours or stubborn urban planners, this comes down to the opportunity to 3x the solution to the community's most significant problem.

Housing capacity, and the resulting costs, is an existential issue for the town of Canmore and opportunities to address it are few and far between.

This is one of those opportunities and should be not only approved but celebrated as a way forward for developers, and for the town.

Regards,

Aaron

Dear Mayor and Members of the Town Council,

I am writing to express my enthusiastic support for the proposed re-zoning of 231 and 233 Three Sisters Drive from an R2 to an R2a lot in our incredible community of Canmore. As a dedicated resident who is deeply invested in the future of our town, I believe this change aligns with our shared goals and vision for an affordable, inclusive, and livable mountain community.

Allow me to share my personal circumstances, which have led me to understand the pressing need for increased housing options in Canmore. My husband and I, originally from Ontario, relocated to this breathtaking part of the world in 2012 to immerse ourselves in its awe-inspiring environment and recreational opportunities. In 2020, we were fortunate enough to purchase our first home in Canmore, thanks to the availability of a re-zoned property that allowed for additional, more affordable units. Our families' support and our own higher-than-average incomes made this possible. However, I am acutely aware that our experience is not the norm.

Canmore's unique charm lies not only in its stunning landscapes but also in its vibrant and diverse community. Over the past decade, my husband and I have worked tirelessly to build a network of chosen support structures, as we lack a traditional family unit here. Our relationships within the community have become our extended family, and they are now facing an uncertain future due to the lack of stable and affordable housing options. Many of our friends, who were born here or drawn to this magical place, are eager to expand their families, yet they are unable to find housing they can afford within the community they love.

There are a number reasons that compel me to endorse the re-zoning proposal:

- **Inclusionary Zoning and Community Development:** By utilizing the R2a designation in conjunction with the existing tools in the Land Use Bylaw, the Town of Canmore can take an inclusive approach to community development. This aligns perfectly with our Mayor's vision for securing support for Inclusionary Zoning, a crucial step toward creating a more equitable housing landscape.
- **Affordable Housing for All:** The proposed development includes two units for the Vital Homes program, operated by the Canmore Community Housing Corporation, which focuses on perpetually affordable housing. By allowing for increased density, this project will provide market-affordable options for residents, giving them a chance to secure stable housing at an affordable price point. CCHC currently has a waitlist of 170 looking to purchase homes, and future large developments will not be completed for a number of years.
- **Socially Diverse Housing:** Increasing the housing supply through this development will contribute to the creation of a socially diverse community. It will foster inclusivity, allowing

for a mix of residents from various backgrounds and income levels to thrive together, enhancing the vibrancy and fabric of our town.

- Sustainable Residential Development: The development aligns with the Municipal Development Plan's goal of removing barriers and finding innovative solutions for safe and secure housing. This amendment to the Land Use Bylaw will facilitate a slight increase in density, enabling socially, financially, and environmentally sustainable residential development at a more affordable price point.
- Support for the Younger Generation: The proposed development offers opportunities for the younger generation to reside near their families and establish strong social connections within the community and local economy. This fosters a sense of belonging and ensures that our town remains accessible to young families, preserving the possibility for future generations to call Canmore home - just as the re-zoning of the property where we purchased our first home has allowed me to do.

While I acknowledge the concerns surrounding spot zoning and the potential challenges it may pose in future development, we must recognize that Canmore cannot afford to overlook any opportunity to support its vision for an affordable and livable community. The housing crisis requires multifaceted solutions, and this re-zoning proposal represents a vital step towards achieving that vision.

Allow me to conclude with quotes from some of our esteemed Town Councillors, which aptly capture the urgency and importance of this matter. Councillor Tanya Foubert wisely reminds us that delay only leads to further price increases and the exodus of valuable members from our community. Mayor Shaun Krausert candidly acknowledges that there is no "silver bullet" solution to our housing crisis, emphasizing the need for more affordable housing options, particularly non-market housing, to protect it from market forces. He emphasizes the significance of this next term in warding off Canmore's transformation into a purely resort community, devoid of young families and vital services.

In light of these considerations, I implore the Town Council to support the re-zoning of the aforementioned properties from R2 to an R2a lots. This decision will not only address our immediate housing and affordability crisis but also honor the strategic plan and vision for our community, which envisions Canmore as an authentic, resilient, vibrant, and inclusive mountain town.

Thank you for your attention to this matter, and I express my utmost confidence in your leadership and commitment to the well-being of our community. Together, we can shape the future of Canmore into a place where all residents can thrive.

Katie Levesque

Hi there,

I hope this email finds you well.

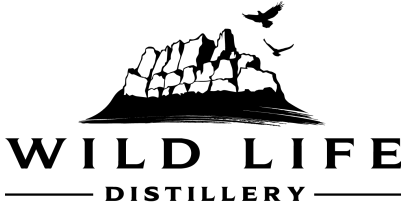
I'm writing in favor of the Re zoning of 233 and 231 three sisters drive.

I believe more units would be a step in the right direction for workers who seek affordable housing close to downtown. Rather than another duplex - multiple units would aid in finding more accommodations at a lesser cost(I hope)

See below for more information.

Thanks and best regards,

Matt Monod



Dear Council,

I am writing to show my support for the proposed rezoning of 221 & 223 Three sisters drive, Canmore, Alberta. The current R2 zoning does not allow for a sustainable housing solution and the rejection of this unique proposal will only set precedent for poor planning decisions causing more economical, social and environmental issues for the community.

I believe the positive impacts of densifying our neighborhoods outside the downtown area far outweigh the negatives and it appears the concerns of the town and the stakeholders in the neighborhood have been adequately addressed in this proposal.

Having grown up in Canmore I have seen big changes to the demographics of our population and I have had many of my friends leave town in search of affordable and secure housing. I am a 36 year old male, I own and operate a local business and hope to one day buy a house in town so I can remain in the community that I love. I am not sure this will be possible if we do not make some drastic changes to our town planning.

If we are to maintain a healthy population of diverse age groups and ensure that those working in the community, allowing our businesses and economy to thrive, I urge you to take the time to consider this proposal. The future of Canmore depends on your decision.

Sincerely,

Keith Robinson
President and Co-Founder
Wild Life Distillery Inc

From: [Logan Ross](#)
To: [Shared.MunicipalClerk](#)
Subject: Bylaw 2023-02 Land Use Bylaw Amendment – 231 & 233 Three Sisters Drive
Date: Thursday, June 1, 2023 4:23:56 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

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.

To Whom it May Concern,

I would like to express my support for the rezone 231 and 233 Three Sisters Drive to build a 6-unit housing on each property.

Canmore is an incredibly desirable place to live and vacation. However, this desirability has caused housing prices to soar, creating a significant barrier to entry for many individuals, including young professionals, and families. By rezoning the property to allow for higher-density 6-unit buildings, we can help alleviate this housing crisis by providing more affordable options to our community. As someone currently in my early 30's and wanting to start and raise a family in Canmore, I realize that there is a need for more mid-priced homes that reflect the salaries of the people who work locally and are integral in the success and functioning of our community.

Additionally, the proposed development aligns with the long-term goals and vision outlined in Canmore's municipal plans. The Canmore Municipal Development Plan and the Canmore Affordable Housing Strategy both highlight the urgent need to increase affordable housing stock to meet the growing demand. The rezoning of this property would be a tangible step towards achieving these objectives, ensuring a sustainable and inclusive future for our community.

A few of the concerns voiced about the rezone from R2 to R2A include parking and changing the look of the neighbourhood. While I understand that on the surface it might seem as though this would be an increased issue for parking, this has been addressed in the plans to fit 18 stalls on the two properties. Throughout Canmore, in the residential areas, there are often many adults living within the same home and renting as roommates. These properties often do not have the same considerations for parking for their tenants as this complex would for its owners. As for changing the look of the neighbourhood, R2 and R2A have the same building requirements (height, area, set back etc). This proposed development would have the same aesthetic from the front/ street view, but would have multiple entrances around the building.

I kindly request the municipality to consider this letter as an endorsement of the proposed rezoning and to support this important step towards a more sustainable and affordable housing market in Canmore. We want young professionals and young families to thrive in the Bow Valley and buildings such as the ones proposed are a great way for people wanting to stay in Canmore long term to have a home of their own.

Thank you.
Logan Ross

From: [Jane S](#)
To: [Shared.MunicipalClerk](#)
Subject: Re-zoning of 231 and 233 Three Sisters Drive
Date: Thursday, June 1, 2023 9:47:44 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

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.

Hello,

I am writing to state my support for the rezoning of 231 and 233 Three Sisters Drive. I am a resident across the street at [REDACTED] and think this proposed project would be a welcome addition to our area.

By changing the zoning to R2A, it will provide additional units of different sizes and price points. With the agreement to include two CCH vital homes and ten additional homes, it will allow a variety of residents with varied housing needs. There is potential of creating a community within a community (Town of Canmore), rather than four large units on the site.

The applicants have addressed issues such as parking, by planning 18 stalls on the two lots. In addition, there is usually ample street parking available. By keeping the shared driveway between the two lots, the current traffic flow in the intersection will not change.

Additional housing is desperately needed for Canmore residents and the applicants have taken this into consideration when considering this proposal.

Thank you for accepting my comments of support.

Jane Sullivan
Canmore, Alberta
[REDACTED]

From: [peter.white](#)
To: [Shared.MunicipalClerk](#)
Subject: Public Hearing Submission
Date: May 29, 2023 3:22:44 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

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.

Hello,

I am writing in response to the **Bylaw 2023-02 Land Use Bylaw Amendment - 231 & 233 Three Sisters Drive**. My name is Peter White, a long-term resident of Canmore for over 30 years. Growing up in this town, I am increasingly concerned about the rising housing prices and the challenges they pose for our future. I am in support of the proposed bylaw amendment for the following reasons:

1. The development aims to foster community growth by increasing access to lower-income housing units. Without this amendment, the current zoning of the lots would likely result in the construction of luxury duplexes, offering no contribution to Canmore's low-income housing program.
2. This proposal presents a unique opportunity to establish a diverse range of housing options, spanning from mid-range to entry-level. Such options are currently limited in the Bow Valley area.
3. Lastly, I am familiar with the developers behind this proposal and firmly believe in their genuine intentions for the property. They are dedicated to community-building and prioritize increasing the availability of housing for individuals who both work and live in the Bow Valley. Their focus is on supporting the local community rather than solely pursuing financial gains through the creation of more luxury weekend homes.

Thank you for your attention to this matter.

Sincerely,
Peter White

Town of Canmore
Attn: Municipal Clerk
902-7 Avenue, Canmore AB
T1W 3K1

June 1, 2023

Heidi Widmer
[REDACTED]
[REDACTED]
[REDACTED]

Re: Support for Bylaw 2023-02 Land Use Bylaw Amendment – 231 & 233 Three Sisters Drive

To Whom it May Concern,

I am writing to express my support for the amendment of Land Use Bylaw 2023-02 for 231 & 233 Three Sisters Drive from R2 to R2A.

As a life-long resident and full-time employee earning a low-range salary in Canmore, I cannot afford to buy a home here. I dedicate my work to serve the community as an Environmental Educator. I teach students habits for a sustainable future. Students learn that a sustainable future is a diverse system that is able to support itself continuously over time. The Canmore housing market is not an example of diversity nor sustainability.

The proposed 231 & 233 Three Sisters Drive development rezoning is an important step towards sustainability by providing six times the amount of housing in the same footprint. In addition, the rezoning diversifies the housing market with 2 units being allocated as vital homes through the Canmore Community Housing. The original R2 zoning by the Town of Canmore is outdated and does not address the desperate need for higher density neighbourhoods in Canmore.

I expect the Town of Canmore's commitment to sustainability in other planning areas to inform this decision. I look forward to the day I can afford a home in Canmore and demonstrate the housing market transformation to students as a model of sustainability thus providing hope to the next generation.

Sincerely,



Heidi Widmer