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## Agenda Canmore Planning Commission Canmore Civic Centre – Council Chambers Wednesday, March 1, 2023, at 2:00 p.m.

- A. Call to Order
- B. Approval of Minutes of the October 26, 2022, meeting
- C. Development Permit Application:
  - 1. PL20220303 WITHDRAWN

1734 Bow Valley TrailBlock A, Plan 6122JK98 Unit Visitor Accommodation with one Commercial UnitVariances: Building Height, Eaveline Height, Floor Area Above Eaveline

2. PL20220305

1736 Bow Valley TrailBlock 1, Plan 941 014998 Unit Visitor Accommodation

Variances: Building Height, Eaveline Height, Front Yard Setback

- D. Other Planning Business None
- E. Next Scheduled Meeting March 30, 2023
- F. Adjourn



## TOWN OF CANMORE MINUTES

#### Canmore Planning Commission Council Chambers Wednesday, October 26, 2022 at 2:00 p.m.

#### **MEMBERS PRESENT**

Tanya Foubert Councillor (Vice-Chair)
Cheryl Walker Public Representative
Shawn Kennedy Public Representative

#### **MEMBERS ABSENT**

Jeff Roberts Public Representative (Chair)

Florian Jungen Public Representative

Jeff Hilstad Councillor

#### **ADMINISTRATION PRESENT**

Lauren Miller Planning & Development Manager (Recorder)

Nathan Grivell Development Planner

#### **CALL TO ORDER**

The Vice-Chair T. Foubert called the Wednesday, October 26, 2022 regular meeting to order at 2:09 p.m.

#### **ADOPTION OF AGENDA**

Vice-Chair T. Foubert moved that the Agenda of the Canmore Planning Commission meeting of October 26, 2022 be adopted.

MOTION CARRIED UNANIMOUSLY

#### **ADOPTION OF MINUTES**

Vice-Chair T. Foubert moved that the adoption of the May 25, 2022 minutes of the Canmore Planning Commission meeting be approved as presented.

MOTION CARRIED UNANIMOUSLY

#### **DEVELOPMENT PERMIT APPLICATION**

Development Permit Application: PL20210301

1315 Spring Creek Gate

Development Permit amendment to PL20200433

Variance to Visitor Parking

#### **ADMINISTRATION'S PRESENTATION OF THE APPLICATION**

Administration presented a visual and verbal presentation of the application.

#### **APPLICATION QUESTIONS FROM THE BOARD**

Administration answered questions from the Commission.

Minutes approved by	:
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Canmore Planning Commission Meeting October 26, 2022 Page **2** of **2** 

#### QUESTIONS/COMMENTS FROM THE APPLICANT AND APPLICANT SPOKESPERSON

Terry Birch, a representative for the Applicant, spoke to the application and answered any questions from the Commission.

#### QUESTIONS/COMMENTS FROM THE PUBLIC.

None.

#### **DECISION**

Vice-Chair T. Foubert moved that application PL20220288 be **APPROVED** with the conditions attached in the Schedule A.

MOTION CARRIED ANIMOUSLY

#### **OTHER PLANNING BUSINESS**

None.

#### **NEXT SCHEDULED MEETING**

November 30, 2022

#### **ADJOURNMENT**

Vice-Chair T. Foubert moved that the meeting be adjourned.

MOTION CARRIED
2:22 P.M.
Whitney Smithers, CPC Chair
Jolene Noël, Secretary

Minutes approved by:	
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# CANMORE CANMISSION

#### **STAFF REPORT**



DATE: MARCH I, 2023

**PROPOSED DEVELOPMENT:** 98-UNIT VISITOR ACCOMMODATION

**APPLICATION NUMBER:** PL2020305

**LEGAL DESCRIPTION:** BLOCK 1, PLAN 941 0149

CIVIC ADDRESS: 1736 BOW VALLEY TRAIL

CURRENT USE(S): VACANT LOT

**APPLICANT:** MTA URBAN DESGIN AND ARCHITECTURE

**REFERENCED DOCUMENTS:** LAND USE BYLAW 2018-22:

 SECTION 4.6 BOW VALLEY TRAIL GENERAL COMMERCIAL DISTRICT (BVT-G)

SECTION 11.0 COMMUNITY ARCHITECTURE & URBAN DESIGN STANDARDS

#### **EXECUTIVE SUMMARY**

This application proposes a 98-unit Visitor Accommodation development at 1736 Bow Valley Trail. There are three variances requested: I) to eaveline height, 2) building height, and 3) 2.0m front setback. The eaveline and building height variances are contemplated in the "Special Variance Provisions" of the district. Administration recommends approving the application, as the proposed development aligns with policy direction in the Municipal Development Plan (MDP), Bow Valley Trail Area Redevelopment Plan (BVT ARP), and the Land Use Bylaw.

#### **BACKGROUND**

#### **Municipal Development Plan**

The Municipal Development Plan (MDP) divides Canmore into various conceptual land use areas (MDP, Map 2). This site is located in the Tourist Service Area (MDP, Map 5). Relevant policy direction includes:

10.4.1 Tourist/Service commercial areas should provide commercial accommodation developments and a variety of limited size retail and service uses that serve visitors and residents.

#### **Bow Valley Trail Area Redevelopment Plan**

The site is also within the Bow Valley Trail Area Redevelopment Plan (BVT ARP), in the General BVT Precinct. Relevant policies include the following:

#### 6.2.1 Purpose

The General BVT Precinct is intended as a commercial area primarily focused on serving visitors. Historical development patterns have resulted in this area having a large number of visitor accommodation units. The main floor of buildings should be reserved for uses that require and facilitate strong interaction with people on the street, such as hotel entrances, small retail stores, or eating establishments. Particular emphasis should be placed on the BVT frontage of properties. Uses that are predominantly focused on serving visitors are encouraged in this precinct.

#### 6.2.4.1 Efficient Use of Land

The efficient and aesthetic development of properties within the BVT area is important to maximize the use of limited commercial lands, to promote the desired streetscape and to generate a critical mass of residents, businesses and visitors that create synergies with each other.

#### 7.1.1 Continuous Pedestrian and Multi-Use Pathways on Both Sides of the Road

Multi-use pathways are the preferred alternative to accommodate pedestrian and some cyclist movement throughout the Bow Valley Trail (BVT) area. These should be built on both sides of Bow Valley Trail. These pathways do not need to be straight, but can meander within the right-of-way, and need not be tied to the curb like a traditional sidewalk, unless adjacent to on street parking. Moving the paths away from the traffic flow will increase the sense of safety for pedestrians. These paths should be wide enough to allow two strollers/burleys to comfortably pass each other.

#### **EXISTING SITE**

1736 Bow Valley Trail is designated BVT-G Bow Valley Trail General Commercial District. The purpose of this District is as follows:

This District is intended to form the core of Canmore's Visitor Accommodation outside of the resorts and provide a variety of commercial uses including visitor-oriented services and activities, and small retail outlets that serve both residents and visitors.

Visitor Accommodation is listed as a Permitted Use; therefore this application aligns with the purpose and use provisions of this District. The site fronts onto Bow Valley Trail, with a large undeveloped area between the property line and road surface area. The site was recently subdivided, resulting in this subject parcel and a second

parcel to the east that is currently being developed with a 101-unit Visitor Accommodation. This Visitor Accommodation was approved by the Canmore Planning Commission in February 2022.

Adjacent uses include:

- Eating establishments (McDonald's, Tim Horton's) to the north across Bow Valley Trail,
- Visitor Accommodation (Ascent) to east; and
- The Canmore Recreation Center to the south, across the CP Rail Line.

Please see Attachement I.

#### BYLAW CONFORMANCE/VARIANCE DISCUSSION

This application proposes a 98-unit Visitor Accommodation, consisting of 73 units with 25 "lock-off" units. Lock-off units are treated as separate units as they are extensions of other units that can be physically separated through a locked door. As a result, there are 68 parkade stalls and 30 surface vehicle stalls proposed. This is consistent with the minimum and maximum parking standards within the LUB. In accordance with Section 2.7.3.1 of the LUB, a loading stall was not provided. Section 2.7.3.1 states the following:

A minimum of one (I) loading stall shall be required per multi-unit residential building or non-residential building, unless it can be otherwise demonstrated to the Development Authority that loading can reasonably take place without a dedicated stall on-site, or that it can be shared amongst multiple developments and/or tenants to minimize the number of loading stalls required.

This application is exclusively for the overnight accommodation of guests and does not include other amenities. As a result, the proposed development will not experience frequent deliveries or loading/unloading of goods that other commercial businesses, such as retail, eating and drinking establishments or even other visitor accommodations may require. Apart from the initial delivery of furniture and appliances upon construction, delivery/loading is expected to be infrequent. If these deliveries do occur, it is reasonable to expect this parking demand can be managed onsite. This approach also provides an efficient use of parking stalls onsite.

The Development Authority was satisfied loading can reasonably take place without a dedicated on-site stall through low loading demand and onsite parking management. As a result, Section 2.7.3.1 was considered met. No variance was required due to development authority discretion being integrated within this section.

The application aligns with policies of the Bow Valley Trail Area Redevelopment Plan and Municipal Development Plan, as it is a commercial hotel development that intensifies an underutilized site in the Bow Valley Trail area. The development meets the requirements of the Community Architectural & Urban Design Standards and contributes to the Rocky Mountain architectural character. Some of the key elements are steeply pitched roofs, stepping back the upper floor, a distinct base, middle and top, appropriate detailing, relief and texture in the building facades, acceptable colour palate, and an entrance facing/oriented to the street.

The proposed development includes improvements to the pedestrian system by including a new pedestrian crossing of Bow Valley Trail and a sidewalk adjacent to the existing Legacy Trail pathway. Both improvements are consistent with the requirements of the Engineering Design and Construction Guidelines. The sidewalk will help reduce conflict between different users (e.g. pedestrians and cyclists). This also aligns with policy from the BVT ARP to create Continuous Pedestrian and Multi-Use Pathways.

The District regulations (Section 4.6.5.5) include guidance that buildings lower than the elevation of Bow Valley Trail "should be raised to be closer to the elevation of the crown of the road." The building is located slightly lower than the crown of the road, and in this case, it is not practical to raise the building without significant regrading. The purpose of this regulation is to align the building with the road surface elevation to allow for easy access to the businesses/shops that may be located adjacent Bow Valley Trail. Given this development is a Visitor Accommodation, the proposed grade is appropriate. As per the regulations, the height has been calculated from the proposed floor elevation as opposed to the existing grade.

The development complies with the land use requirements and regulations, with the exception of the 16.0 m maximum building height, 7.0 m maximum eaveline height, and the requirement to locate 20% of the building to the 2.0 m front yard setback.

The proposed development does not conform with the Town of Canmore Land Use Bylaw 2018-22 and requires the following variances:

#### I. Maximum Building Height and Eaveline Height

The district includes "Special Variance Considerations" which include the following:

- 4.6.9.1 Notwithstanding the variance regulations set out in 1.14, the following variances may also be considered within this District:
  - a. Where the Development Authority is satisfied that the architectural integrity of a building would be enhanced, variances may be granted to allow 20% of the building to exceed the maximum height by up to 20%. No height variances shall be granted beyond the 20% relaxation.
  - b. The required eave line height of a proposed development may be raised to 9.0 m where the Development Authority is satisfied that the intent of the "Massing and Scale Guidelines" in Section 11: Community Architectural and Urban Design Standards, are still met.

A small portion of the building is located 0.85 m above the 16.0 m maximum height. The application also proposes an eaveline height of 8.8 m, a variance of 1.8 m. The "Building Massing" section includes direction for vertical and horizontal articulation, stepping back upper floors, varying roof lines, detailing, a "distinct base, middle, and top", steeply pitched roofs with large overhangs. Overall the building does a good job with meeting the criteria established and Administration is supportive of the variance.

#### 2. Front Yard Setback

The District requires the front yard setback to be no more than 2.0m from the property line when fronting onto Bow Valley Trail, and for a minimum of 20% of the building to be constructed to the front yard setback. The purpose of this regulation is to ensure buildings contribute to establishing a pedestrian-oriented design along Bow Valley Trail. Placing the building within two metres of the front property lines facilitates a positive interface between pedestrians walking along the sidewalk/pathway. The building is setback from the front property line between 2.13 m to 4.33 m, with 24% of the building being near the 2.0 m setback. The development will facilitate the construction of a new pathway next to the existing Legacy Trail along Bow Valley Trail. The pathways are located approximately 12 metres from the front property line and will therefore not abut the property or building. As a result, direct access to the pathways from the building is not possible at this location. Regardless, the building is still located within proximity of the front property line contributing to a positive pedestrian-oriented environment. As such, this is a minor variance request, which Administration supports, as the intent of the setback requirement is still met.

For variances to be approved, section 1.14.1.6 requires the development meet the Enhanced Green status:

1.14.1.6 Notwithstanding 1.14.1.1, in accordance with the Green Building Regulations of this Bylaw, neither a Development Officer nor the Canmore Planning Commission shall grant a variance to a commercial, industrial or institutional development, or a residential development to which the EnerGuide program cannot be applied, unless the development meets the Town's Enhanced Green Construction requirements.

To meet this requirement, the applicant has committed to achieve a minimum of 10% improvement better than the NECB - Current Version requirements for building energy design. This is consistent with the requirement for Enhanced Green Construction.

#### **SUSTAINABILITY SCREENING REPORT (SSR)**

The applicant's Sustainability Screening Report has a neutral score (slightly negative), which suggests the development will not have a positive or negative impact on the community (see Attachment 5). The applicant is proposing the following notable offsets, enhanced green construction, solar installation with visitor education, and four electric vehicle charging stations.

#### **OFF-SITE LEVIES**

Offsite levies will be collected for this development at the current rate at the time of signing the Development Agreement.

#### **LIGHTING**

Details on exterior and site lighting have been provided with this application and conformance with LUB requirements is confirmed.

#### **SUBMITTED COMMENTS**

A Notice of Application has been posted on the site pursuant to the Land Use Bylaw. No comments were received at the time of writing this report.

#### **OPTIONS FOR CONSIDERATION**

The CPC has three options:

- I. Approve the application subject to the conditions or in addition to others than those contained in Schedule A.
- 2. Refuse the application, specifying reason(s) for refusal.
- 3. Postpone the application, pending submission of any additional details requested by CPC.

#### **RECOMMENDATION**

Planning and Development department recommends that the Canmore Planning Commission **APPROVE** PL20220305, subject to the conditions of approval set out in Schedule A attached to this report.

#### **ATTACHMENTS:**

- I. Site Context
- 2. Zoning
- 3. Bylaw Conformance Review
- 4. Submitted Plans
- 5. Sustainability Screening Report (SSR) Narrative & Matrix
- 6. Schedule A Conditions of Approval
- 7. Exterior Site Lighting

Riley Welden, MCIP, RPP

Development Planner

Lauren Miller, MCIP, RPP, AICP Manager, Planning and Development

#### ATTACHMENT I – SITE CONTEXT



Figure 1: Aerial View Location of Subject Site (looking northwest)



Figure 2: Overview of Site and Adjacent Uses



Figure 3: View looking east along Bow Valley Trail



Figure 3: View looking west along Bow Valley Trail

#### **ATTACHMENT 2 - ZONING**



#### ATTACHMENT 3 - BYLAW CONFORMANCE REVIEW

	BYLAW 2018-22	PROPOSED	VARIANCE
MAX FLOOR AREA RATIO (FAR)	Min 0.75 Max 1.5	1.23	NO
MAX BUILDING SITE COVERAGE	55%	31%	NO
Front Yard Setback	2.0 m WITH MIN 20% OF BUILDING AT 2.0M	2.13 m with 24% near 2.0 m	YES 0.13m
SIDE YARD SETBACK (SOUTHEAST)	3.0 M	6.3 м	No
Side Yard Setback (northwest)	3.0 M	48.2 M	No
Rear Yard Setback	6.0 M	9.4 м	No
Max Building Height	16 M	16.85 м	YES 0.85 M
Max Building Eaveline Height	7.0 м	8.8 M	YES 1.8 m
FLOOR AREA ABOVE EAVELINE SETBACK MIN OF 70% OF THE ELEVATION	REQUIRED	PROVIDED	No
Landscaping Area Trees Shrubs	25% 90 90	27.7% 96 144	No No No
PARKING  VISITOR ACCOMMODATION VEHICLE	98 Units = 98 Vehicle Parking	98 Vehicle Parking Stalls	No
Parking	STALLS  30 LONG TERM BICYCLE STALLS		
VISITOR ACCOMMODATION BICYCLE PARKING	30 LONG TERM BICYCLE STALLS  15 SHORT TERM BICYCLE STALLS	36 LONG TERM BICYCLE STALLS 24 SHORT TERM BICYCLE STALLS	No No



Urban Design Architecture Interior Design Inc.

## RE-ISSUED FOR DP 23/01/26





ARCHITECTURAL

DP2.01 PARKADE FLOOR PLAI DP2.02 MAIN FLOOR PLAN DP2.03 SECOND FLOOR PLAN

DP2.04 THIRD FLOOR PLAN DP2.05 FOURTH FLOOR PLAN

DP2.06 LOFT PLAN

DP2.07 ROOF PLAN DP3.01 BUILDING ELEVATIONS

DP4.01 BUILDING SECTIONS

DPE2.0 DP ELECTRICAL SITE PLAN DPE2.1 DP LIGHTING POINT-BY-POINT

DPE3.0 EXTERIOR ELECTRICAL VIEWS

C-100 SURFACEWORKS & GRADING C-200 UNDERGROUND UTILITIES

C-300 STORM DESIGN C-400 DETAILS SHEET 1 OF 5 C-401 DETAILS SHEET 2 OF 5

C-403 DETAILS SHEET 4 OF 5 C-404 DETAILS SHEET 5 OF 5

LANDSCAPE

L101 LANDSCAPE PLAN







## CASCADE CANMORE

1736 Bow Valley Trail, Canmore AB

## Architecture

MTA | Urban Design Architecture Interior Design 310-625 11th Ave SW Calgary, AB T2R 0E1 t: 403.264.8700 www.mtalink.com

## Structural

ISL Engineering & Land Services 4015 - 7 Street SE Calgary, AB T2G 2Y9 t: 403.254.0544 www.islengineering.com

## Mechanical

AME Group 1122 4th Street SW Calgary, AB T2R 1M1 t: 403.252.2333 www.amegroup.ca

## **Electrical**

Designcore Engineering Ltd. 100-4723 1st Street SW Calgary, AB T2G 4Y8 t: 403.269.2125 www.designcore.ca

## Civil

McElhanney Consulting 203-502 Bow Valley Trail Canmore, AB T1W 1N9 t: 403.609.3992 www.mcelhanney.com

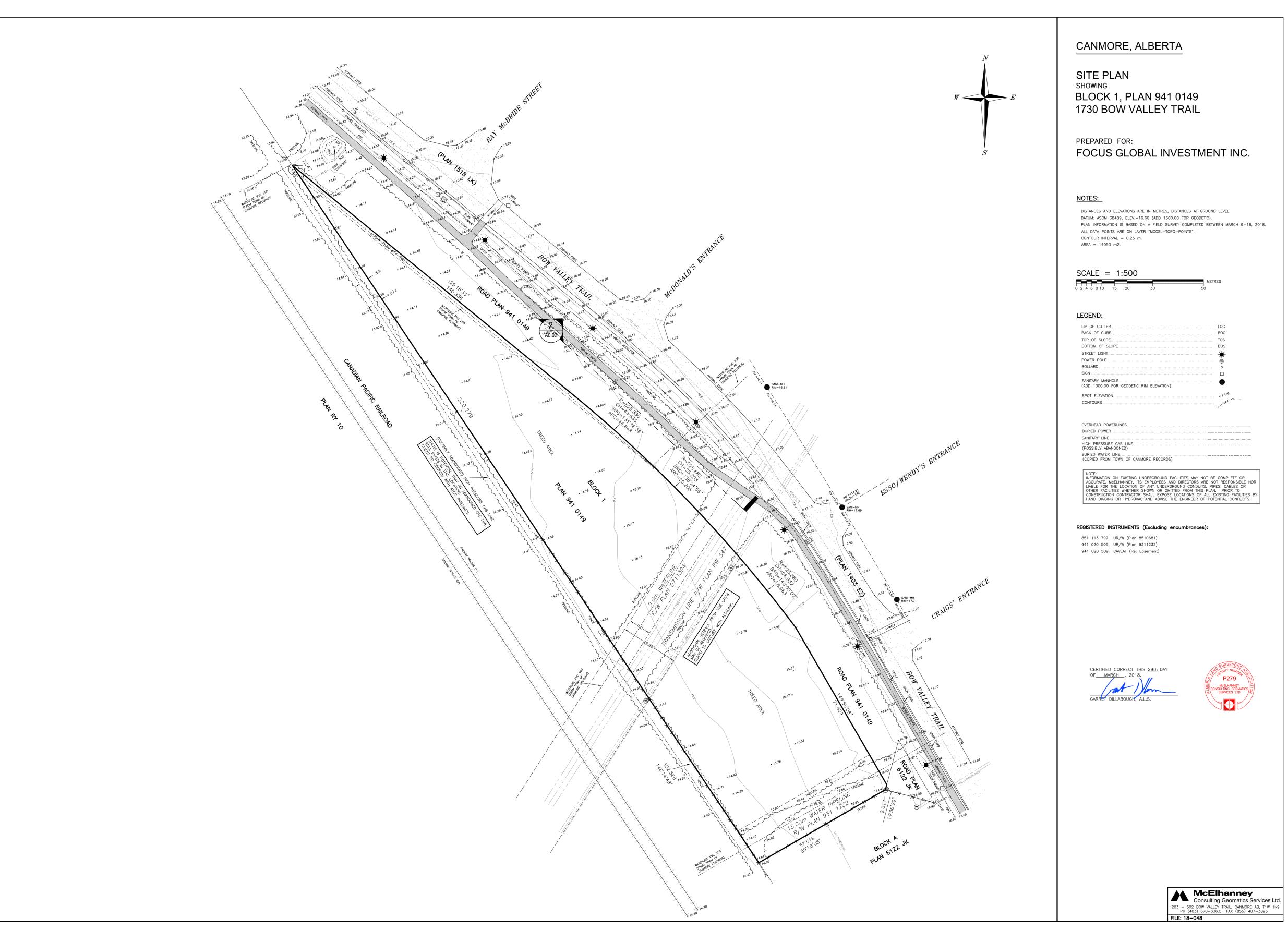
## Landscape

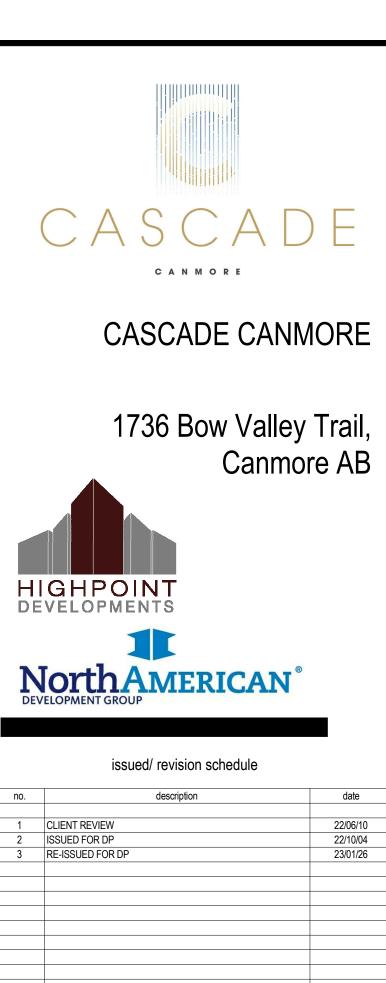
McElhanney Consulting 500-999 8th Street SW Calgary, AB T2R 1J5 t: 403.262.5042 www.mcelhanney.com

## Acoustics

FFA Consultants 3015 5th Avenue NE Calgary, AB T2A 6T8 t: 403.508.4996 www.ffaacoustics.com

PREPARED FOR:





date 1 CLIENT REVIEW
2 ISSUED FOR DP
3 RE-ISSUED FOR DP 22/06/10 22/10/04 23/01/26

permit

consultant



Urban Design Architecture Interior Design

drawing title

sheet

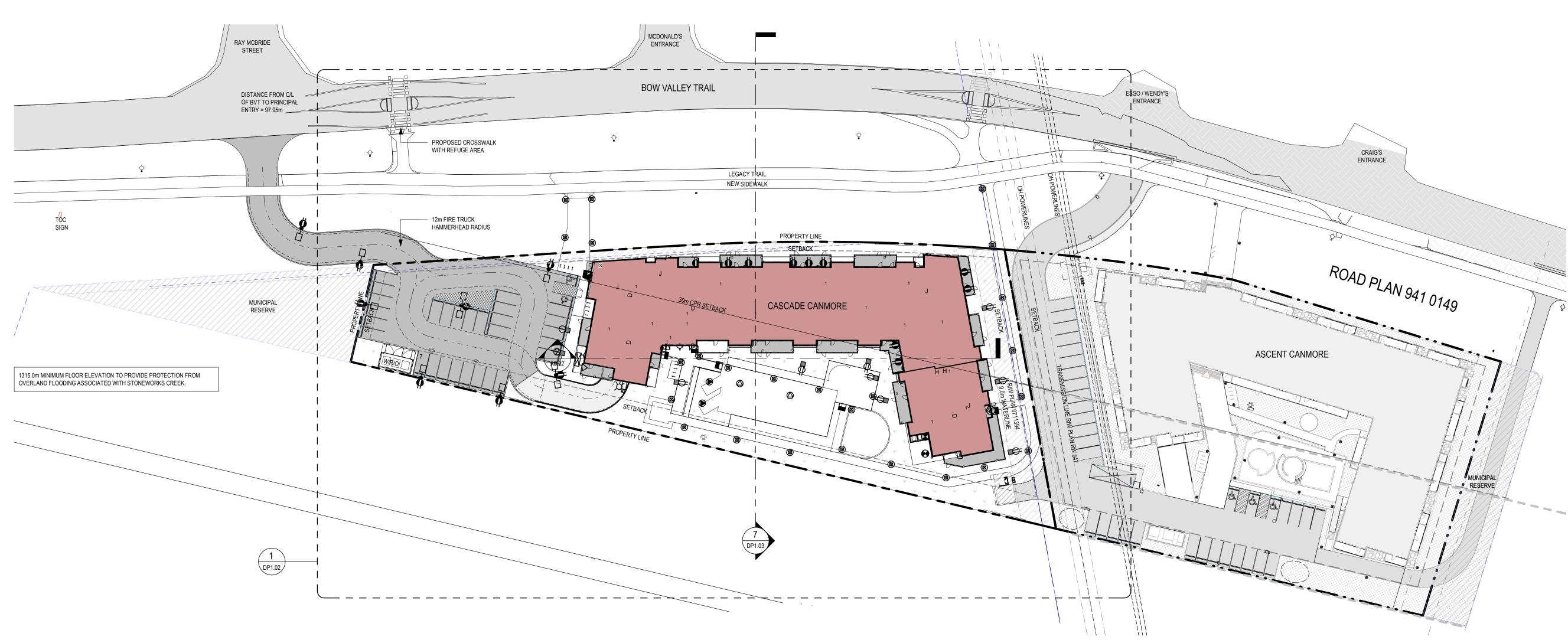
SITE SURVEY

DP0.02

scale 1:750 project no. 21.164

SITE SURVEY





PROJECT STATISTICS DEVELOPMENT DESCRIPTION Cascade Canmore is a 4.5 storey visitor accommodation development with 98 units (73 units with 25 lock-off units). MUNICIPAL ADDRESS 1736 Bow Valley Trail, Canmore, AB LEGAL ADDRESS Block 1, Plan 941 0149 ZONING DISTRICT BVT Bow Valley Trail General Commercial District (BVT-G) LAND USE REGULATIONS Front yard setback (facing BVT) Max. 2m away from property line Side yard setback Rear yard setback **EAVELINE HEIGHT** Allowable height: 7.0m; may be raised to 9.0m if approved by Development

Proposed height: 8.8m

Proposed height: 16.0m

6508m<sup>2</sup>; excluding municipal reserve lands

Allowable site coverage: 55% maximum

Proposed site coverage: 31%

1311.6m

SITE AREA

SITE COVERAGE

**BUILDING HEIGHT** 

1:100 YEAR GROUNDWATER FLOOD ELEVATION

Allowable height: 16.0m; 20% relaxation permitted for architectural integrity

16.7% at 16.9m (Refer to roof plan)

Parking stall requirement for non-resid	
Visitor accomodation - 1 stall pe	
Total number of units:	98
Number of Parking stalls require	
Number of parking stalls provide	ed: 98
Bike parking stalls provided:	
Short Term: Required: 15	Provided: 24 (12 floor mounted racks)
Long Term: Required: 30	Provided: 182
* 73 Unit Storage lockers x 2 Bik	
36 Stalls provided in the bike s	
36 Stalls provided in the bike s	
36 Stalls provided in the bike s	
36 Stalls provided in the bike s  SITE LEGEND  PROPERTY LINE	
36 Stalls provided in the bike s	
36 Stalls provided in the bike s  SITE LEGEND  PROPERTY LINE	

PROJECT STATISTICS

1952 m<sup>2</sup> 1678 m<sup>2</sup>

1678 m<sup>2</sup> 1458 m<sup>2</sup> 145 m<sup>2</sup> 335 m<sup>2</sup> 335 m<sup>2</sup>

335 m<sup>2</sup> 335 m<sup>2</sup>

Main Floor: Second Floor:

Third Floor: Forth Floor:

FLOOR AREA RATIO

LIGHT BOLLARD

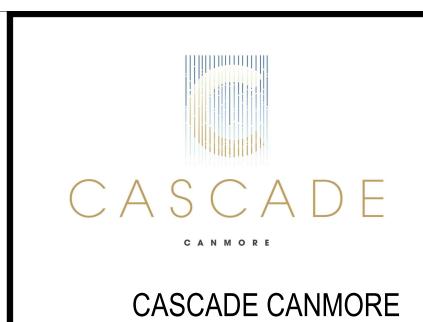
LIGHT POLE

PARKING REQUIREMENTS

ARKADE		
PARKADE	BARRIER FREE	2
PARKADE	STANDARD STALL	66
		68
LEVEL 1		
LEVEL 1	BARRIER FREE	2
EVEL 1	STANDARD STALL	28
		30
PARKING TOTAL: 98		98

CONTEXT PLAN

1 : 500



1736 Bow Valley Trail, Canmore AB



#### issued/ revision schedule

1	CLIENT REVIEW	22/06/10
2	ISSUED FOR DP	22/10/04
3	RE-ISSUED FOR DP	23/01/26

00

date

permit

consultant

310, 625 - 11 Ave SW Calgary AB T2R 0E1

f. 403.264.8029

t. 403.264.8700

Urban Design Architecture Interior Design

drawing title

sheet

CONTEXT PLAN

DP1.01

BJ As indicated

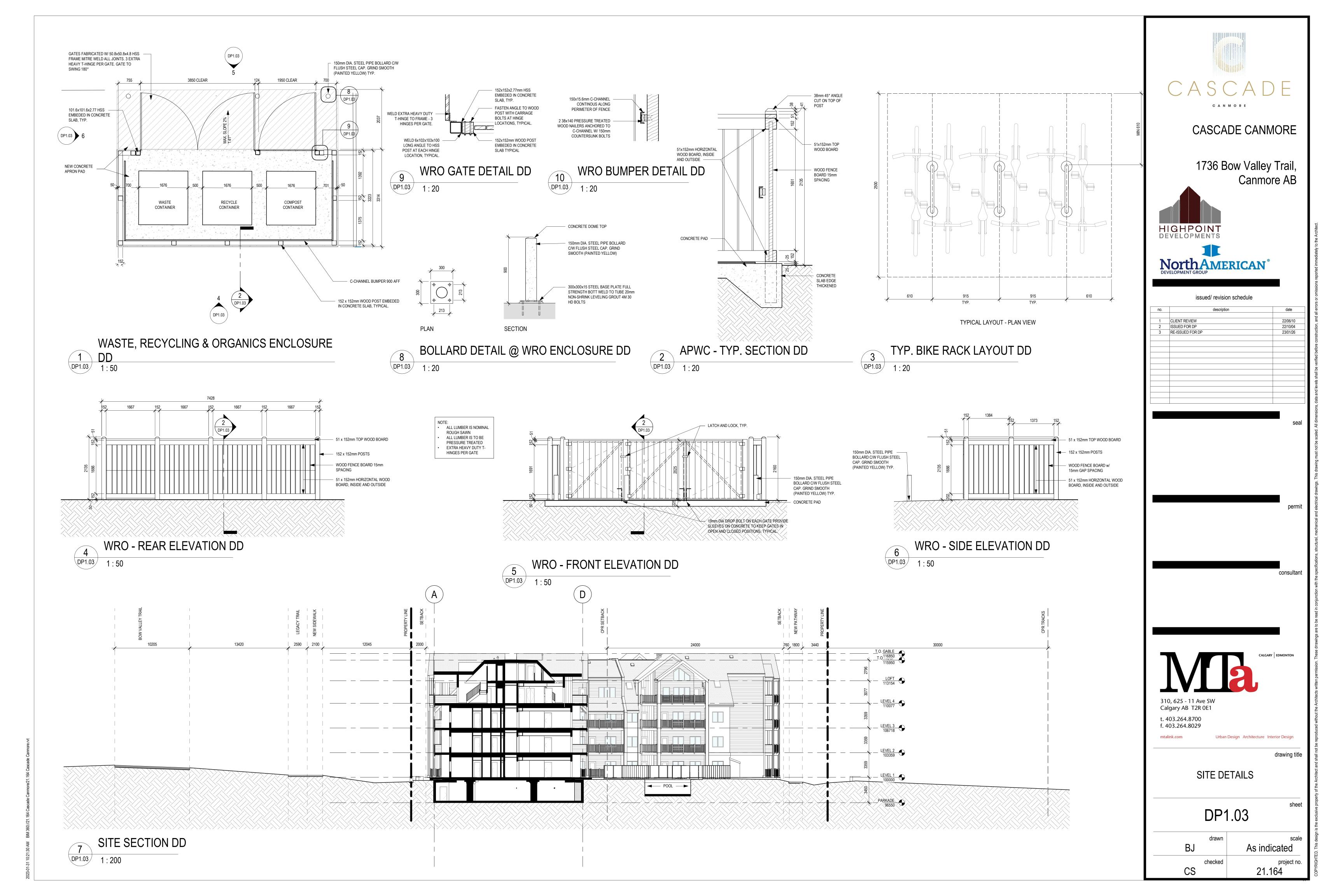
checked project no.

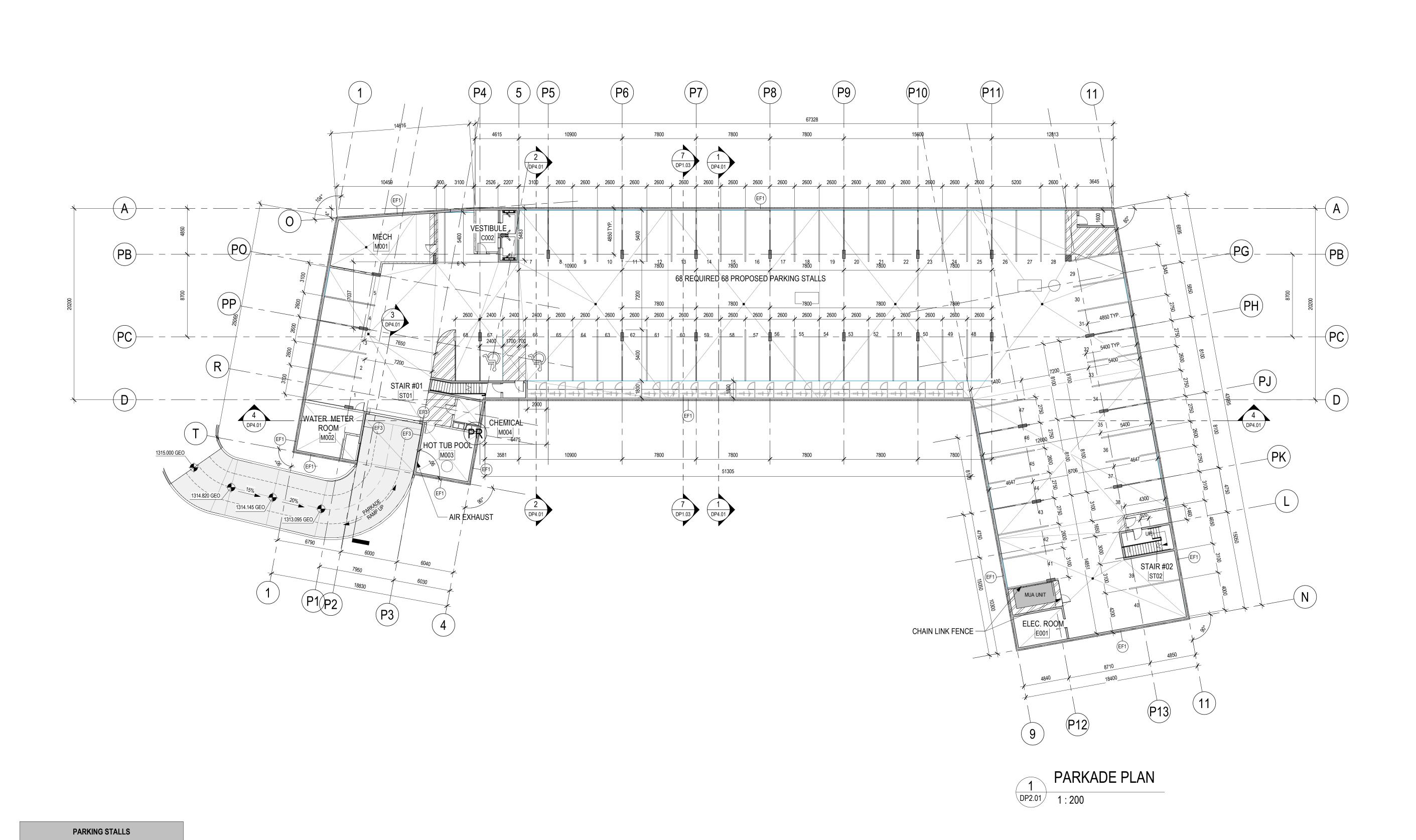
CS 21.164

2023-01-31 10:21:21 AM BIM 360://21.164 Cascade Canmore/21.164 Cascade Canmore.r



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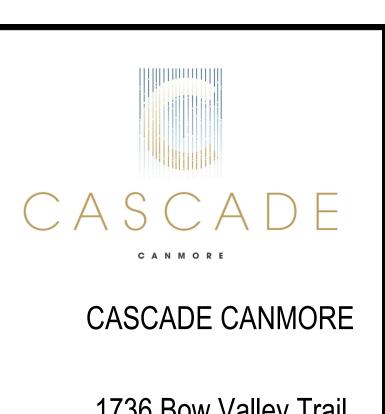


PARKADE

PARKING TOTAL: 98

STANDARD STALL

BARRIER FREE STANDARD STALL



1736 Bow Valley Trail, Canmore AB



issued/ revision schedule

no.	description	date
1	CLIENT REVIEW	22/06/10
2	ISSUED FOR DP	22/10/04

permit

consultant



alink.com Urban Design Architecture Interior Design

drawing title

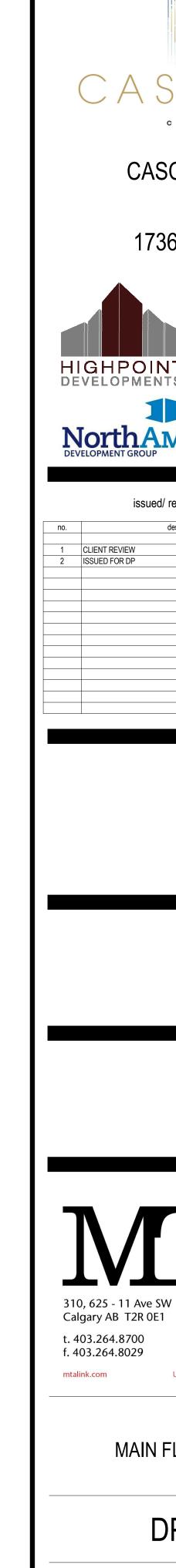
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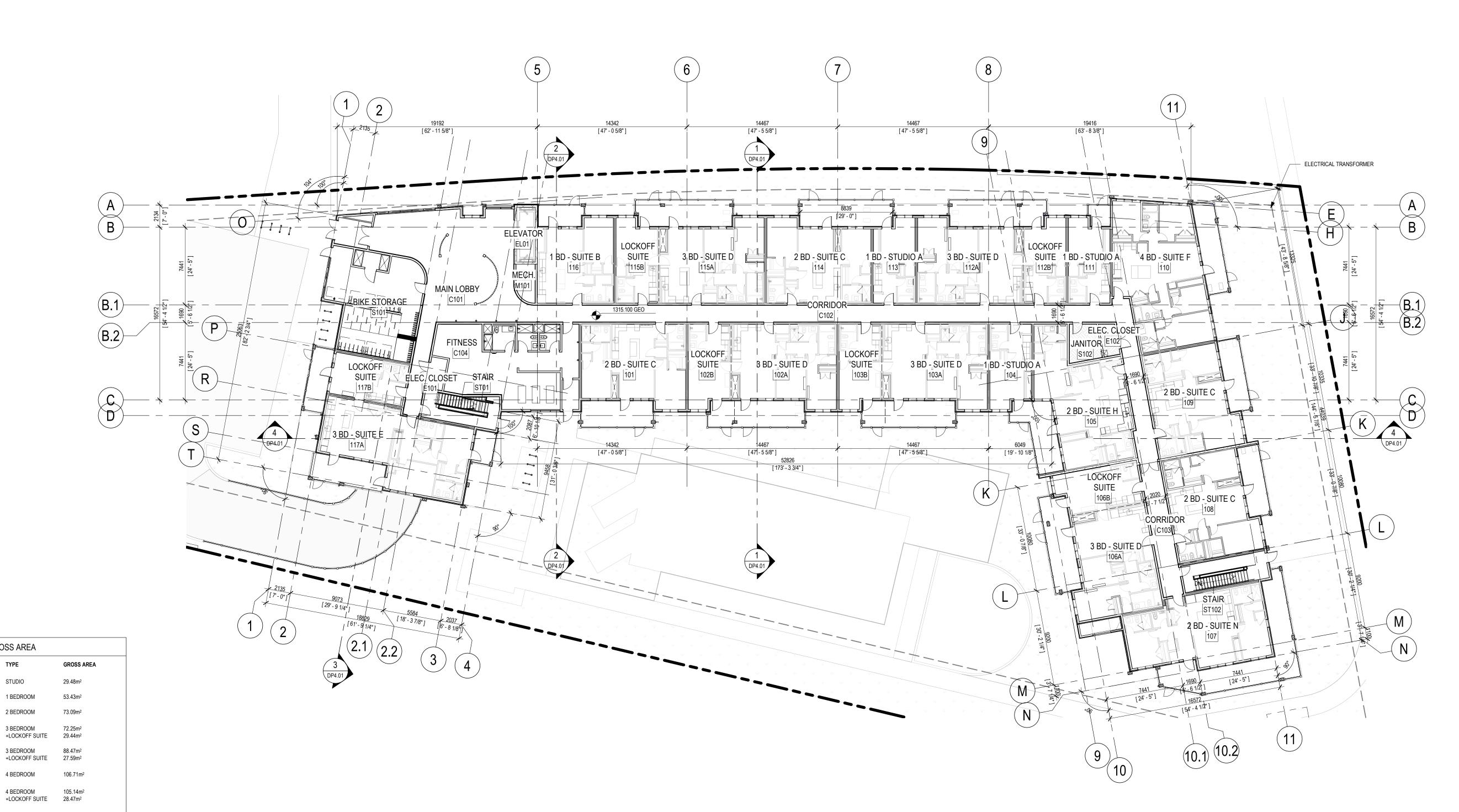
sheet

PARKADE FLOOR PLAN

DP2	2.01
drawn	sca
PK	1 : 200
checked	project n







MAIN FLOOR PLAN

CANMORE CASCADE CANMORE

1736 Bow Valley Trail, Canmore AB

HIGHPOINT DEVELOPMENTS NorthAmerican®

issued/ revision schedule

no.	description	date
1	CLIENT REVIEW	22/06/10
2	ISSUED FOR DP	22/10/04

consultant

Urban Design Architecture Interior Design

drawing title

sheet

MAIN FLOOR PLAN

DP2.02

As indicated

21.164

UNITS GROSS AREA

1 BEDROOM

3 BEDROOM

3 BEDROOM

4 BEDROOM

+LOCKOFF SUITE

4 BEDROOM

SUITE LD 4 BEDROOM

+LOFT

28.36m<sup>2</sup>

SUITE G 4 BEDROOM

SUITE B

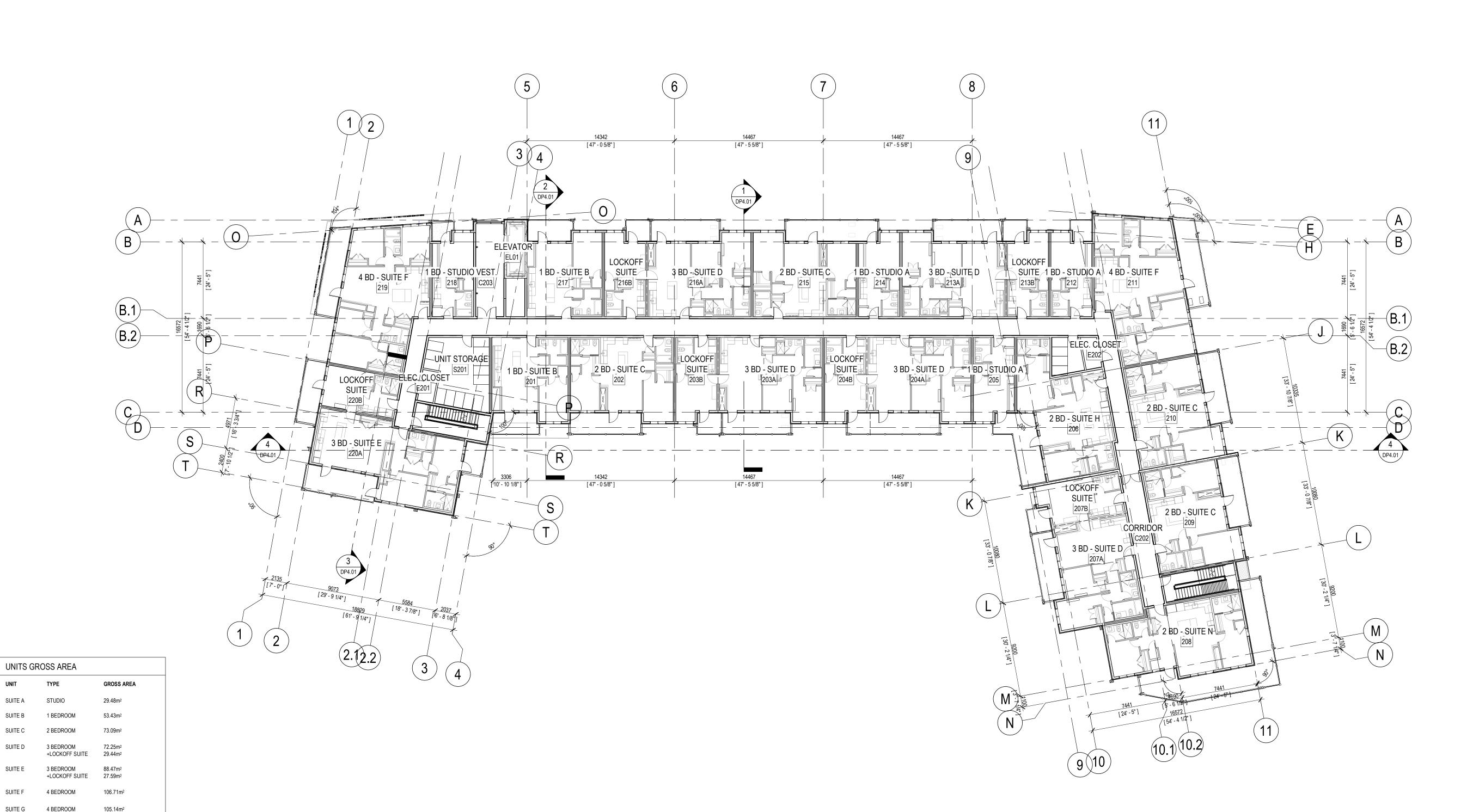
SUITE D

SUITE E

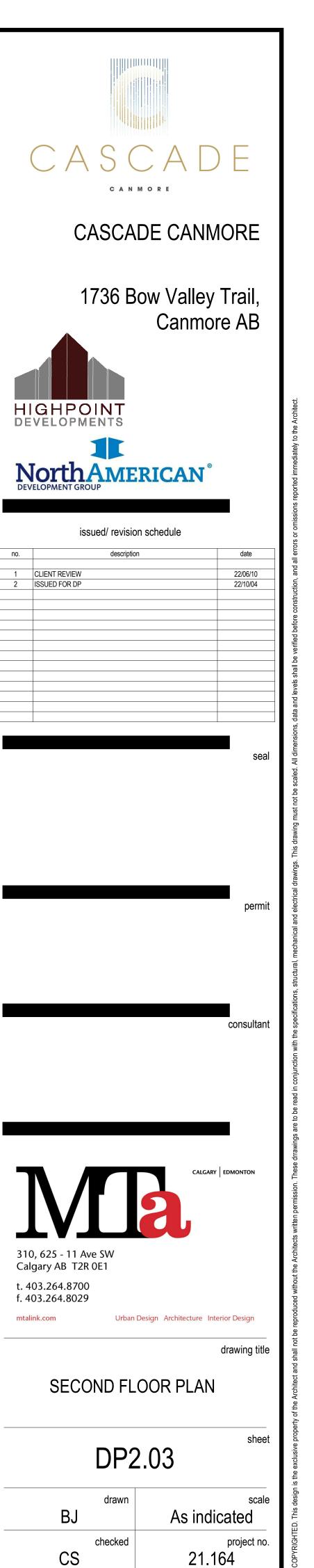
SUITE F

SUITE K

SUITE M



SECOND FLOOR PLAN



SUITE A

SUITE B

SUITE D

SUITE E

SUITE G

SUITE H

SUITE J

SUITE K

SUITE M

SUITE N

SUITE LA

SUITE LB

SUITE LC

SUITE LD

+LOCKOFF SUITE

2 BEDROOM

1 BEDROOM

2 BEDROOM

3 BEDROOM

+LOFT

4 BEDROOM

2 BEDROOM

4 BEDROOM

+LOFT

+LOCKOFF SUITE 28.36m<sup>2</sup>

STUDIO

28.47m<sup>2</sup>

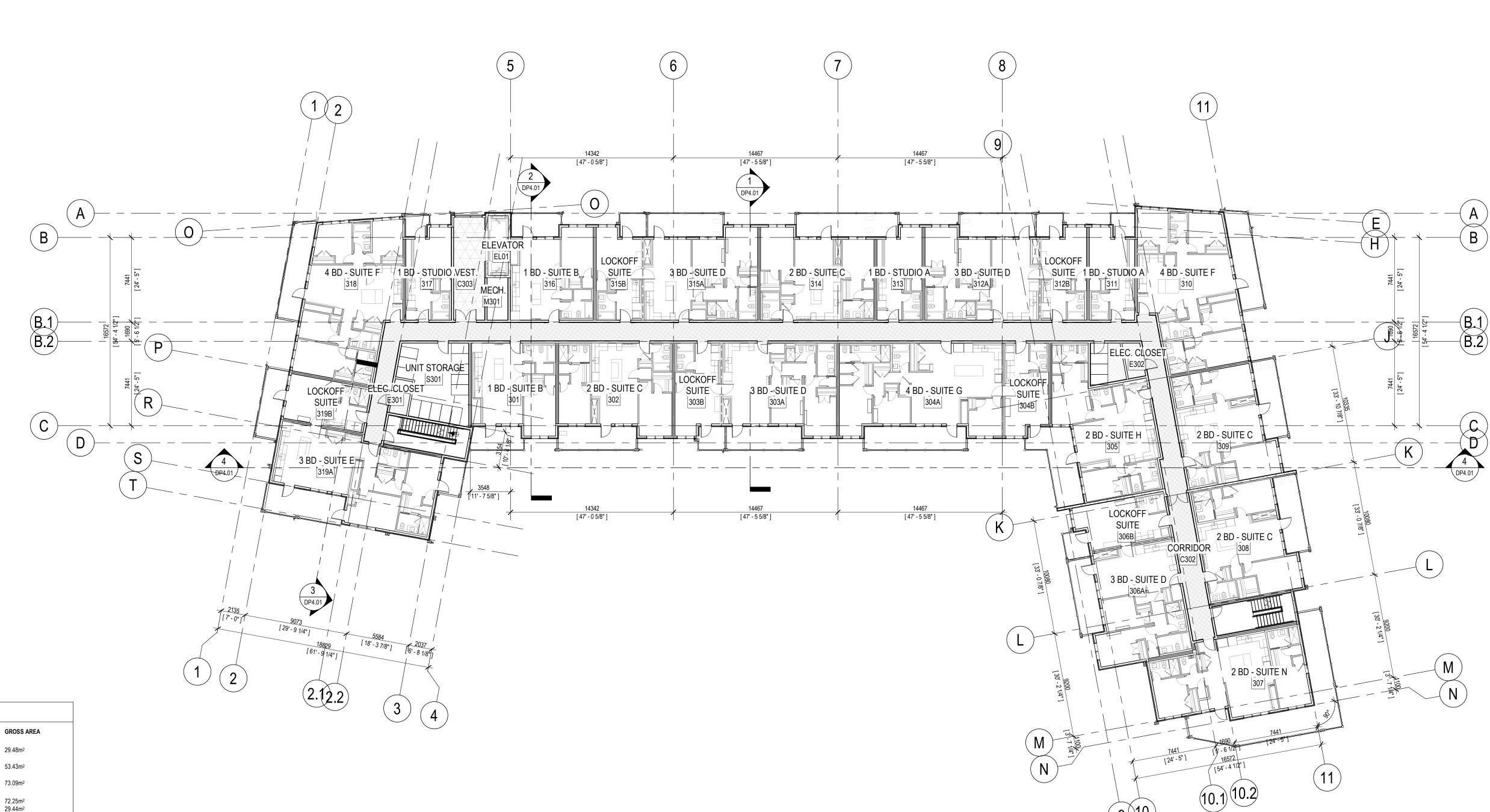
28.78m<sup>2</sup>

16.50m<sup>2</sup>

113.37m<sup>2</sup>

115.45m<sup>2</sup>



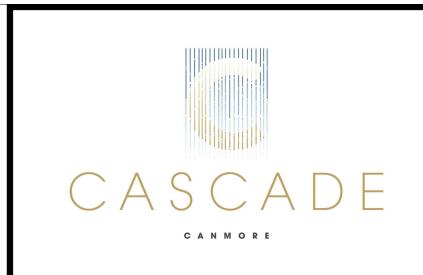


SUITE B SUITE C SUITE D 3 BEDROOM +LOCKOFF SUITE SUITE E 3 BEDROOM 88.47m<sup>2</sup> +LOCKOFF SUITE 27.59m<sup>2</sup> SUITE F SUITE G 4 BEDROOM +LOCKOFF SUITE 28.47m<sup>2</sup> SUITE H 2 BEDROOM 1 BEDROOM SUITE K STUDIO SUITE M 1 BEDROOM SUITE LA +LOCKOFF SUITE 28.36m<sup>2</sup> +LOFT 16.50m<sup>2</sup> SUITE LB 4 BEDROOM 113.37m<sup>2</sup> 22.49m<sup>2</sup> +LOFT SUITE LC 2 BEDROOM +LOFT 19.61m<sup>2</sup> SUITE LD 4 BEDROOM 115.45m<sup>2</sup> +LOFT 24.69m<sup>2</sup>

UNITS GROSS AREA

THIRD FLOOR PLAN

1 : 200



CASCADE CANMORE

1736 Bow Valley Trail, Canmore AB



NorthAmerican®
DEVELOPMENT GROUP

issued/ revision schedule

no.	description	date
1	CLIENT REVIEW	22/06/10
2	ISSUED FOR DP	22/10/04

seal

permit

consultant



1. 105.201.002

Urban Design Architecture Interior Design

drawing title

sheet

THIRD FLOOR PLAN

DP2.04

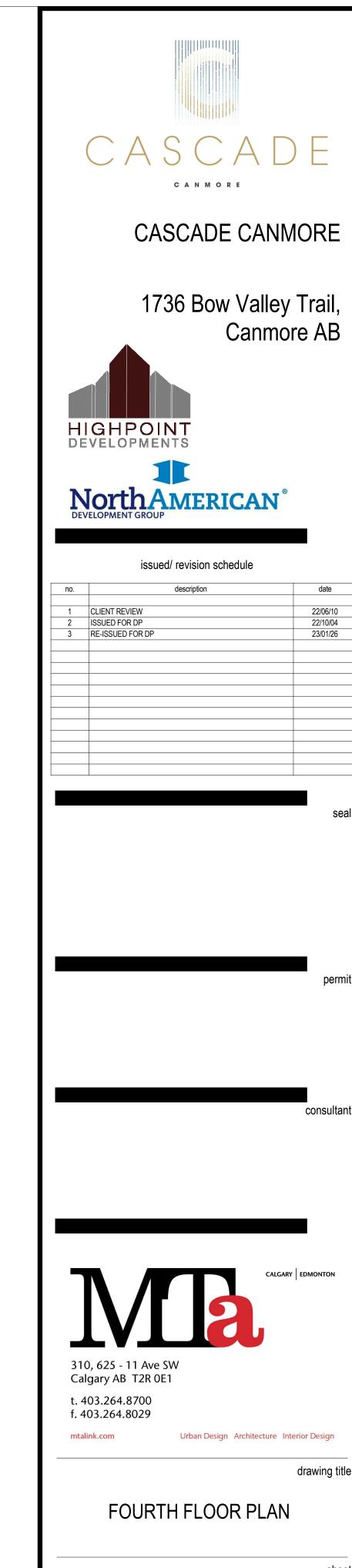
BJ checked

As indicated

project no.

21.164





	CALGARY EDMONTON
310, 625 - 11 Ave SW Calgary AB T2R 0E1	
t. 403.264.8700	

Urban Design Architecture Interior Design

drawing title

sheet

date

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DP2.05

As indicated 21.164

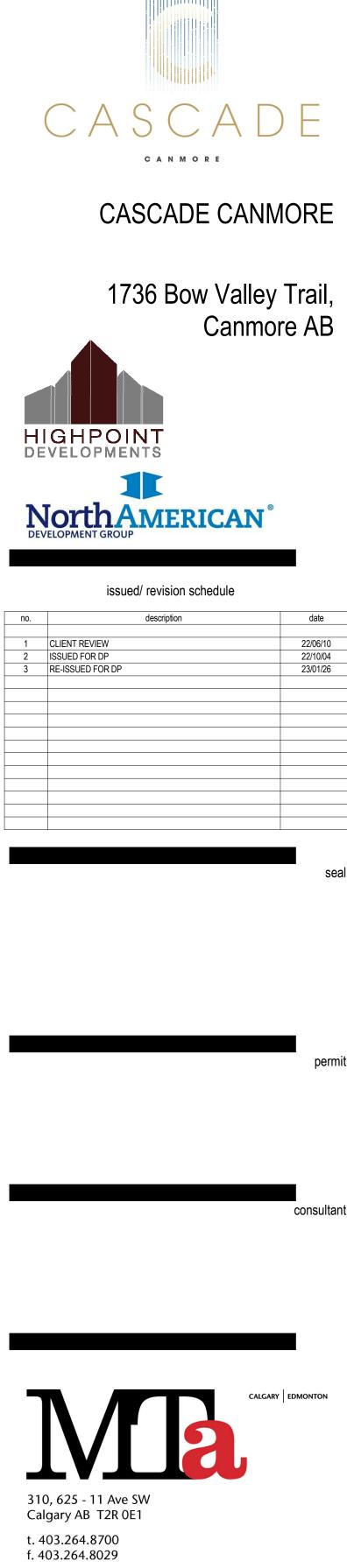
6 14342 [ 47' - 0 5/8" ] 14467 [ 47' - 5 5/8" ] [ 47' - 5 5/8" ]  $(\mathsf{o})$ LOCKOFF SUITE 412B LOCKOFF SUITE 414B ELEVATOR 3 BD LOFT - LOCKOFF SUITE LA SUITE 413A 413B 4 BD LOFT -SUITE LB 3 BD LOFT -SUITE LIA 412A 4 BD LOFT -SUITE LD 1 BD - SUITE M (B.1) B.1 B.2 (B.2) 1 BD - STUDIO K UNIT STORAGE 1 BD - STUDIO K 3 BD LOFT -SUITE LA 404A LOCKOFF SUITE 404B LOCKOFF SUITE 403B \_3 BD LOFT -SUITE LA ELEC. CLOSET LOCKOFF SUITE 417B 2 BD LOFT -SUITE LC 1 BD - SUITE J 3 BD - SUITE E [ 47' - 5 5/8" ] 2 BD LOFT -SUITE LC 3 BD LOFT -SUITE LA [ 18' - 3 7/8"] [ 6' - 8 1/8"]

UNIT	TYPE	GROSS AREA
SUITE A	STUDIO	29.48m <sup>2</sup>
SUITE B	1 BEDROOM	53.43m <sup>2</sup>
SUITE C	2 BEDROOM	73.09m <sup>2</sup>
SUITE D	3 BEDROOM +LOCKOFF SUITE	72.25m <sup>2</sup> 29.44m <sup>2</sup>
SUITE E	3 BEDROOM +LOCKOFF SUITE	88.47m <sup>2</sup> 27.59m <sup>2</sup>
SUITE F	4 BEDROOM	106.71m <sup>2</sup>
SUITE G	4 BEDROOM +LOCKOFF SUITE	105.14m <sup>2</sup> 28.47m <sup>2</sup>
SUITE H	2 BEDROOM	85.18m <sup>2</sup>
SUITE J	1 BEDROOM	56.73m <sup>2</sup>
SUITE K	STUDIO	28.78m <sup>2</sup>
SUITE M	1 BEDROOM	47.17m <sup>2</sup>
SUITE N	2 BEDROOM	81.22m <sup>2</sup>
SUITE LA	3 BEDROOM +LOCKOFF SUITE +LOFT	59.53m <sup>2</sup> 28.36m <sup>2</sup> 16.50m <sup>2</sup>
SUITE LB	4 BEDROOM +LOFT	113.37m <sup>2</sup> 22.49m <sup>2</sup>
SUITE LC	2 BEDROOM +LOFT	66.94m <sup>2</sup> 19.61m <sup>2</sup>
SUITE LD	4 BEDROOM +LOFT	115.45m <sup>2</sup> 24.69m <sup>2</sup>

UNITS GROSS AREA

FOURTH FLOOR PLAN





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Canmore AB

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22/06/10 22/10/04 23/01/26



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LOFT PLAN

DP2.06

As indicated CS 21.164

(5) (11) 14342 [ 47' - 0 5/8" ] 14467 [ 47' - 5 5/8" ]  $(\mathsf{o})$ OPEN BELOW OPEN BELOW OPEN BELOW OPEN BELOW OPEN BELOW BD LOFT -SUITE LD 3 BD LOFT -SUITE LA 4 BD LOFT - SUITE LB 3 BD LOFT 3 BD LOFT SUITE LA SUITE LA (B.1) B.1 B.2 MECHANICAL WELL 3 BD LOFT -3 BD LOFT -SUITE LA B.2 403A OPEN BELOW OPEN BELOW OPEN BELOW 2 BD LOFT - BELOW SUITE LC (C)- $- \begin{pmatrix} C \\ D \end{pmatrix}$ 3 BD - SUITE E

417A

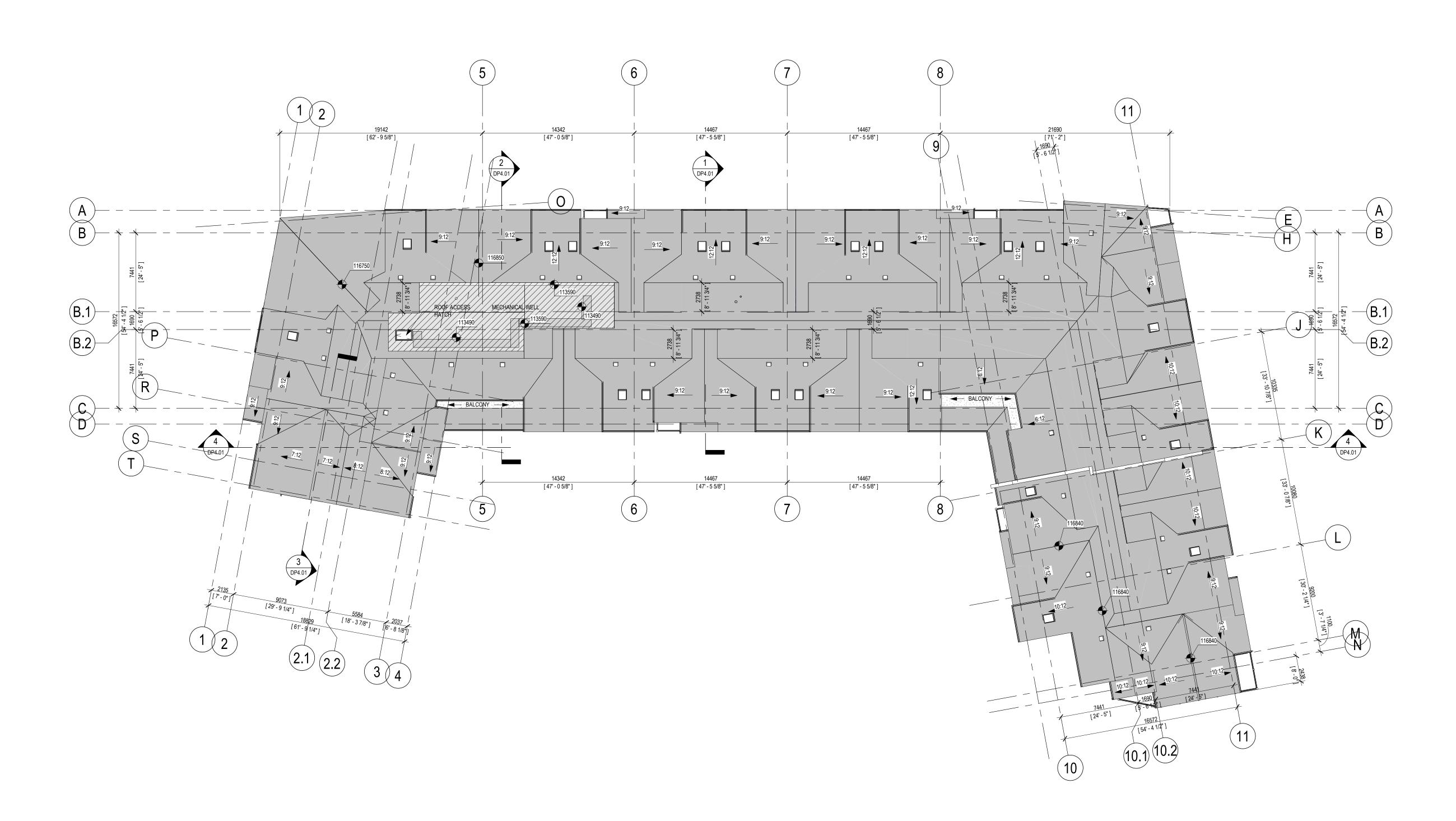
VAULTED
CEILING 14467 [ 47' - 5 5/8" ] 14467 [ 47' - 5 5/8" ] **GROSS AREA** 

SUITE A	STUDIO	29.48m <sup>2</sup>
SUITE B	1 BEDROOM	53.43m <sup>2</sup>
SUITE C	2 BEDROOM	73.09m <sup>2</sup>
SUITE D	3 BEDROOM +LOCKOFF SUITE	72.25m <sup>2</sup> 29.44m <sup>2</sup>
SUITE E	3 BEDROOM +LOCKOFF SUITE	88.47m <sup>2</sup> 27.59m <sup>2</sup>
SUITE F	4 BEDROOM	106.71m <sup>2</sup>
SUITE G	4 BEDROOM +LOCKOFF SUITE	105.14m <sup>2</sup> 28.47m <sup>2</sup>
SUITE H	2 BEDROOM	85.18m <sup>2</sup>
SUITE J	1 BEDROOM	56.73m <sup>2</sup>
SUITE K	STUDIO	28.78m <sup>2</sup>
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SUITE LB	4 BEDROOM +LOFT	113.37m <sup>2</sup> 22.49m <sup>2</sup>
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SUITE LD	4 BEDROOM +LOFT	115.45m <sup>2</sup> 24.69m <sup>2</sup>

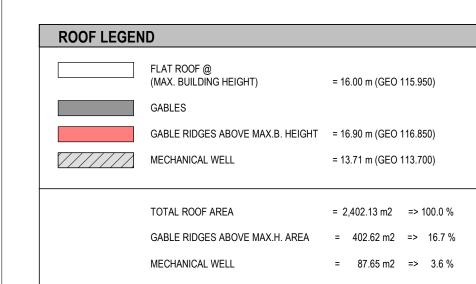
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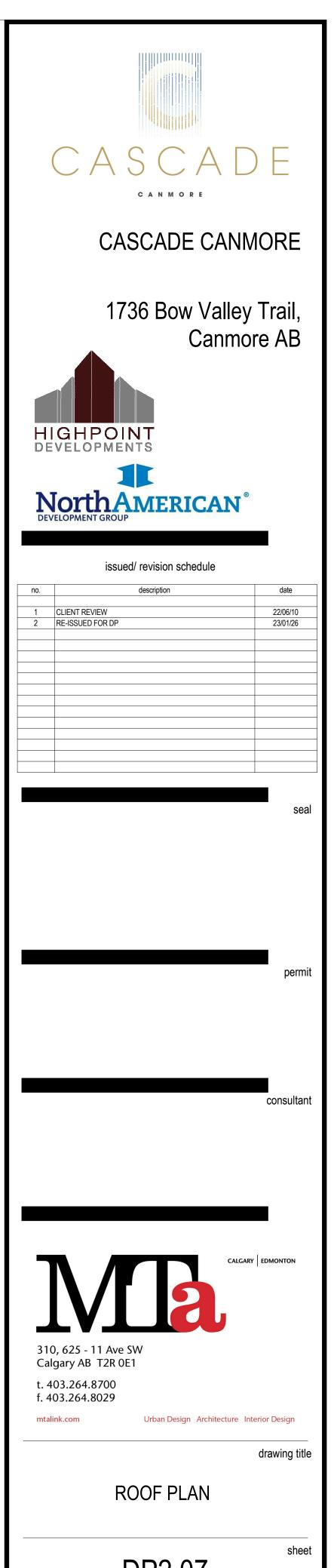
LOFT PLAN





1 ROOF PLAN
1: 200





DP2.07

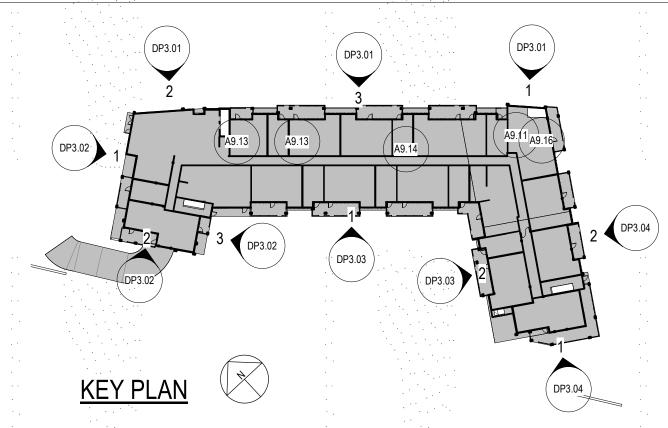
JC 1:200

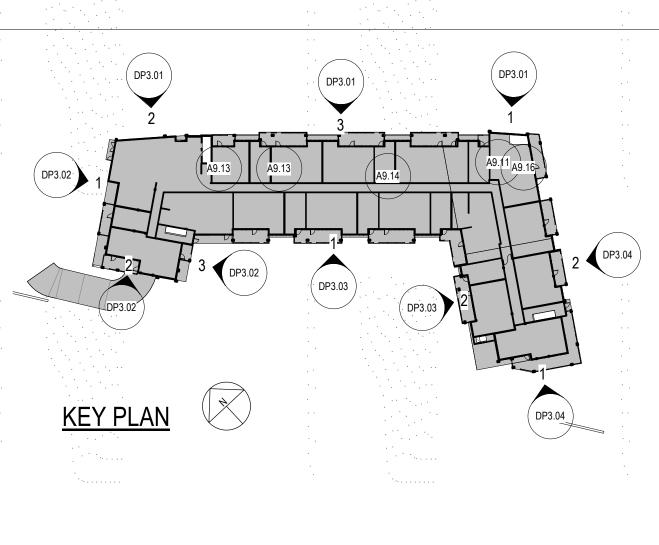
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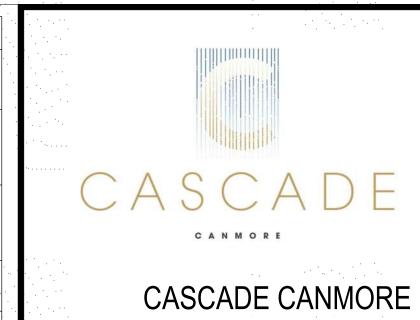


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1736 Bow Valley Trail, Canmore AB



CLIENT REVIEW

RE-ISSUED FOR DP

North AMERICAN®

issued/ revision schedule

date

22/06/10

23/01/26

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consultant

drawing title

sheet

09 MATERIAL: STOREFRONT GLAZING COLOUR: BLACK MATERIAL: METAL RAILINGS C/W 6"x6" FASCIA

MATERIAL: TIMBER COLUMN, STAINED FIR WOOD
MANUFACTURER: SASIN SEMI-TRANSPARENT
STAIN

COLOUR: BLACK AND STAINED FIR

MOUNTED WOOD POSTS

12 COLUMN BASE

EXTERIOR MATERIALS LEGEND

COLOUR: W-183-6E

MATERIAL: EIFS - STUCCO MATERIAL: EIFS - STUCCO
MANUFACTURER: ADEX (OR APPROVED ALT.)

PATTERN: SMOOTH FINISH

COLOUR: CEDARTONE PATTERN: BOARD AND BATTEN MATERIAL: FIBRE CEMENT SIDING MANUFACTURER: JAMES HARDIE PRODUCT: CEDARMILL HARDIEPLANK

COLOUR: IRON GRAY

PATTERN: LAP SIDING

STAIN

MATERIAL: ASPHALT SHINGLE

COLOUR: DARK GRAY

VINYL WINDOWS

COLOUR: BLACK

COLOUR: BLACK

MANUFACTURER: PLYGEM

MATERIAL: ALUMINIUM SKYLIGHTS

PRODUCT: COMFORT PLUS GLASS - TRIPLE

DIMENSIONS: 762mm X 1220mm

MATERIAL: NATURAL STONE VENEER MANUFACTURER / PRODUCT: AVAANI

COLOUR: BLACKSMITH LEDGESTONE

MATERIAL: TRIPLE GLAZED ALUMINIUM CLAD

MANUFACTURER: VELUX FC (OR APPROVED ALT.)

BEDROOM LOCATIONS

GLAZED C/W INTERNAL BLIND FOR

MATERIAL: STAINED FIR WOOD MATERIAL: STAINED FIR WOOD
MANUFACTURER: SANSIN SEMI-TRANSPARENT

MATERIAL: PRE-FINISHED FIBRE CEMENT SIDING MANUFACTURER: FISHER COATING / JAMES HARDIE PRODUCT: TRUEGRAIN SERIES

MATERIAL: CAST IN PLACE CONCRETE WALL MOUNTED EXTERIOR LIGHT FIXTURE

COLOUR: BLACK ENTRANCE CANOPY 14 MATERIAL: STAINED FIR WOOD

MATERIAL: PREFINISHED METAL FLASHING

MANUFACTURER: SASIN SEMI-TRANSPARENT

RETAINING WALL
MATERIAL: BOULDER STONE RETAINING WALL

STAIN

MATERIAL: SOFFIT PANELS MANUFACTURER: FISHER COATING / JAMES HARDIE PRODUCT: TRUEGRAIN SERIES COLOUR: CEDARTONE

18 SIGNAGE

19 PREFINISHED METAL GUTTER - BLACK

20 PREFINISHED METAL DOWNSPOUT - BLACK



DP3.02 1:100



EAST ELEVATION - COURTYARD 1:100

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**BUILDING ELEVATIONS** 

DP3.02 As indicated

CS

checked .. project no 21.164



CANMORE

CASCADE CANMORE

1736 Bow Valley Trail, Canmore AB





issued/ revision schedule

			no.	description	date
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			1	ISSUED FOR DP	22/10/04
			2	RE-ISSUED FOR DP	23/01/26
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**BUILDING ELEVATIONS** 

DP3.03

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WEST ELEVATION - COURTYARD 1:100

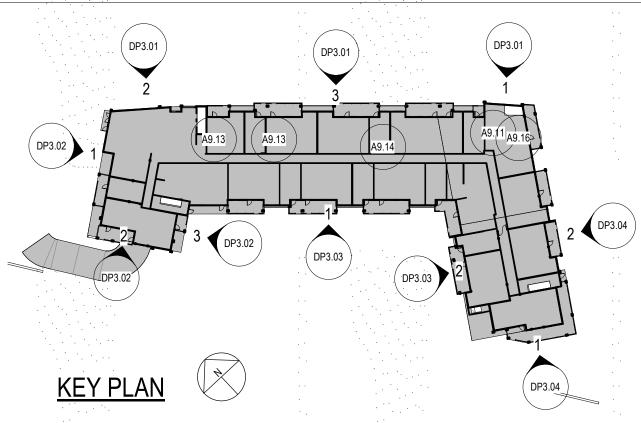
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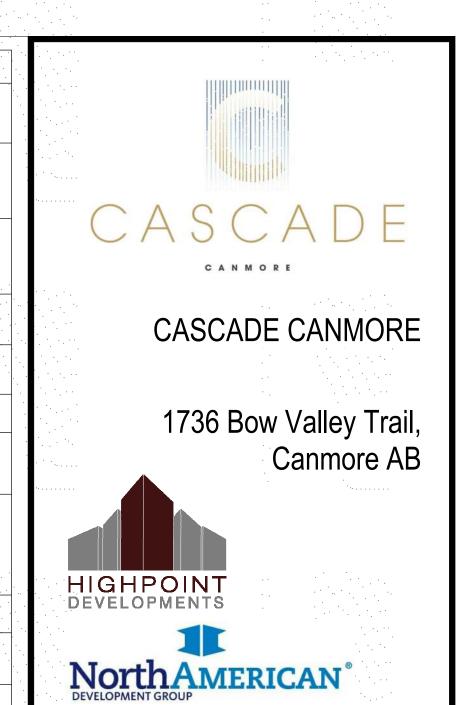
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EXTERIOR MATERIALS LEGEND MATERIAL: EIFS - STUCCO MATERIAL: EIFS - STUCCO
MANUFACTURER: ADEX (OR APPROVED ALT.) COLOUR: W-183-6E PATTERN: SMOOTH FINISH MATERIAL: PRE-FINISHED FIBRE CEMENT SIDING MANUFACTURER: FISHER COATING / JAMES HARDIE 02 PRODUCT: TRUEGRAIN SERIES COLOUR: CEDARTONE PATTERN: BOARD AND BATTEN MATERIAL: FIBRE CEMENT SIDING MANUFACTURER: JAMES HARDIE
PRODICT: CEDARMIL HARDIEDIAM PRODUCT: CEDARMILL HARDIEPLANK COLOUR: IRON GRAY PATTERN: LAP SIDING MATERIAL: NATURAL STONE VENEER
MANUFACTURER / PRODUCT: AVAANI COLOUR: BLACKSMITH LEDGESTONE MATERIAL: STAINED FIR WOOD 05 MANUFACTURER: SANSIN SEMI-TRANSPARENT STAIN MATERIAL: ASPHALT SHINGLE COLOUR: DARK GRAY MATERIAL: TRIPLE GLAZED ALUMINIUM CLAD VINYL WINDOWS
MANUFACTURER: PLYGEM VINYL WINDOWS COLOUR: BLACK MATERIAL: ALUMINIUM SKYLIGHTS MANUFACTURER: VELUX FC (OR APPROVED ALT.) 08 PRODUCT: COMFORT PLUS GLASS - TRIPLE GLAZED C/W INTERNAL BLIND FOR BEDROOM LOCATIONS DIMENSIONS: 762mm X 1220mm COLOUR: BLACK MATERIAL: STOREFRONT GLAZING COLOUR: BLACK MATERIAL: METAL RAILINGS C/W 6"x6" FASCIA MOUNTED WOOD POSTS COLOUR: BLACK AND STAINED FIR MATERIAL: TIMBER COLUMN, STAINED FIR WOOD 12 ... COLUMN BASE MATERIAL: CAST IN PLACE CONCRETE 13 WALL IVICE... \_ COLOUR: BLACK WALL MOUNTED EXTERIOR LIGHT FIXTURE ENTRANCE CANOPY 14 MATERIAL: STAINED FIR WOOD MANUFACTURER: SASIN SEMI-TRANSPARENT MATERIAL: PREFINISHED METAL FLASHING COLOUR: BLACK MATERIAL: BOULDER STONE MATERIAL: SOFFIT PANELS MATERIAL SOFFIT FAIRLS

MANUFACTURER: FISHER COATING / JAMES HARDIE PRODUCT: TRUEGRAIN SERIES COLOUR: CEDARTONE 18 SIGNAGE PREFINISHED METAL GUTTER - BLACK 20 PREFINISHED METAL DOWNSPOUT - BLACK



issued/ revision schedule date 22/10/04 ISSUED FOR DP RE-ISSUED FOR DP 23/01/26

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**BUILDING ELEVATIONS** 

DP3.04

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BUILDING END ELEVATION SE 1:100



EAST ELEVATION DP3.04 1:100







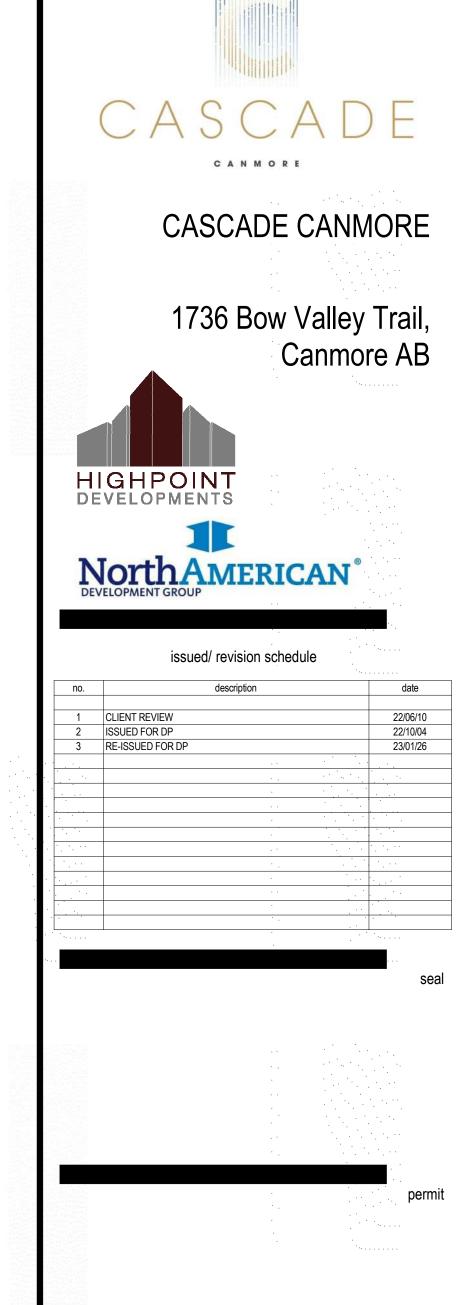


EAST VIEW

WEST VIEW

**BUILDING VIEWS** 

DP3.05 ... project no. 21.164



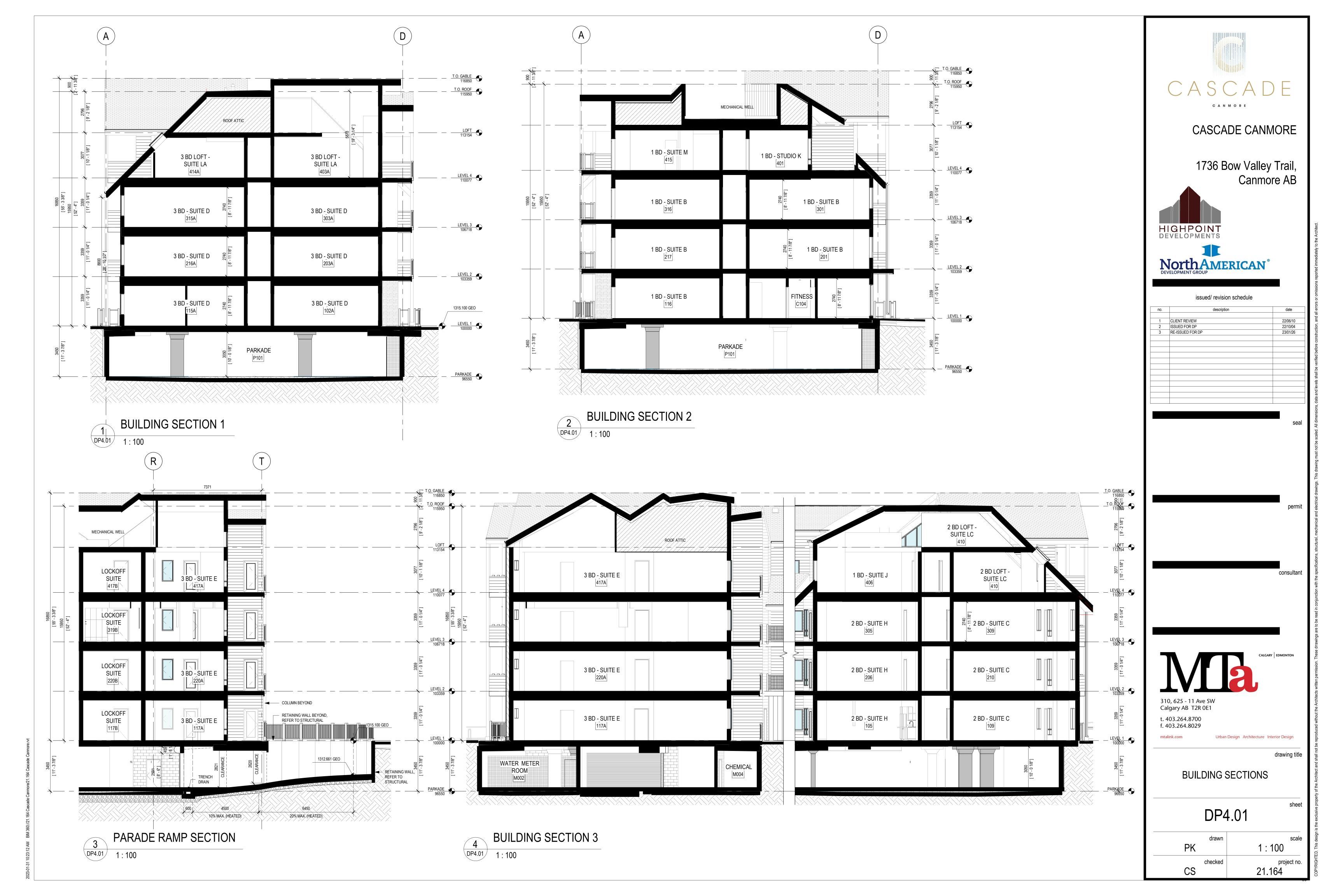
consultant

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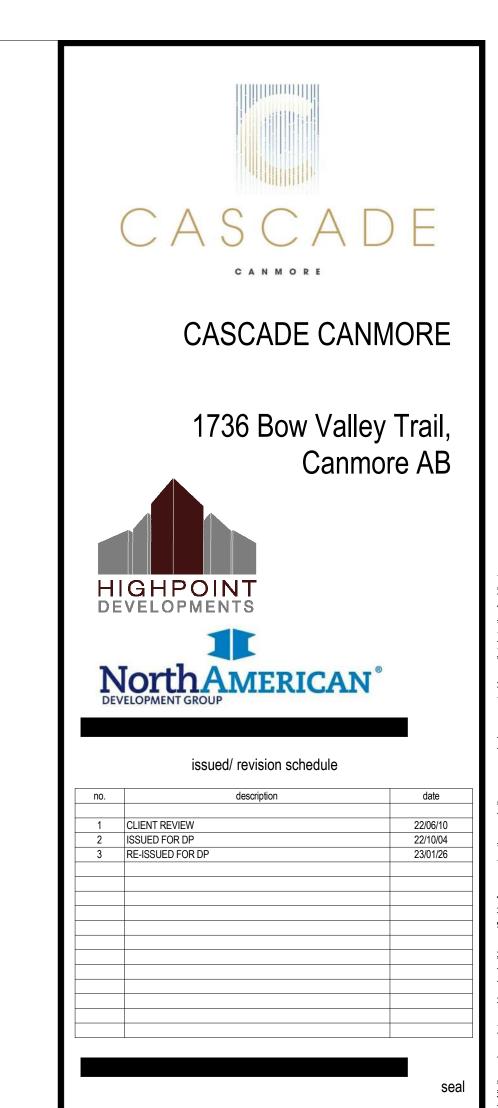
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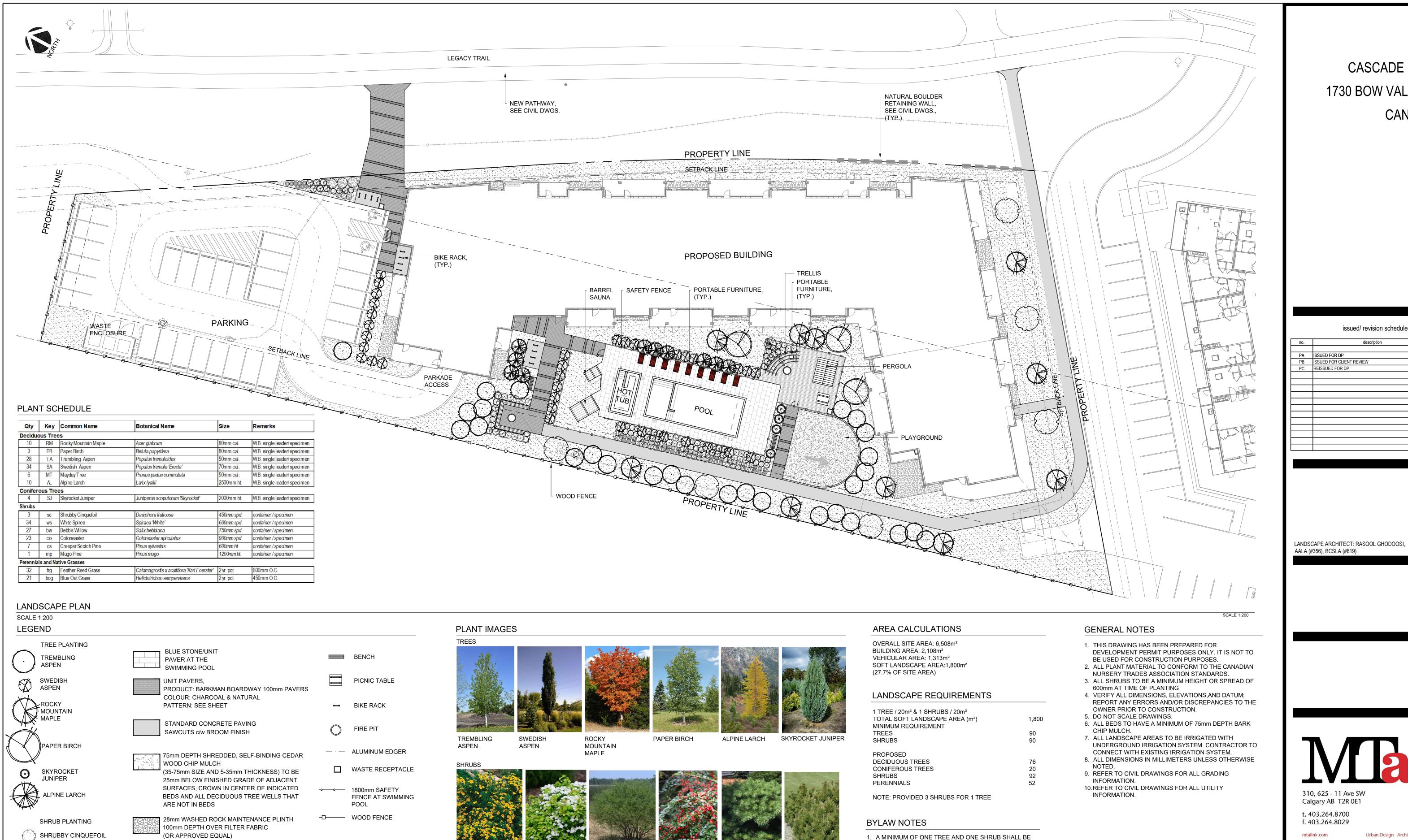
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DP5.01

RENDERS

PK/VS



WHITE SPIREA

BEBB'S WILLOW

COTONEASTER

CREEPER SCOTCH PINE

PERENNIALS AND NATIVE GRASSES

BLUE OAT GRASS

FEATHER REED

GRASS

MUGO PINE

SOD ON 200mm DEPTH TOPSOIL

PLANTED IN CLUSTERS FOR EVERY 20m<sup>2</sup> OF REQUIRED

SHALL BE A MINIMUM OF 20% LARGE TREES (4.0m HT. CONIFEROUS, 85mm CAL. DECIDUOUS), 30% MEDIUM

50% SMALLER TREES (2.0m HT. CONIFEROUS, 50mm

3. CONIFEROUS TRÉES SHALL COMPRISE A MAX OF 25%

TREES (3.0m HT. CONIFEROUS, 70mm CAL. DECIDUOUS),

2. THE MIX OF TREE SIZES AT THE TIME OF PLANTING

LANDSCAPE AREA.

CAL. DECIDUOUS).

OF ALL TREES PLANTED.

CREEPER SCOTCH MUGO PINE

SHRUBBY CINQUEFOIL WHITE SPIREA

FEATHER REED

GRASS

PERENNIALS AND NATIVE GRASSES

BLUE OAT GRASS

**BEBB'S WILLOW** 

COTONEASTER

CASCADE CANMORE 1730 BOW VALLEY TRAIL CANMORE, AB

issued/ revision schedule

no.	description	date
PA	ISSUED FOR DP	21/11/28
PB	ISSUED FOR CLIENT REVIEW	22/06/09
PC	REISSUED FOR DP	22/11/30

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310, 625 - 11 Ave SW

Urban Design Architecture Interior Design

drawing title

sheet

LANDSCAPE PLAN

L101

drawn AS SHOWN checked project no. 2511-01514-00

#### Attachment 5: Sustainability Screening Report Narrative and Matrix



Urban Design Architecture Interior Design Inc.

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#### **Cascade Canmore: SSR Sustainability Narrative**

The Cascade Canmore Development is committed to sustainability and recognizes the importance of preserving the rich mountain landscape and other vital resources. Sustainable practices are embedded into the design of the Cascade building and the surrounding landscape to minimize the consumption of energy and natural resources. Below is a summary of passive and active design strategies implemented into the project:

#### 1. Enhanced Green Construction

Based on the preliminary energy model report prepared for the submission, the design is performing 10.7% better than NECB 2017. As we continue to develop the building design, additional opportunities will be explored in an effort to increase that performance number.

2. Solar installation and visitor education.

The project will be constructed with a 10.56 kW Solar Array to offset the electrical use of the building. In addition to the solar array, the larger mission of climate change will be supported didactically through the installation of A television in the lobby that will livestream the current and historical performance of the solar array to guests of the property. Through implementation and education the developer's goal is to both mitigate the impact of the building on the environment while also using the solar array as a tool to educate and inform guests.

- 3. Infiltration facilities (drywells and standpipes)
  - Treatment of the storm water will occur while ponding occurs around the infiltration facilities
    as the reduction in flow velocity promotes settling out of particles. According to AB
    Environment, landscaped detention facilities offer effective filtration of heavy metals, COD
    (Chemical Oxygen Demand), nitrate nitrogen, ammonia nitrogen, and suspended solids.
- 4. Strategic placement of on & offsite infrastructure
  - Onsite infrastructure has been placed in locations to reduce the quantities required for site servicing. For instance, the drywell and infiltration facilities have been place in locations to reduce the amount of site re-grading required, while also reducing the number of drywell and infiltration facilities required.

The servicing concept for water utilities has selected an alignment that minimizes the disruption to existing infrastructure, including road and sidewalk repairs and service tie-in locations.

### **Sustainability Screening Report Process** Impact - Offset Matrix

## **Summary Page**

Overall Results	Impact	
		%
Economic Sustainability	-0.11	0.58
Environmental Stewardship	-9.94	54.36
Social Fabric	-8.24	45.06

Offset		
	%	
6.29	35.27	
9.29	52.10	
2.25	12.62	

Total Impact -18.29

Total Offset 17.82

Net Score -0.46

Economic Sustainability	
Income and Wages	
Non-Residential Tax Assessment	

Environmental Stewardship	
Residential Water Consumption	0.00
Commercial Water Consumption	-2.26
Residential Solid Waste Generation	0.00
Commercial Solid Waste Generation	-4.52
All Building Energy use and GHG emissions	-2.59
Transportation	0.00
Infrastructure (sanitary-gravity)	0.00
Infrastructure (sanitary-pressure)	0.00
Environmentally Sensitive Lands	0.00
Land Consumption	
Efficient Residential Land Use	0.00
Efficient Commercial Land Use	0.00
Efficient Industrial Land Use	0.00
Efficient Mixed Use Residential Land Use	
Efficient Mixed Use Commercial Land Use	
Metres of trails / capita	
Metres of new roads to service development	

Social Fabric	
Affordability of Market housing (in relation to median income)	0.00
PAH Housing	-1.62
Seniors Housing	-1.29
Employee Housing	-0.97
Childcare spaces	-1.29
Library	-0.51
Food Bank Usage	
Social Assistance Payments	
Crimes Against Persons and Property	

Economic Sustainability		
0.00	InfraCycle Assessment	
3.04	Increasing commercial assessment	
0.00	New employment above median salary	
0.00	New employment outside of 4 significant sectors	
0.00	Floor space for Economic Development & Tourism	
3.25	Percentage of local construction labour value	
0.00	Economic leadership or innovation	

Environmental Stewardship	
0.00	Residential / commercial mix of uses
1.91	Higher density than current levels
0.00	Access to community services from residences
1.80	Access to services from the commercial site
0.90	Water saving measures
0.00	Rain water harvesting system or infiltration
0.00	Construction waste diversion rate
0.90	Long-term, operating waste diversion
0.18	Parking stalls are un-assigned
0.90	Bike parking of adequate quality
1.80	Average size of the dwellings
0.00	LEED Certified
0.00	Built Green Certified
0.00	Other green building certification programs
0.00	Commercial energy consumption reduction
0.00	Residential energy consumption reduction
0.90	Environmentally sensitive land protection
0.00	Minimize density adjacent to sensitive lands
0.00	Reuse an existing contaminated site
0.00	Environmental leadership or innovation

Social	Fabric
0.00	Units of perpetually affordable housing
0.00	Cash contribution towards PAH
0.00	Bedrooms of employee housing
0.00	Bedrooms for employees earning < median income
0.00	Cash contribution towards employee housing
0.00	Units of seniors housing
0.00	Percentage of the employees housed
0.00	Employees rental assistance 10% below market levels
0.90	Percentage of site ares for social interaction
0.00	Reuse an existing historic property or building
1.35	Exceed minimum municipal reserve requirements
0.00	Accessible recreation or cultural facilities or programs
0.00	Contribution to recreation facilities
0.00	Support school enrollment
0.00	Support for current childcare facilities
0.00	Support for cultural establishments
0.00	Support for other non-profit community organizations
0.00	Unique supports for community programming
0.00	Support for special events
0.00	Public art component
0.00	Public consultation program
0.00	Social leadership or innovation

#### ATTACHMENT 6 - SCHEDULE A - CONDITIONS OF APPROVAL

#### SCHEDULE A

#### CONDITIONS OF APPROVAL

**DEVELOPMENT PERMIT No.:** PL20220305

LAND USE DISTRICT: BVT-G District

APPROVED USE(S): VISITOR ACCOMMODATION

1. MAXIMUM BUILDING HEIGHT APPROVED VARIANCE(S): 2. MAXIMUM EAVELINE HEIGHT

3. FRONT YARD SETBACK

LEGAL ADDRESS: BLOCK 1; PLAN 941 0149

#### **APPROVED VARIANCES TO LAND USE BYLAW 2018-22**

1. Section 4.6.3.11 - Maximum Building Height: Increase maximum building height from 16.0 m to 16.85 m.

- 2. Section 4.6.3.12 Maximum Eaveline Height: Increase maximum eaveline height from 7.0 m to 8.8
- 3. Section 4.6.3.6 Front Yard Setback no more than 2.0 m. Increase front yard setback to 2.13 to 4.33 m.

#### **STANDARD CONDITIONS:**

- 1. Prior to the release of the Development Permit, the applicant shall enter into a Development Agreement with the Town of Canmore to do the following:
  - a. construct or pay for the construction of the municipal improvements, infrastructure and services required by the development, which may include but shall not be limited to:
    - Transportation;
    - Water;
    - Sanitary;
    - Storm; and
  - b. pay the off-site levies imposed by the Off-Site Levy Bylaw; and
  - provide security in accordance with the Engineering Design and Construction Guidelines (EDCG) to ensure the terms of the Development Agreement are carried out.
- 2. All construction associated with the approval of this Development Permit shall comply with the regulations of the Land Use Bylaw (LUB) 2018-22, unless otherwise stated under the approved variances section of this document.
- 3. All construction associated with the approval of this Development Permit shall comply with the Town of Canmore Engineering requirements as outlined in the Engineering Design and Construction Guidelines (EDCG).
- 4. All construction associated with the approval of this Development Permit shall comply with the Tree Protection Bylaw and ensure all tree protection measure are appropriately put in place prior to the development of the site, where determined necessary by the Town of Canmore Parks Department.
- 5. All construction, landscaping and exterior finishing materials are to be as shown on the approved plans and other supporting material submitted with the application.
- 6. Any trees, shrubs or other plant material installed as part of the landscaping plan which may die or are blown over, shall be replaced on an ongoing basis, prior to receipt by the developer

of a Development Completion Certificate.

- 7. Any roof top mechanical apparatus, including chimneys and vents, shall be screened to the satisfaction of the Development Officer.
- 8. Access to the site for emergency vehicles shall be to the satisfaction of the Manager of Emergency Services.
- 9. All signs shall require a separate development permit.
- 10. **No occupancy** shall be permitted until an Occupancy Certificate has been issued by the Town of Canmore.

#### **SPECIFIC CONDITIONS:**

- 1. The applicant shall provide security to the Town of Canmore to ensure the completion of the project, in the form of cash or an irrevocable Letter of Credit. The amount should be equal to or no less than 1.25 (125%) of the estimated project costs for the project for landscaping and all hard surfacing, paving; and, site servicing; both to the satisfaction of the Town. The Letter of Credit shall be supplied at the time of the signing of the Development Agreement, and shall be in a format acceptable to the Town of Canmore.
- 2. The Developer shall pay off site levies according to the approved bylaw adopted by Council at the time of the signing of the Development Agreement. The Development Agreement shall specify the manner of the payment of these monies and all other relevant fees and contributions as determined by approved Town of Canmore policy(ies).
- 3. The Developer shall submit and follow their approved Construction Management Plan. The construction management plan submitted shall be followed through all stages of construction. If any problems arise where the Town Bylaws are being violated, a Stop Work Order will be delivered without warning and all construction shall cease until all problems have been rectified to the satisfaction of the Town of Canmore.
- 4. The Developer is required to provide **98** vehicle parking stalls, **36** long term bicycle stalls and **24** short term bicycle stalls as shown more or less in the approved plans to the satisfaction of the Development Officer. All on-site parking stalls shall be graded and paved to dispose of drainage to the satisfaction of the Development Officer.
- 5. The Developer shall provide landscaping generally in accordance with the approved landscaping plan.
- 6. The Developer agrees to comply with the requirements for enhanced green construction, and that the development will be a minimum 10% better than the current NECB in place at the time of development as outlined in Section 11 Green Building Regulations of the Land Use Bylaw.
- 7. Commitments expressed in the Developer's Sustainability Screening Report become conditions of approval upon the signing of this Schedule A and will be included in the development agreement.
- 8. No plant material is permitted between 0.0m and 1.5m from the building.
- 9. The development is approved for Visitor Accommodation use, which is defined in the Town of Canmore Land Use Bylaw 2018-22 as "a building or group of buildings not intended for residential use where sleeping facilities are provided for persons for periods of up to 30 days and which may also contain a variety of services and amenities for the benefit of guest". A visitor accommodation development shall:
  - a. Provide a central management and reservation service;
  - b. Have a single address for mail (not for individual units);
  - c. Not serve as a residential address for utility billing or electoral enumeration purposes;
  - d. Provide signage designating the development as a "hotel" or similar visitor use.

- 10. Unless permission is granted by the Town of Canmore, snow clearing shall be handled on-site. No snow shall be pushed onto publicland.
- 11. The Developer shall screen any mechanical equipment or vents to the satisfaction of the Development Officer.

#### **Prior to the Release of the Development Permit Conditions**

12. **Prior to the release of the Development Permit**, the Developer shall pay the following variance fees:

Three (3) approved variances:

Discretion limited in Land Use Bylaw 1@ \$370.00 = \$370.00 Discretion not limited in Land Use Bylaw 2@ \$200.00 =

\$400.00 TOTAL FEES PAYABLE: \$770.00

#### Prior to the Release of the Building Permit and Commencement of Construction Conditions

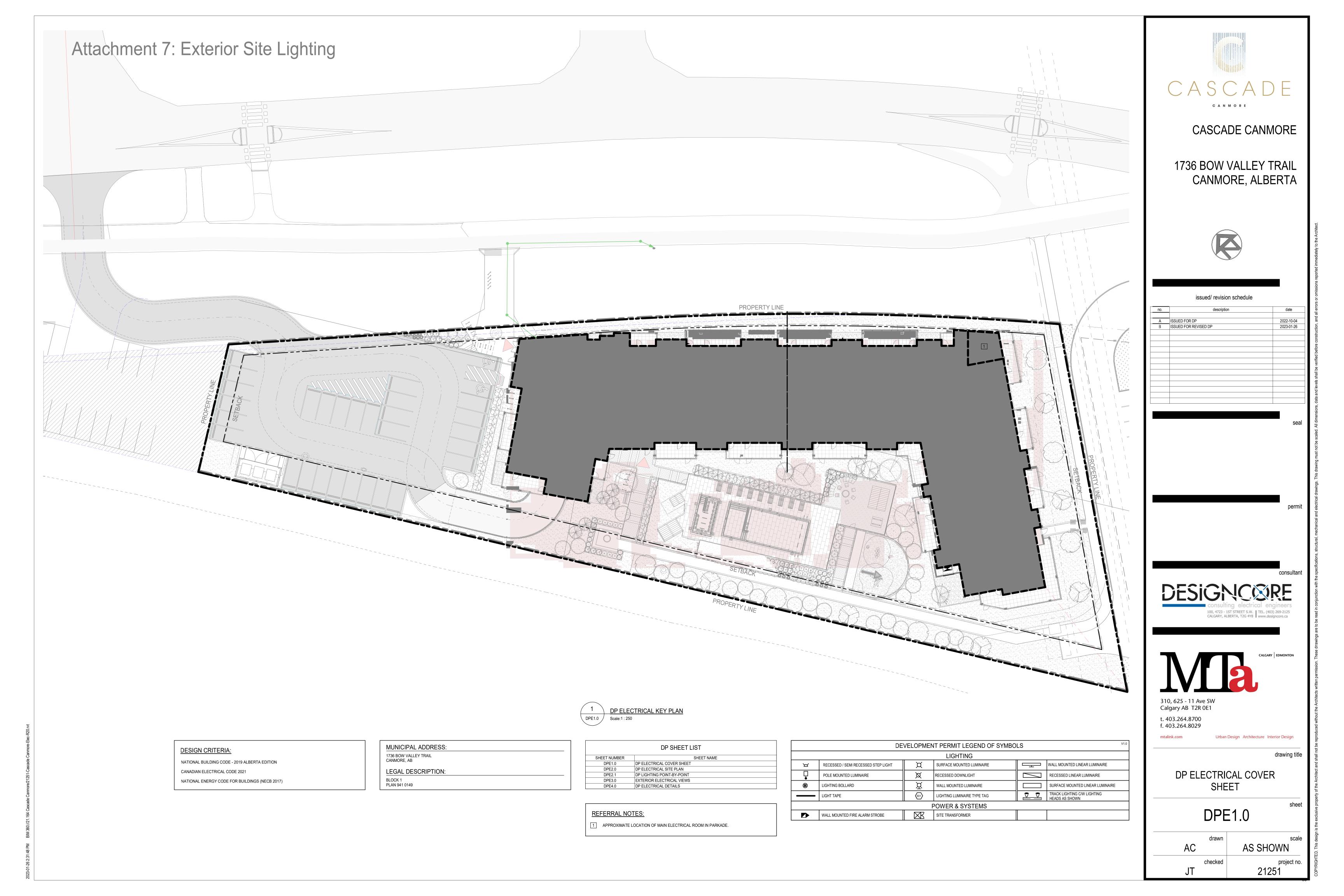
- 13. **Prior to the release of the Building Permit**, the Developer shall submit revised drawings showing the removal or relocation of the proposed pedestal lighting and exterior receptacle posts and the relocation of trees currently proposed within the 9.0m Waterline Right-of-Way at the east property boundary. The revised drawings shall be to the satisfaction of the Development Officer.
- 14. **Prior to the release of the Building Permit**, the Developer shall submit and have approved a maintenance agreement satisfactory to the Town regarding the proposed pathway, landscaping and other structures located within the 9.0m Waterline Right-of-Way at the east property boundary. This agreement shall include construction/installation, maintenance, replacement, and any other matters the Town deems necessary.
- 15. **Prior to the release of the Building Permit**, the Developer shall provide a pre-construction energy report estimating that the building will achieve a minimum of 10% better than the current NECB in place at the time of development, to the satisfaction of the Development Officer.
- 16. **Prior to Commencement of Construction**, the Developer shall protect all natural vegetation in the road right of way with fencing unless such vegetation has been approved for removal as indicated on approved plans, including any approved Tree Protection Plan. Any unnecessary vegetation removal may result in a Stop Order, fines, and compensation.
- 17. **Prior to the release of the Building Permit**, the Developer shall submit addressing in accordance with the Town's Civic Addressing Protocol.

#### **Prior to Occupancy and Operation Conditions**

- 18. **Prior to occupancy of the building**, the Developer shall provide evidence of compliance with the Town's Enhanced Green Construction requirements.
- 19. **Prior to occupancy of the building**, the Developer shall apply for, receive approval for, and install signage for the development that designates the development as a hotel or similar visitor accommodation use, to the satisfaction Development Officer.
- 20. **Prior to occupancy of the building**, the Developer shall submit and have approved a maintenance agreement satisfactory to the Town regarding the proposed lighting fixtures located within the municipal Road Right-of-Way. This agreement shall include construction/installation, maintenance, replacement, and any other matters the Town deems necessary.

Signature CHAIR, CANMORE PLANNING COMMISSION	Date	

IS A NOTICE POSTING REQUIRED:





TYPE 300/301/302 LUMINAIRE STYLE











- E.) ALL LIGHT FIXTURES SHALL BE FULL CUT OFF AND MEET ALL LOCAL STANDARDS TO ELIMINATE THE POTENTIAL OF LIGHT TRESPASS ON TO NEIGHBORING ROADWAYS AND RESIDENTIAL AREAS. ALL EXTERIOR LUMINAIRES ARE CONTROLLED BY PHOTOCELL.
- F.) UTILITY TRANSFORMER SUPPLIED AND INSTALLED BY FORTIS.
- G.) INSTALLATION SHALL BE IN ACCORDANCE WITH FORTIS AND CITY OF CANMORE
- H.) CONTRACTOR SHALL NOT RUN ANY CONDUIT THROUGH OR INTO ANY UTILITY RIGHT-OF-
- 6 PROVIDE RECEPTACLE PEDESTAL WITH GFCI OUTLET FOR LED STRING LIGHTING AT GAZEBO AND BARREL SAUNA LOCATIONS.

PROVIDE 120VAC DIRECT CONNECTION TO SIGNAGE LIGHTING PROVIDED ON ENTRANCE CANOPY. COORDINATE CONNECTION LOCATIONS WITH SIGNAGE CONSULTANT PRIOR TO ROUGH-IN.

CASCADE CANMORE

1736 BOW VALLEY TRAIL CANMORE, ALBERTA



issued/ revision schedule

	,	
no.	description	date
A	ISSUED FOR DP	2022-10-04
В	ISSUED FOR REVISED DP	2023-01-26

permit

consultant

100, 4723 - 1ST STREET S.W. TEL. (403) 269-2125 CALGARY, ALBERTA, T2G 4Y8 www.designcore.ca



310, 625 - 11 Ave SW Calgary AB T2R 0E1

t. 403.264.8700

f. 403.264.8029

drawing title

DP ELECTRICAL SITE PLAN

sheet

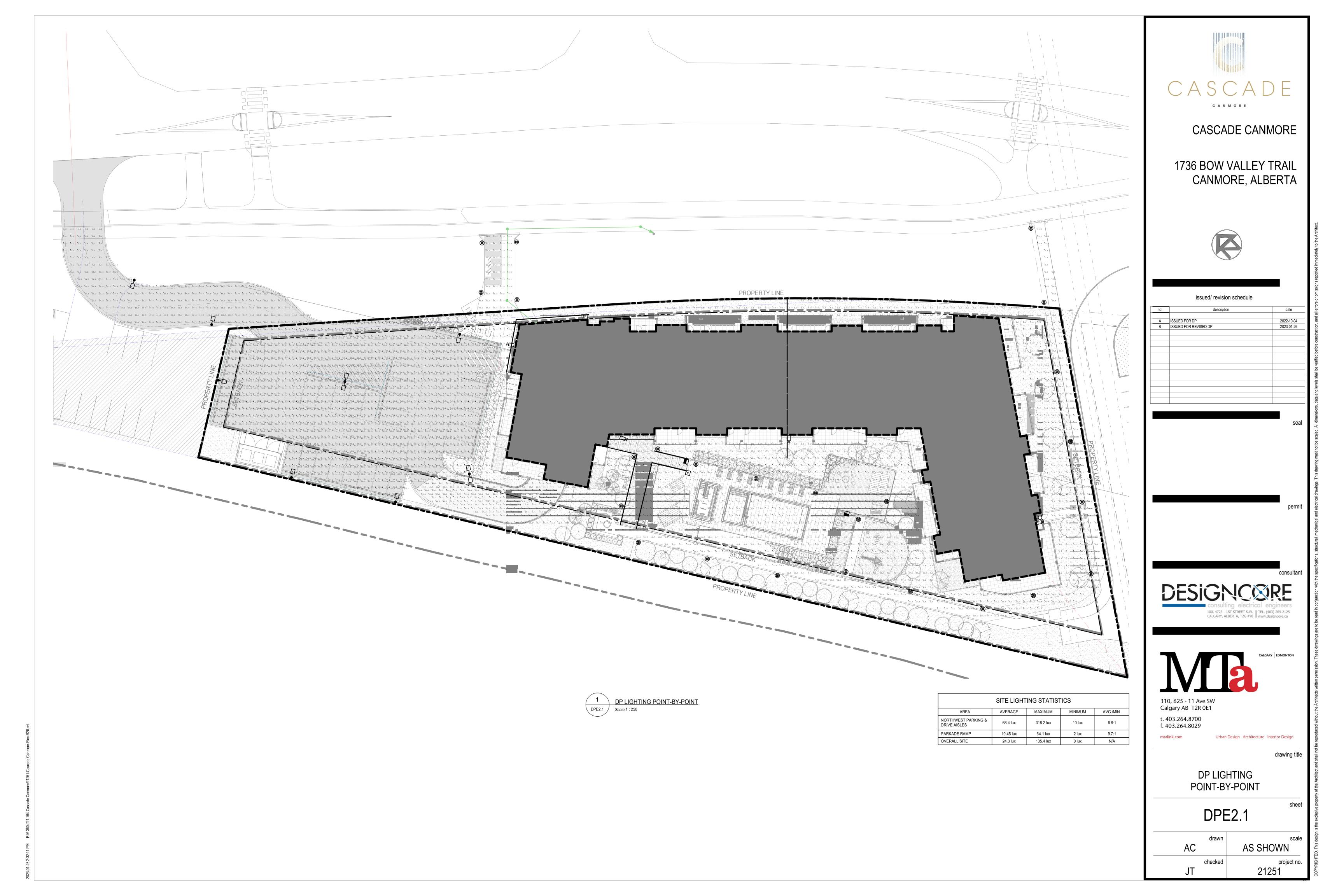
Urban Design Architecture Interior Design

AS SHOWN checked project no

TYPE 304 LUMINAIRE STYLE TYPE 303A/303B LUMINAIRE STYLE

TYPE 305 LUMINAIRE STYLE

TYPE 306 LUMINAIRE STYLE

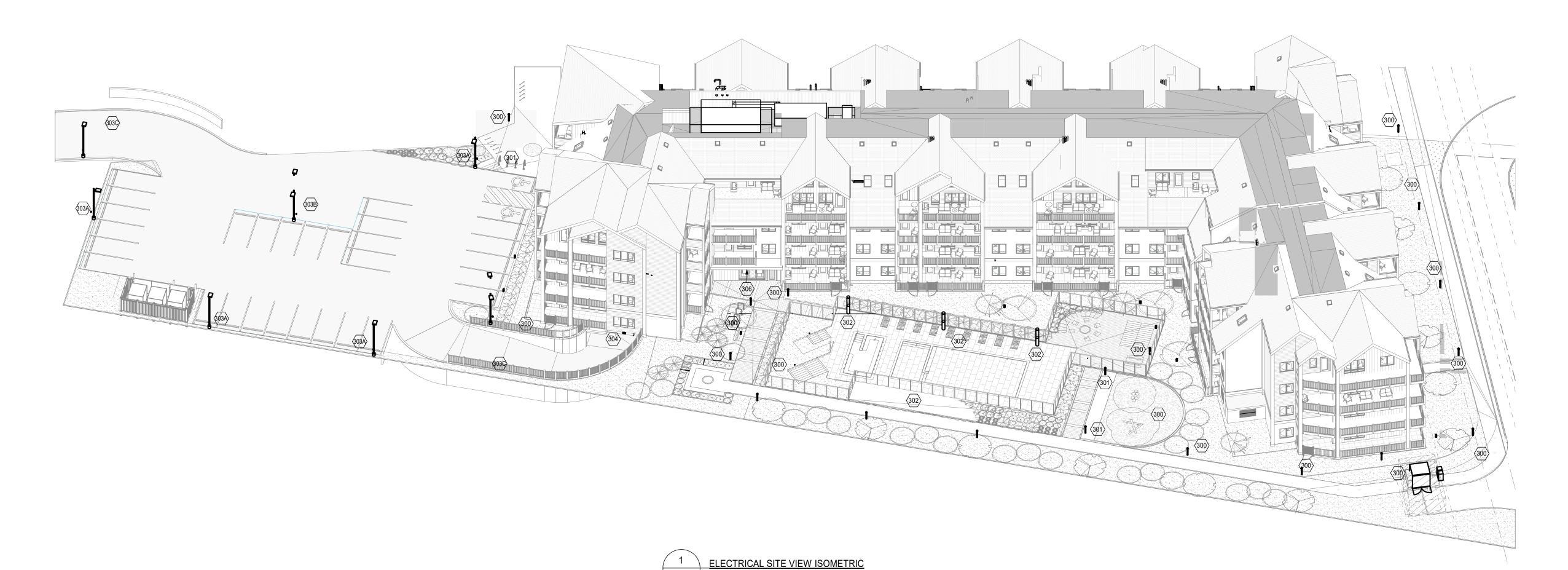


### **GENERAL NOTES:**

- A.) REFER TO MAIN DRAWING PACKAGE FOR CIRCUIT ASSIGNMENT.
- B.) REFER TO MAIN DRAWING PACKAGE FOR CONDUIT ROUTING.

### REFERRAL NOTES:

1 WEATHERPROOF RECEPTACLE MOUNTED ON PEDESTAL.









CASCADE CANMORE

1736 BOW VALLEY TRAIL CANMORE, ALBERTA



issued/ revision schedule

no.	description	date
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Urban Design Architecture Interior Design

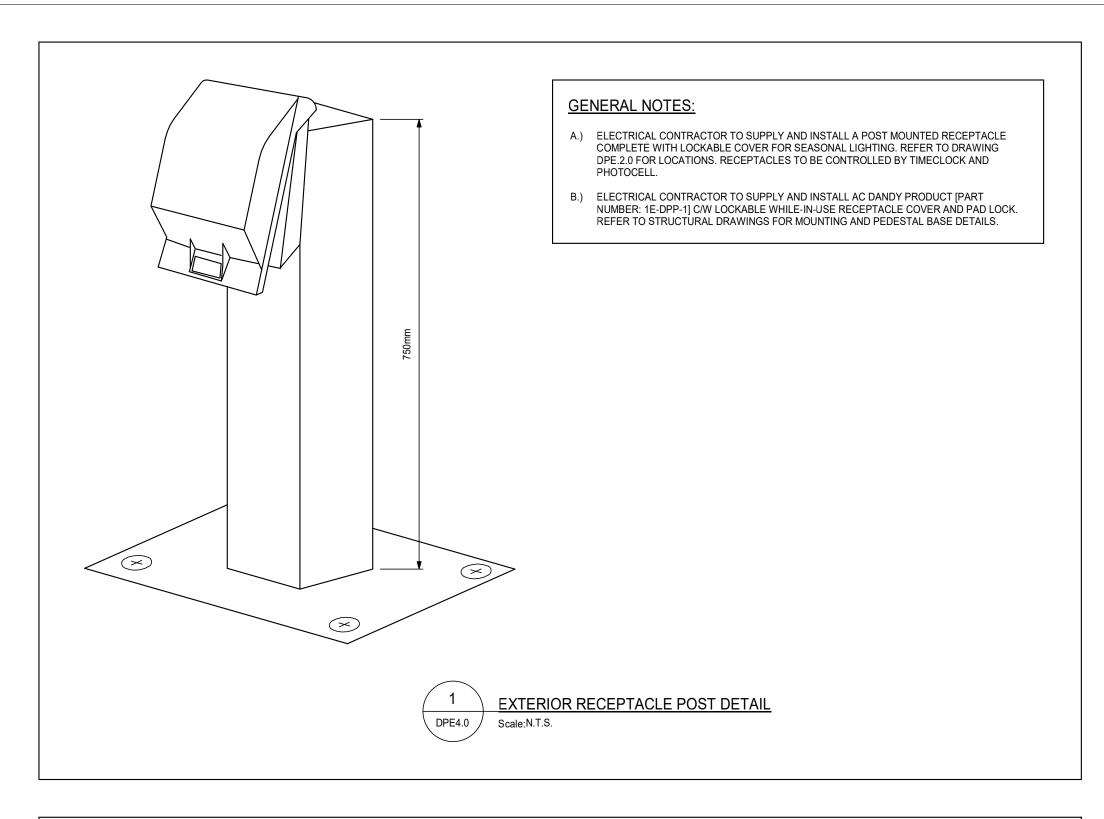
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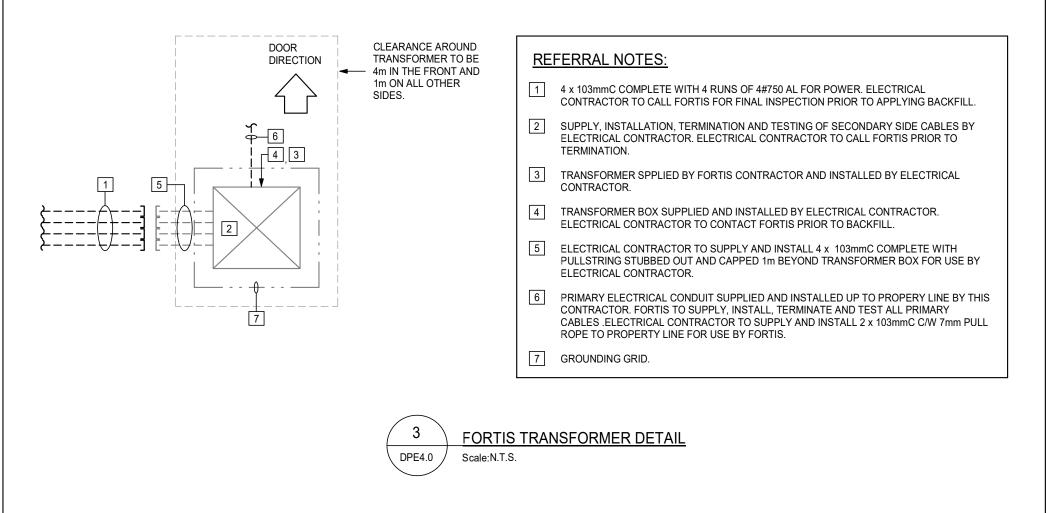
sheet

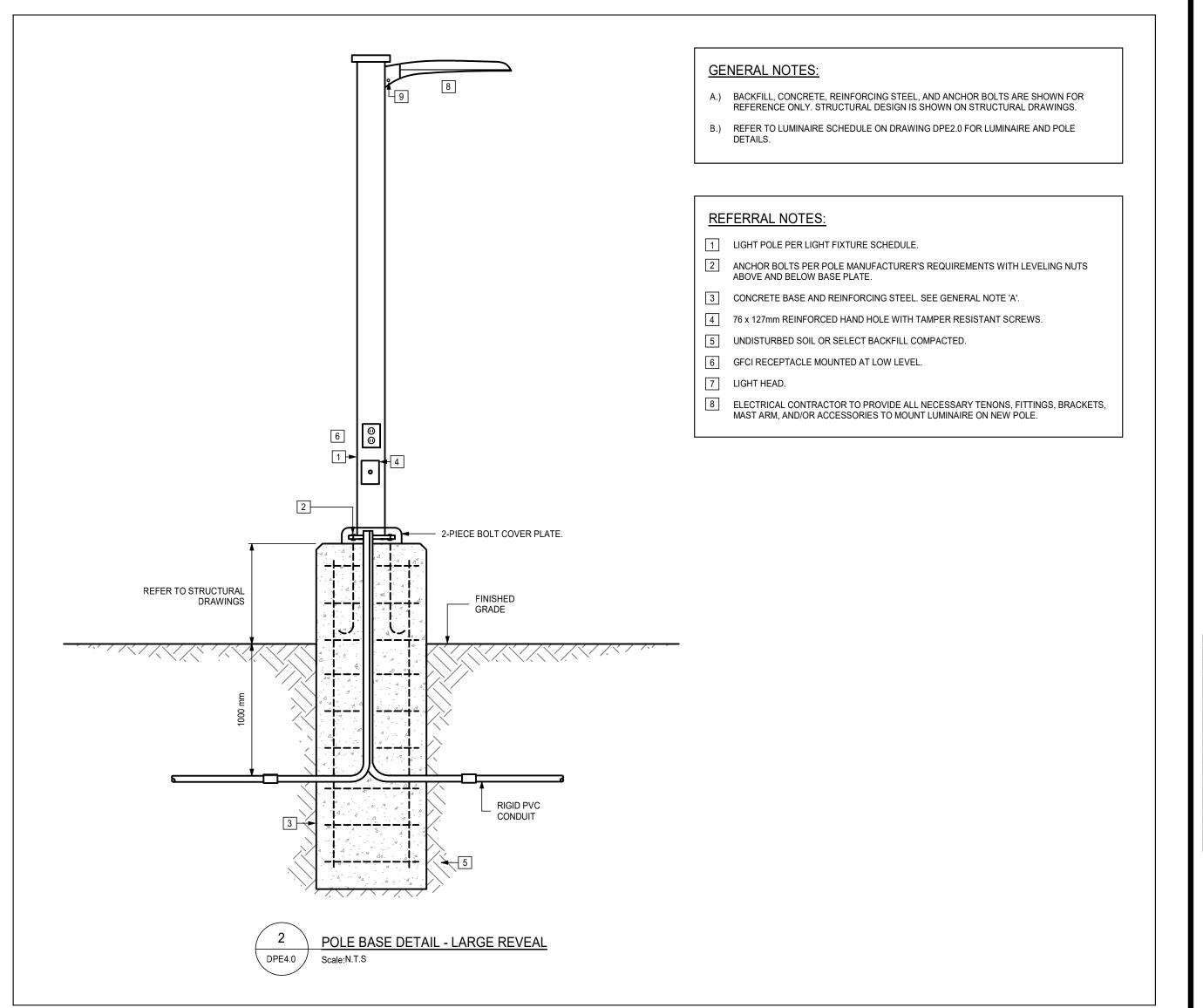
EXTERIOR ELECTRICAL **VIEWS** 

DPE3.0

AS SHOWN 21251









CASCADE CANMORE

1736 BOW VALLEY TRAIL CANMORE, ALBERTA



issued/ revision schedule

Issued/Tevision Schedule				
no.	description	date		
Α	ISSUED FOR DP	2022-10-04		
В	ISSUED FOR REVISED DP	2023-01-26		

permit

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Urban Design Architecture Interior Design

drawing title

sheet

scale

DP ELECTRICAL DETAILS

DPE4.0

AS SHOWN checked project no 21251