Town of Canmore 902 7th Avenue Canmore, Alberta T1W 3K1 Phone: 403.678.1500 | Fax: 403.678.1534 WWW.Canmore.ca



AGENDA Canmore Planning Commission Canmore Civic Centre – Council Chambers Wednesday, August 30, 2023 2:00 p.m.

- A. Call to Order
- B. Land Acknowledgement
- C. Adoption of Agenda
- D. Approval of Minutes of the July 5, 2023, meeting
- E. Development Permit Applications:
 - 1. PL20230386

1727 Mountain Avenue
Lot 3, Block 1, Plan 5263HV
66-unit Visitor Accommodation
Variances: Maximum Building Height, Maximum Building Area Over Building Height,
Maximum Eaveline Height, Percent of Building Elevation Step-Back Above Eaveline, Front
Yard Setback, Vehicle Parking and Loading, Landscaping

2. PL20230133

1 Silvertip Trail Lot 1, Block 17, Plan 971 1512 Exterior Renovations to an Existing Visitor Accommodation No Variances

- F. Other Planning Business None
- G. Next Scheduled Meeting September 27, 2023
- H. Adjourn



TOWN OF CANMORE MINUTES Canmore Planning Commission Council Chambers Wednesday, July 5, at 2:00 p.m.

MEMBERS PRESENT

Whitney Smithers (Chair) General Manager of Municipal InfrastructureFlorian JungenPublic RepresentativeBrian TalbotPublic RepresentativeTanya FoubertCouncillorJeff HilstadCouncillor

MEMBERS ABSENT

Shawn Kennedy	Public Representative
Miranda Spessot	Public Representative

ADMINISTRATION PRESENT

Harry SniderActing Planning & Development ManagerNathan GrivellDevelopment PlannerAnika DrostDevelopment PlannerJolene NoëlSecretary (Recorder)

CALL TO ORDER

Chair W. Smithers called the July 5, 2023, regular meeting to order at 2:01 p.m.

ADOPTION OF AGENDA

Chair W. Smithers moved that the Agenda of the Canmore Planning Commission meeting of July 5, 2023, be adopted.

MOTION CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

Chair W. Smithers moved that the adoption of the April 26, 2023, minutes of the Canmore Planning Commission meeting be approved as presented.

MOTION CARRIED UNANIMOUSLY

DEVELOPMENT PERMIT APPLICATION

PL20230138

121 Bow Meadows Crescent, Lot 8 Block 7 Plan 951 2298 Site and Building Amendments to PL20210301 Variances: None

ADMINISTRATION'S PRESENTATION OF THE APPLICATION

Administration presented a visual and verbal presentation of the application.

Minutes approved by: _____

Canmore Planning Commission Meeting July 5, 2023 Page **2** of **3**

APPLICATION QUESTIONS FROM THE BOARD

Administration answered questions from the Commission.

QUESTIONS/COMMENTS FROM THE APPLICANT AND APPLICANT SPOKESPERSON

Michelle Ouellette of McElhanney and Lea Lohnes of Montane Architecture spoke to the application and answered any questions from the Commission.

The Applicant, Wayne Cote, spoke to the application and answered any questions from the Commission.

WRITTEN SUBMISSION

The Commission accepted written submissions in support of the application from Barry Nestransky, Cam Baty and Wayne Cote.

QUESTIONS/COMMENTS FROM THE PUBLIC.

Berry Nestransky of Remax Alpine Realty and Grassi Development spoke to the application and answered questions from the Commission.

DECISION

Chair W. Smithers moved that application **PL20230138** be **APPROVED** with the conditions attached in the Schedule A.

MOTION CARRIED UNANIMOUSLY

Break 3:16 p.m. – 3:23 p.m.

DEVELOPMENT PERMIT APPLICATION

PL20230111 1 Silvertip Trail, Lot 1, Block 17, Plan 971 1512 Signs (1 Freestanding, 1 Flush-Mounted, 3 Individual Letter Signs), Sign Area, Sign Location, Sign Orientation, Letter Height, Sign Quality

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.

QUESTIONS/COMMENTS FROM THE APPLICANT AND APPLICANT SPOKESPERSON None.

QUESTIONS/COMMENTS FROM THE PUBLIC. None.

Minutes approved by: _____

Canmore Planning Commission Meeting July 5, 2023 Page **3** of **3**

DECISION

Chair W. Smithers moved that application **PL20230111** be **APPROVED** with the conditions attached in the Schedule A.

MOTION CARRIED UNANIMOUSLY

OTHER PLANNING BUSINESS

None.

NEXT SCHEDULED MEETING

July 26, 2023

ADJOURNMENT

Chair W. Smithers moved that the meeting be adjourned.

MOTION CARRIED 3:35 P.M.

Tanya Foubert, CPC Vice-Chair

Jolene Noël, Secretary

Minutes approved by: _____



CANMORE CANN PLANNING COMMISSION

STAFF REPORT



DATE:	August 22, 2023				
PROPOSED DEVELOPMENT:	Visitor Accommodation				
APPLICATION NUMBER:	PL20220386				
LEGAL DESCRIPTION:	LOT 3, BLOCK 1, PLAN 5263HV				
CIVIC ADDRESS:	1727 Mountain Avenue				
CURRENT USE(S):	Eating and Drinking Establishment				
APPLICANT:	Courtney Clark, Metafore Studio				
REFERENCED DOCUMENTS:	LAND USE BYLAW 2018-22:				
	• Section 2.7 Parking and Loading Requirements				

- Section 4.6 Bow Valley Trail General Commercial District
- Section 11.0 Community Architecture and Urban Design Standards

EXECUTIVE SUMMARY

This application proposes a 66-unit Visitor Accommodation development within three buildings at 1727 Mountain Avenue. The following variances are requested for Building C:

- increase maximum building height of building;
- increase maximum building area over building height;
- increase of maximum eaveline height; and
- decrease minimum percent of building elevation step-back above eaveline.

The building height and eaveline height variances are contemplated under Section 1.14 and the 'Special Variance Provisions' of the Bow Valley Trail General Commercial District.

Three further variances are requested:

- front yard setback to Bow Valley Trail;
- provision of a loading space; and
- ratio of trees to be provided onsite.

The application aligns with the policies of the Bow Valley Trail Area Redevelopment Plan and Municipal Development Plan as it is a commercial hotel development that intensifies an existing 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. The massing and form of the building is inspired by individual A-Frame cabins, complete with steep roof elements that individualizes each unit and also creates a privacy break between balconies, coverage for outdoor spaces, and framing of views to the natural landscape. The linear façade is broken into a main base, central core and upper level both in massing and material finish, with varied roof lines via a horizontal eave roof line.

Administration recommends approving the application, as the proposed development aligns with the policy direction of the Municipal Development Plan (MDP), Bow Valley Trail Area Redevelopment Plan (BVT ARP), and the Land Use Bylaw (LUB).

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

The subject site currently has an eating and drinking establishment (Craig's Way Restaurant), and formerly housed a gas bar, which has been removed from the premises.

1727 Mountain Avenue is designated BVT-G Bow Valley Trail General Commercial District, which is intended to provide a variety of commercial uses included 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 has frontage onto both Mountain Avenue and Bow Valley Trail.

Please see Attachment I for images of the site. Adjacent uses include:

- Eating and Drinking Establishment; and Gas Bar to the northwest
- Visitor Accommodation to the southeast and southwest (under construction)
- Highway I to the northeast, across Mountain Avenue

As a gas bar was formerly in operation on the subject site, the applicant is pursuing approval from Alberta Environment to remediate a portion of the site. Receiving approval of the remediation plan is a condition of approval (condition 15) for this development application.

BYLAW CONFORMANCE/ VARIANCE DISCUSSION

Variance Authority

Section 1.14 provides limitations and considerations for variances related to building height. Building Height variances up to 20% can be considered by CPC. When considering variances to building height and/or eavelines, the following impacts may be considered:

- Access to light for neighbouring properties;
- Protection of views of neighbouring properties;
- Privacy of neighbouring properties; and
- Site constraints.

Section 1.14.1.1- Discretion of the Development Authority, allows the Canmore Planning Commission to grant a variance to maximum building height up to 20%. Section 1.14.1.2 provides the Development Authority the discretion to grant variances to other regulations and guidelines in the Land Use Bylaw with no limitation.

Therefore, the Canmore Planning Commission has the authority to grant the variances requested.

The BVT-G District also 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 eaveline 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.

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 (Building C only)

Section 4.6.3.11 requires a maximum building height of 16.0m. The applicant requests a variance of 1.37m (8.5%) for Building C only. This is due to the site topography, which coupled with grading plans to include a parking garage underneath building C, cause a portion of the building to be over 16.0m in height. The variance is within the maximum variance permitted within 4.6.9.1(a) and Administration is satisfied that the orientation of Building C will create good site design. Administration is supportive of this variance, which is listed as variance I in the Schedule A Conditions of Approval.

2. Maximum Eaveline Height (All Buildings)

Section 4.6.9.1 allows for 20% of a building to exceed the maximum height requirement to a maximum of 20%, where the architectural integrity of the building would be enhanced. The applicant has requested a variance of the building eaveline height from 7.0m to an average of 8.4m (20% variance) for all three buildings, as can be seen on Development Permit Drawings DP3.01 to DP3.05 in Attachment 4.

The applicant notes raising the eavelines in this manner eliminates the need to build a dormer into the design of the roof. The design aims to integrate the eaves to meet the intention of the bylaw. Overall, a proportioned layering and integration of roof elements and three tiers or levels of the façade design is present, without negatively impacting access to views for adjacent properties. The resulting 'middle' of the building feels appropriate in height, maintaining a strong base under overhangs and via use of a stone material. Administration is supportive of this variance, which is listed as variance 2 in the Schedule A Conditions of Approval.

3. Floor Area Above the Eaveline Step Back (Building A only)

Section 4.6.3.13 states that floor area above the eaveline shall be incorporated into the roof structure and step back from the front building face for a minimum of 70% of the elevation. The intent of this regulation is to minimize the impact of the massing and scale of the building and access to sunlight and views on pedestrians and bicyclists passing by along the pathway.

For Building A only, the applicant proposes a floor area step back from the front building face of 53%. Despite the reduction of the floor area setback, the building is consistent with the massing and design of Section 11 of the Land Use Bylaw and architecture of surrounding developments. The applicant notes that the proposed design also considers stepping of occupied space and guard rails above the eave's parapet height between the proposed double height volumes for loft suites. This will maximize access to views and light and create a unique building along Bow Valley Trail.

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.

The applicant has committed to achieve a minimum of 5% improvement better than the NECB - Current Version requirements for building energy design. This is consistent with the requirement for Enhanced Green Construction. Administration is supportive of this variance, which is listed as variance 3 in the Schedule A Conditions of Approval.

4. Vehicle Parking and Loading

Section 2.7.6.2 and Table 2.7-2 sets minimum and maximum automobile parking stalls for visitor accommodation uses. The minimum and maximum parking stalls are both 1.0 stall per accommodation unit. The applicant has

provided 68 stalls for 66 units: 26 parkade and 42 surface vehicle stalls which exceeds the maximum parking standard by two stalls. The applicant has provided two barrier free stalls, which account for the overage. Administration is in support of this variance as the additional two barrier free stalls will accommodate a patron of the facility with mobility challenges. Administration is supportive of this variance, which is listed as variance 4 in the Schedule A Conditions of Approval.

In accordance with Section 2.7.3.1 a loading stall was not provided. Section 2.7.3.1 states the following:

A minimum of one (1) 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.

The proposed Visitor Accommodation development will not experience frequent deliveries or loading/unloading of goods that other commercial businesses may require. Apart from the initial delivery of furniture and appliances upon construction, delivery/loading is expected to be infrequent for the Visitor Accommodation use on this site. If these deliveries do occur, it is reasonable to expect this parking demand can be managed onsite. As a result, Section 2.7.3.1 is considered met. No variance is required due to development authority discretion being integrated within this section.

5. Front Yard Setback

Section 4.6.3.6 requires a 2.0m front yard setback for Buildings facing Bow Valley Trail. This is not achievable due a 6.1m utility right-of-way, in favor of ATCO Gas, running along the property line abutting Bow Valley Trail. The applicant proposes a 7.8 m setback from Building A, which will allow for patios to be constructed between the building and the edge of the utility right-of-way. Administration is supportive of this variance, which is listed as variance 5 in the Schedule A Conditions of Approval.

6. Visitor Accommodation Specific Use Regulations

Section 8.5.0.3 requires visitor accommodation developments to have a street facing entrance, that

- a. Is clearly marked as a prominent point of access into the buildings;
- b. Punctuates the street and offers some form of shelter;
- c. Is obvious and apparent from the street; and
- d. Is not subordinate in use or design to any other on-site entrance or doorway.

The applicant has advised that the development will be managed remotely with on-line check in and check out services for each unit, negating the need for a centrally located entrance oriented to the street. Administration is supportive of this variance with the recommendation of provision of on-site wayfinding signage, which is listed as variance 6 in the Schedule A Conditions of Approval.

7. Landscaping

The landscape plan submitted with the development complies with the Land Use Bylaw's requirements for landscape area; and numbers of trees and shrubs to be provided. 11.4.3.6 (c) requires the mixture of tree sizes at the time of planting shall be equivalent to a minimum of 20% large trees (4m height coniferous; 85mm caliper deciduous); 30% medium trees (3m height coniferous; 70mm caliper deciduous); and 50% smaller trees (2m height coniferous; 50mm caliper deciduous). 11.4.3.6 (d) also notes that a maximum of 17 coniferous trees may be planted onsite.

The submitted landscape plan shows a proposed ratio of 0% large trees; 38% (27 provided) medium trees; and 62% (44 provided) small trees provided with 18 coniferous trees. Administration is not in support of this variance and has included a condition (condition 14) to submit a revised landscape plan that meets with the standards of Section 11.4.3.6, in Schedule A Conditions of Approval.

SUSTAINABILITY SCREENING REPORT (SSR)

The applicant's Sustainability Screening Report and score of 3.72, suggests that the development will have a slightly positive impact on the community (see Attachment 5).

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. Additional details for the fixed lighting fixtures will be provided at the building permit stage and will need to conform to the requirements of the Land Use Bylaw. A condition of approval (condition 19) requiring this has been added to the Schedule A.

SUSTAINABILITY SCREENING REPORT (SSR)

The applicant's Sustainability Screening Report and score of 3.72, suggests that the development will have a positive impact on the community (see Attachment 5). The offsets include increasing commercial assessment, increase to density, proximity to services, waste diversion, and enhanced green construction.

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 conform to the requirements of the LUB.

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:

- 1. 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

The Planning and Development Department recommends that the Canmore Planning Commission **APPROVE** PL20220386, 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)
- 6. Schedule A Conditions of Approval
- 7. Design and Variance Rationale

Harry Shnider, RPP, MCIP Senior Development Planner

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

ATTACHMENT I - SITE CONTEXT (use arrows to identify the subject site on each view)



Figure 1: Overview of Site and Adjacent Uses (looking east)



Figure 2: View of existing entrance from Mountain Avenue



Figure 3: View of existing entrance from Bow Valley Trail



Figure 4: View looking northwest from Bow Valley Trail



Figure 5: View looking southeast from Bow Valley Trail



Figure 6: View looking northwest from Mountain Avenue



Figure 7: View looking southeast from Mountain Avenue

ATTACHMENT 2 – ZONING



ATTACHMENT 3 - BYLAW CONFORMANCE REVIEW

REQUIREMENT	BYLAW 2018-22	PROPOSED	VARIANCE
Max Floor Area Ratio (FAR)	Min 0.75 max 1.5	1.07	NO
Front Yard Setback	2.0m to bow valley trail 3.0m to mountain avenue	7.8 m to bow valley tr 3.0 m to mountain ave	YES 4. I M TO BOW VALLEY TR
Side Yard Setback (North)	3.0м	3.0м	NO
Side Yard Setback (South)	3.0м	3.0м	NO
Rear Yard Setback	N/A		N/A
Max Building Height	I6.0M	Building A – 16.0m Building B – 16.0m Building C – 17.6m	YES Building C – 1.6m (10%)
Max Building Eaveline Height	7.0м	8.4 m (average)	¥es 1.2м (20%)
Site Coverage	xx%	xx%	Yes/No How Much?
Landscaping Area Trees Shrubs	25% 69 69	25% 71 208	No No No
Parking Vehicle Parking Bicycle Parking	66 Units = 66 Vehicle Parking Stalls 20 Long Term Bicycle Stalls 10 Short Term Bicycle Stalls	66 Units = 68 Vehicle Parking Stalls 36 Long Term Bicycle Stalls 16 Short Term Bicycle Stalls	Yes No No

ATTACHMENT 4 - SUBMITTED PLANS





CRAIG'S WAY STATION 1727 Mountain Avenue, Canmore AB, T1W 2W1

Architecture

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

Structural

TRL & Associates #100, 1615-10th AVE SW CALGARY, AB t: 403-244-4944 www.trl@trleng.ca

Mechanical

EMBE Consulting Engineering Inc. #204, 110 - 12th AVE SW CALGARY, AB, T2R 067 t: 403-460-2277 www.info@embeconsulting.ca

Urban Design Architecture Interior Design

RE-ISSUED FOR DEVELOPMENT PERMIT FILE NUMBER: PL20220260

Electrical

EMBE Consulting Engineering Inc. #204, 110 - 12th AVE SW CALGARY, AB, T2R 067 t: 403-460-2277 www.info@embeconsulting.ca

PREPARED FOR

Civil

McElhanney Consulting #203, 502 Bow Valley Trail CANMORE, AB T1W 1N9 t: 403-609-2992 www.mcelhanney.com

Landscape

LARCH Landscape Architecture Box 1738 GOLDEN, BC t: 250-938-7337 www.larchlandscapearchitecture.com

ISSUED DATE: JUNE 23, 2023

SHEET LIST

ARCHITECTURAL					
DP0.00	COVER				
DP1.00	SITE PLAN				
DP1.01	SITE SURVEY PLAN				
DP1.02	SITE CONTEXT PLAN				
DP1.03	SITE DEMO PLAN				
DP1.04	PROPOSED SITE PLAN & STATISTICS				
DP1.05	SITE DETAILS				
DP2.01	BUILDING A FLOOR PLANS				
DP2.02	BUILDING A FLOOR PLANS				
DP2.03	BUILDING A ROOF PLAN				
DP2.04	BUILDING B FLOOR PLANS				
DP2.05	BUILDING B FLOOR PLANS				
DP2.06	BUILDING B ROOF PLAN				
DP2.07					
DP2.08					
DP2.09					
DP3.01					
DP3.02					
DP3.03					
DP3.04					
DP3.05					
DP4.01					
DP4.02					
DP4.03					
DP4.04					
2. 0.0.	RENDERINGS				
	BUILDING VIEWS				
DP6.01	SHADOW STUDIES				

ELECTRICAL

E101S SITE PLAN - ELECTRICAL E102S LIGHTING CALCULATION - POINT BY POINT E103S RENDERINGS

CIVIL

2531-3570)9-C-100	SURFACE WORKS AND GRADING				
2531-3570)9-C-200	UNDERGROUND UTILITIES				
2531-3570)9-C-300	PRE-DEVELOPMENT CATCHMENTS				
2531-3570)9-C-300	OVERALL STORM DESIGN				
2531-3570)9-C-400	DETAILS				
2531-3570)9-C-401	DETAILS				
2531-3570)9-C-402	DETAILS				
2531-3570)9-C-403	DETAILS				
2531-3570)9-C-404	DETAILS				
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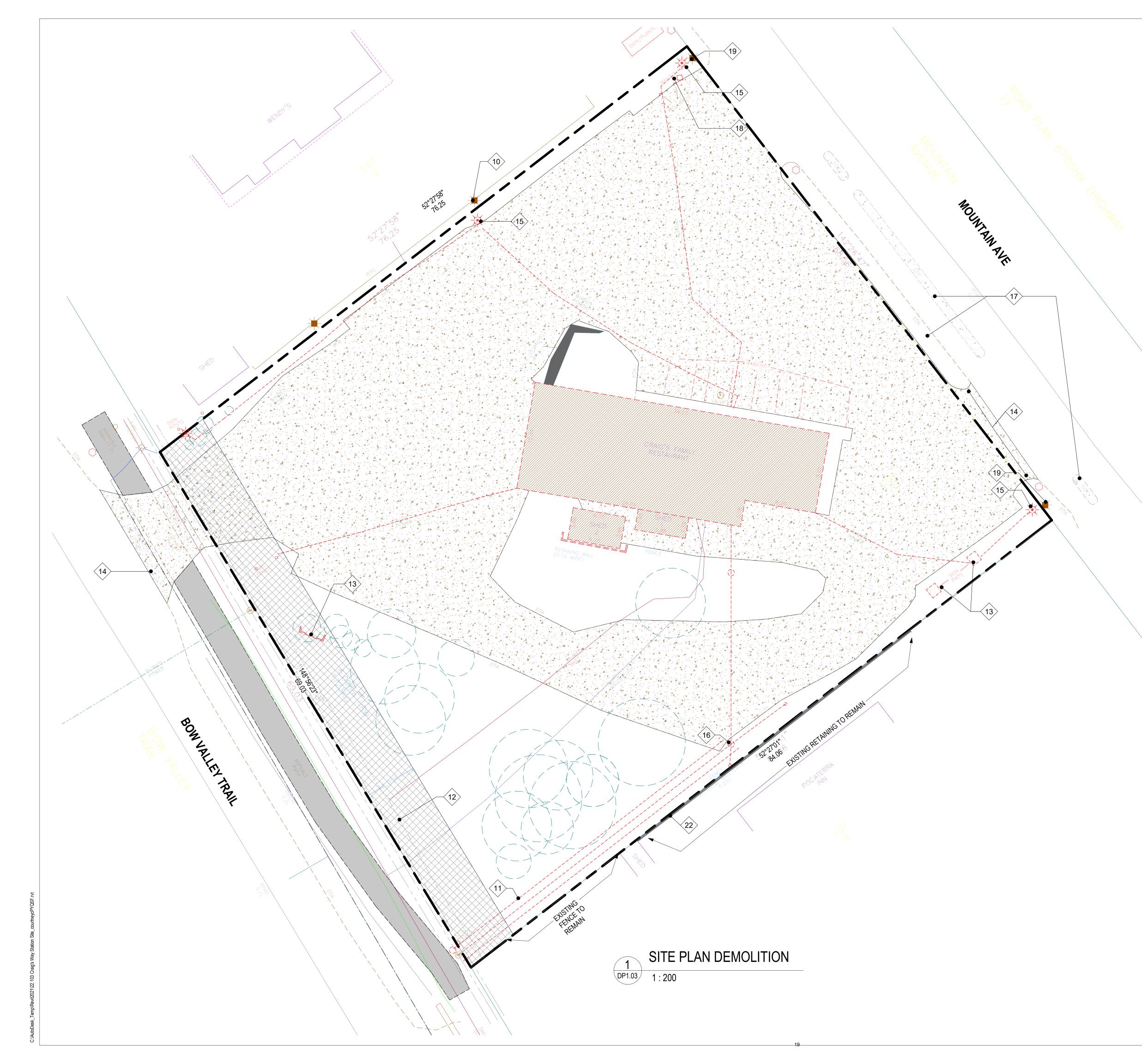
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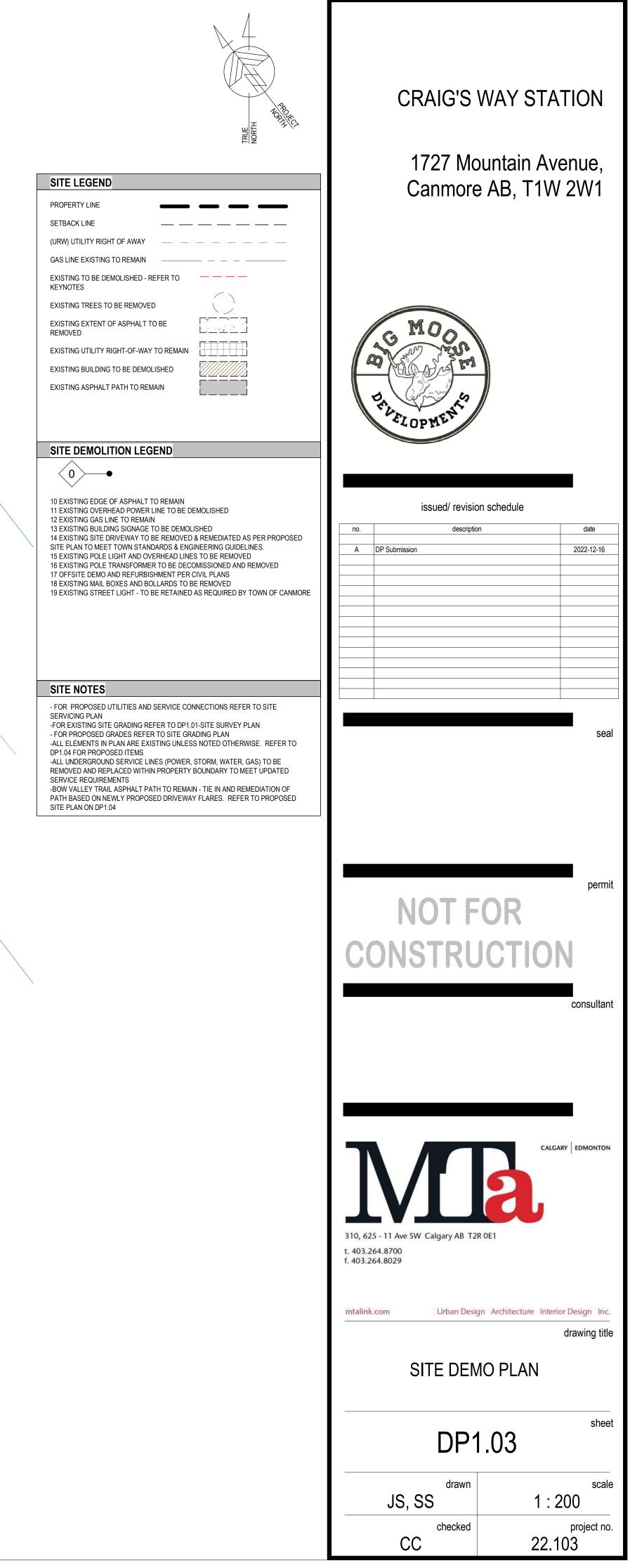


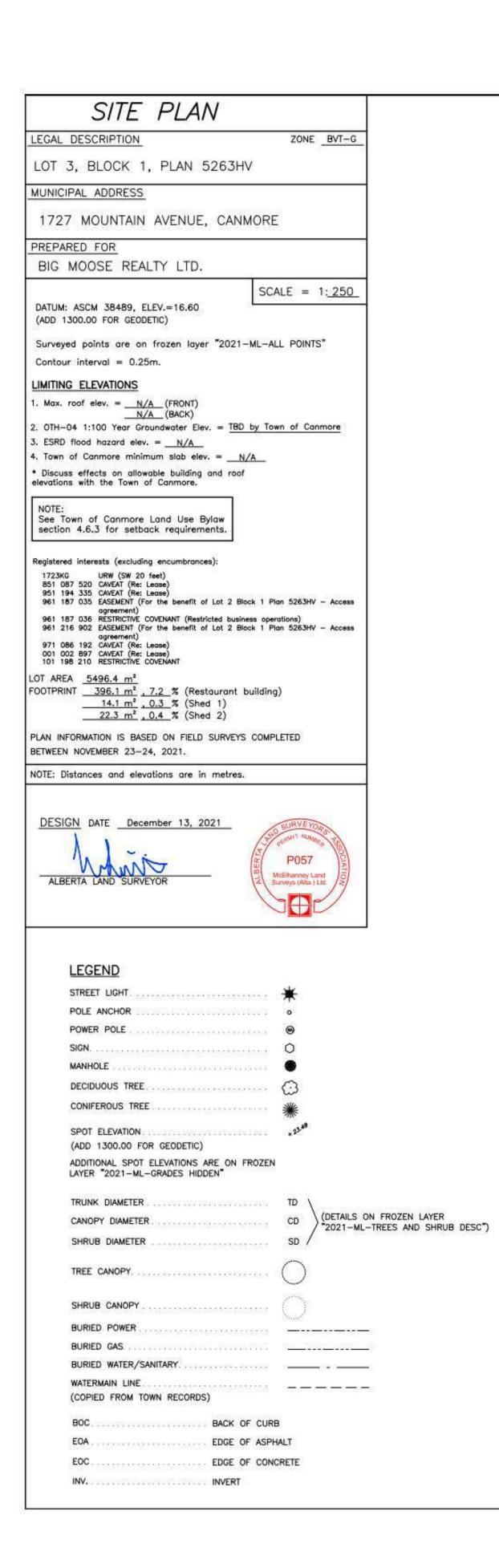
Acoustics

ACI Acoustical Consultants Inc. #5031, 210 St. EDMONTON, AB T6M 0A8 t: 780-414-6373 www.aciacoustical.com

> PROJECT NO. 22.103

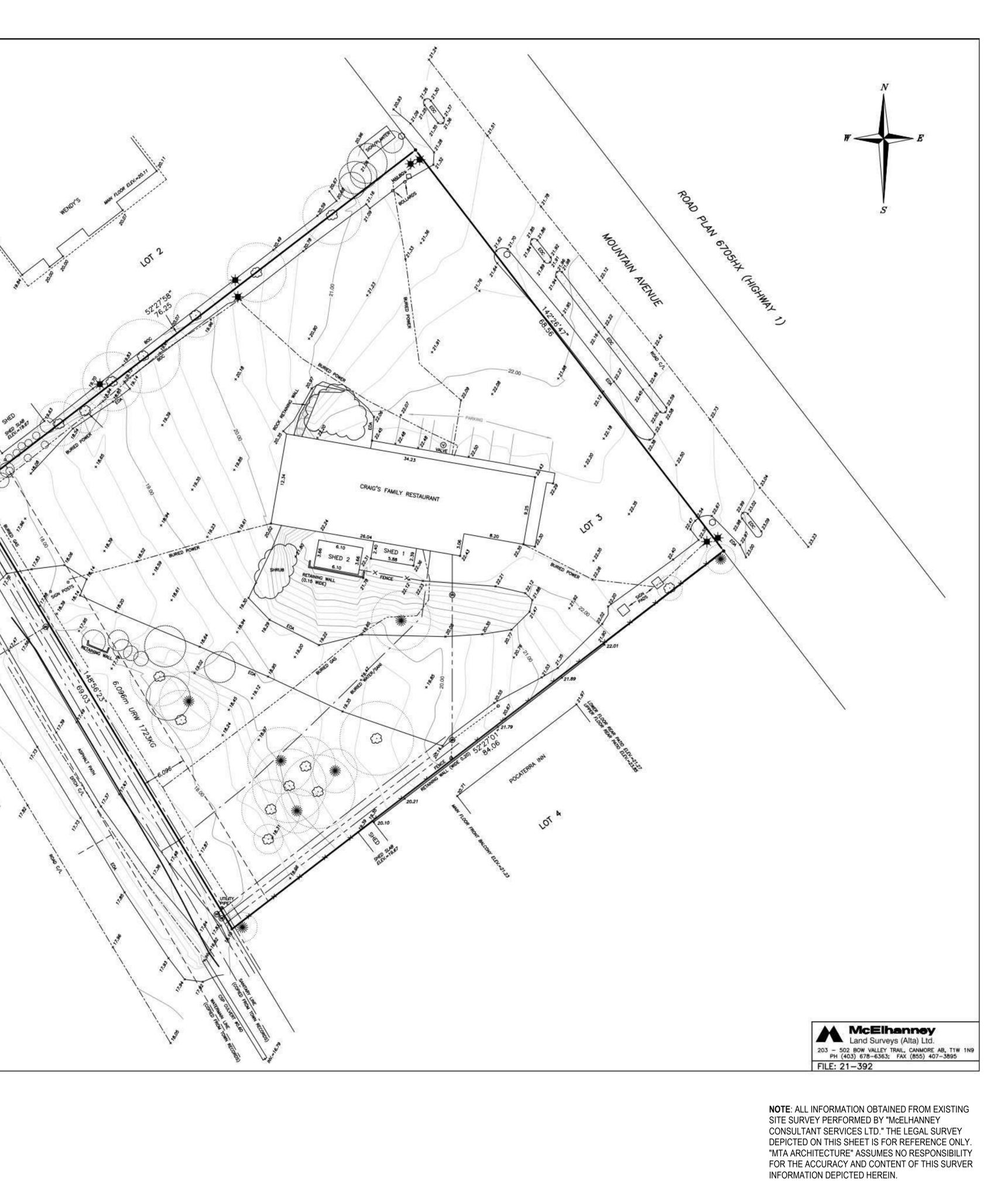






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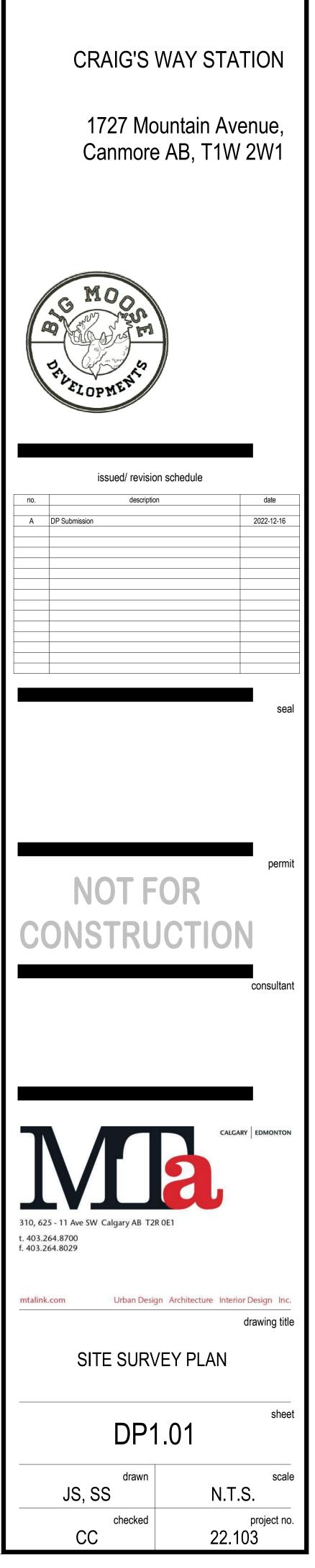












PHOTO 2



PHOTO 4

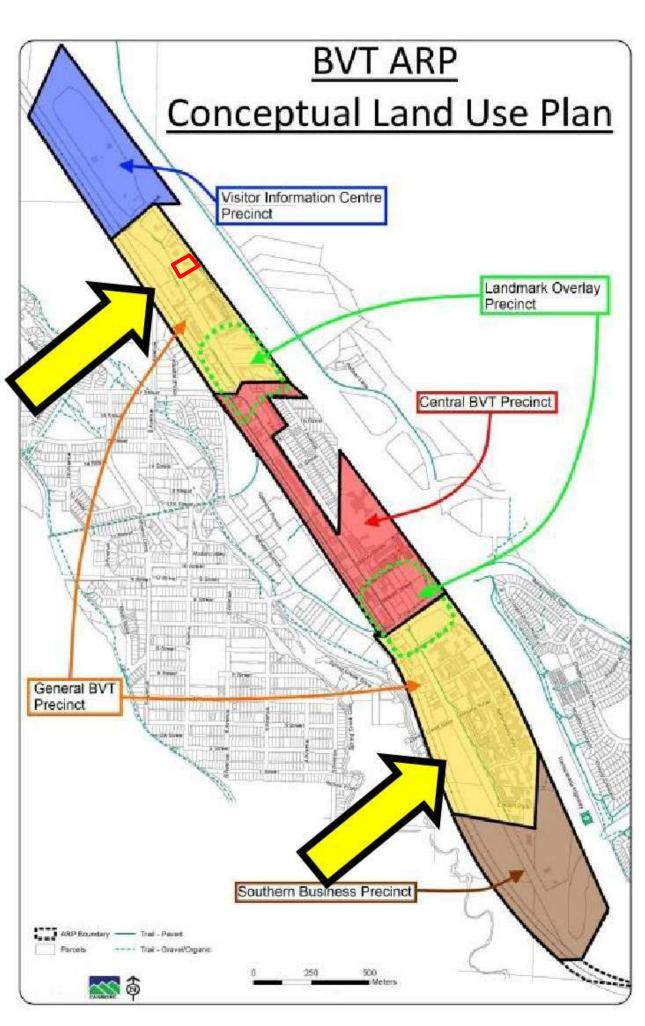
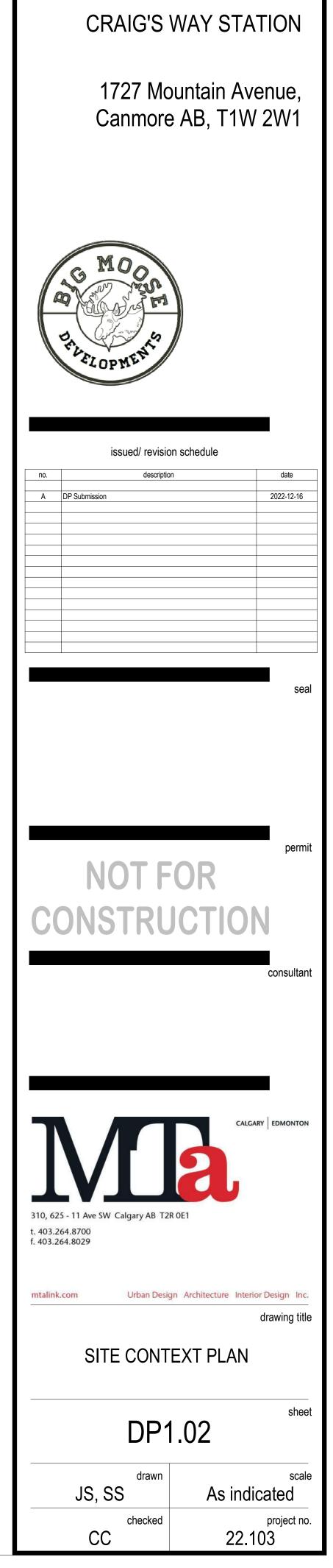
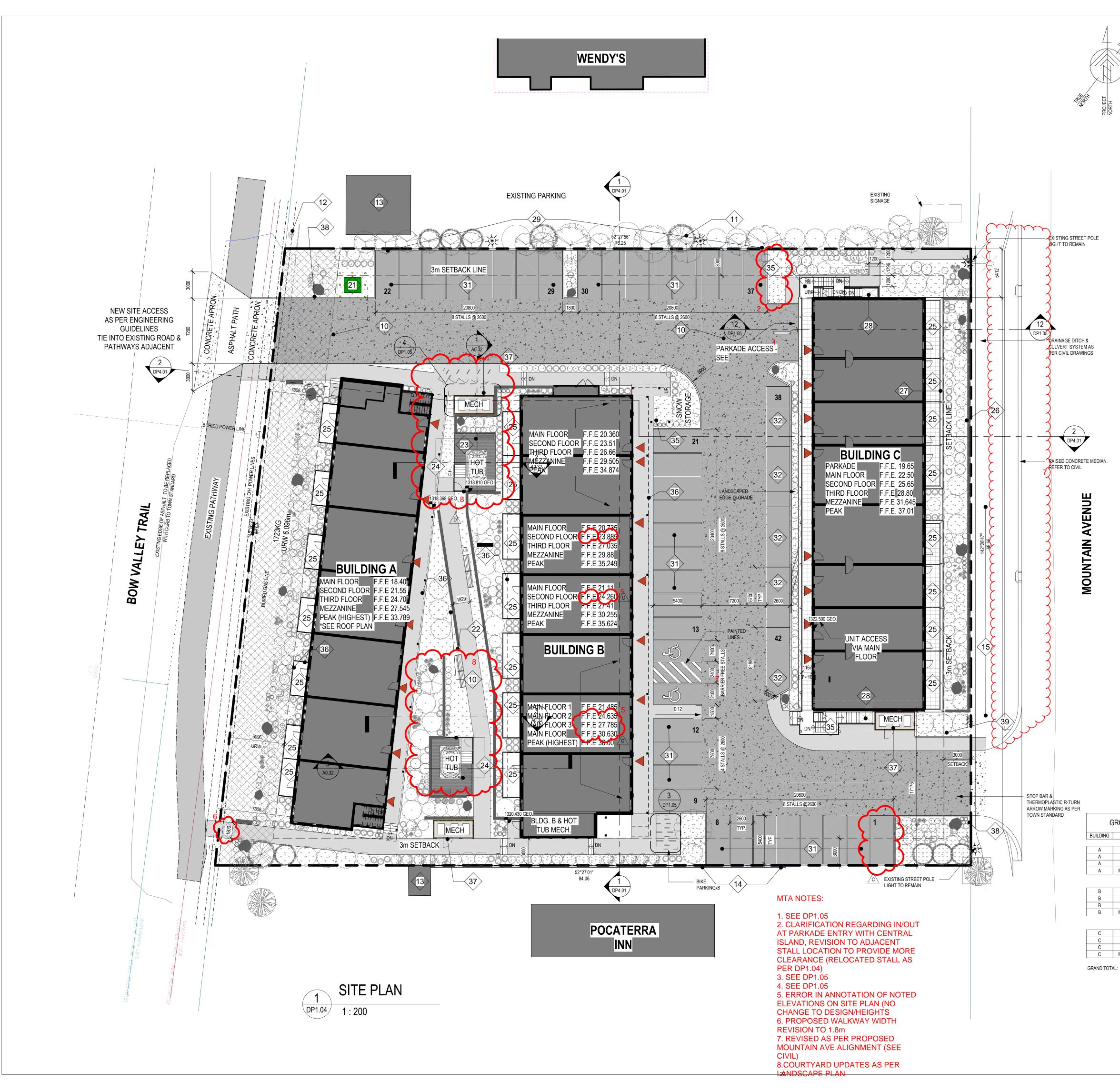


Figure 4: General BVT Precinct

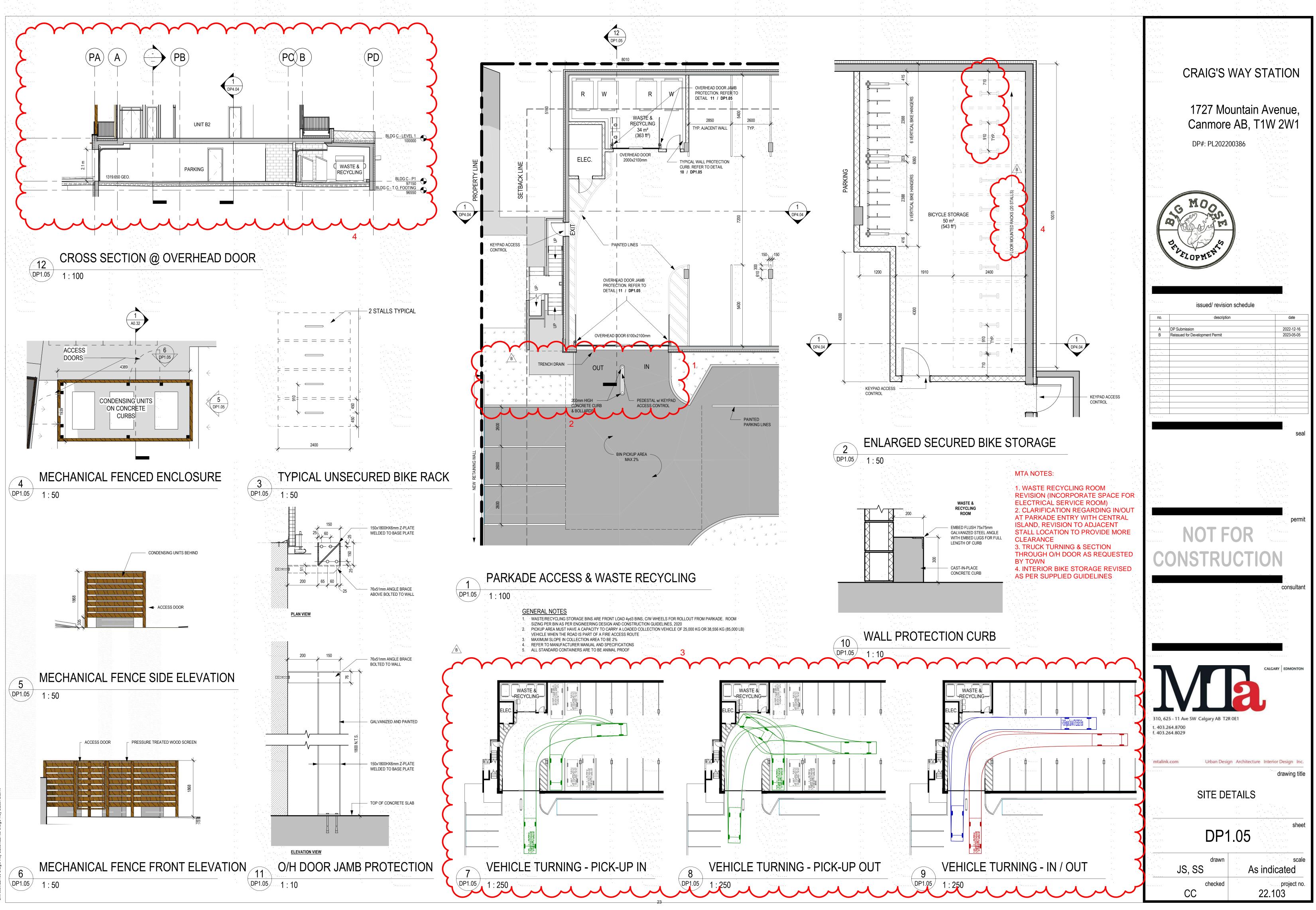


GENERAL BOW VALLEY TRAIL ARP MAP

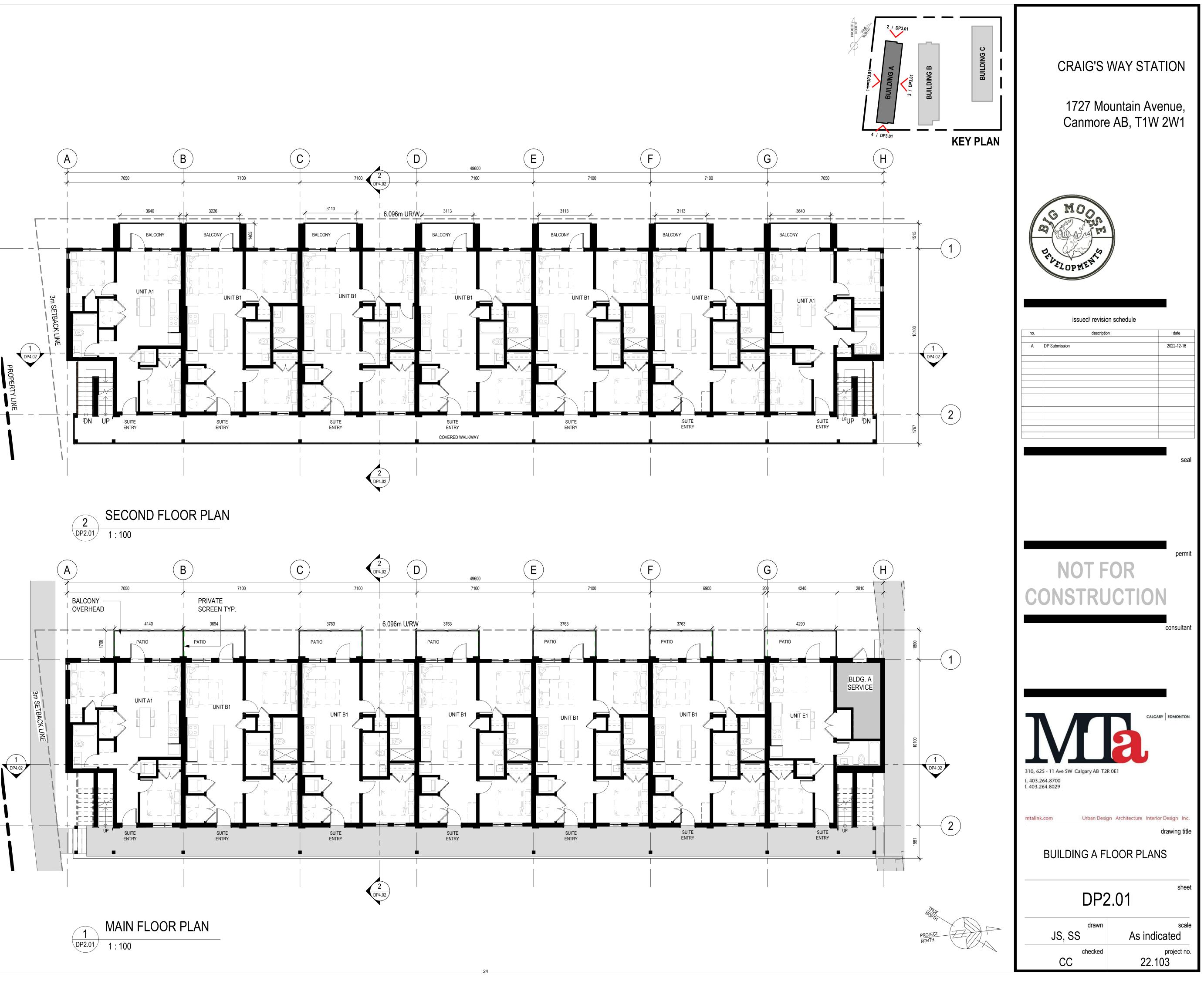


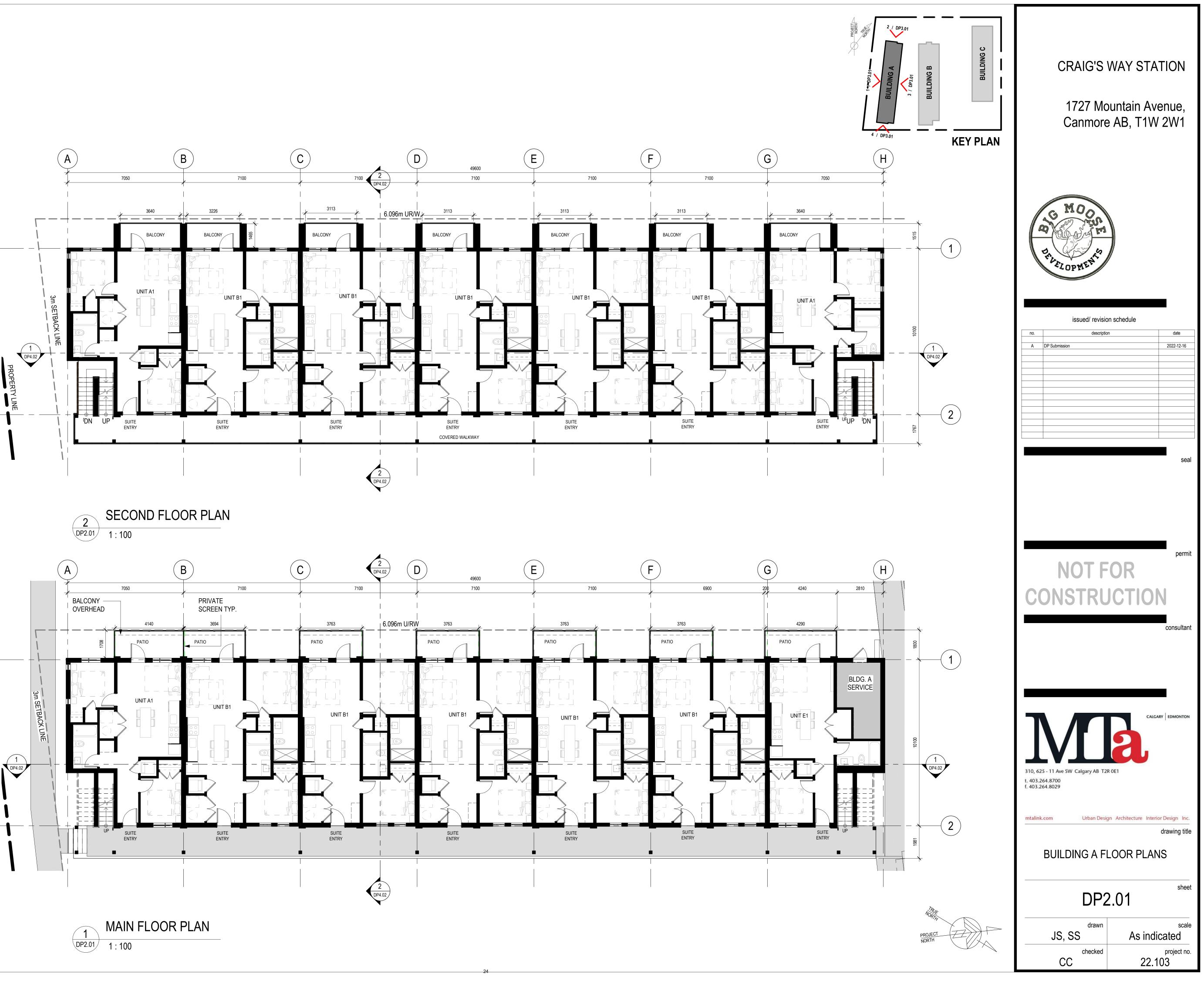


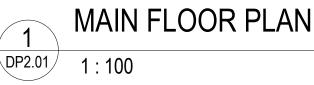
							CR	AIG'S	WAY ST	ATION
	SITE LEGE									
	SETBACK LINE	_					1	727 Mo	ountain A	VODUO
	(URW) UTILITY R	IGHT OF AWAY								
	GAS LINE EXIST	ING —						anmore	e AB, T1\	/V 2VV1
		DING FOOTPRINT			PROPOSED BOULDER					
	PROPOSED ASP HEAVY DUTY TO	HALT SUPPORT APPARATUS		4						
		T LANDSCAPING (REFER R FINISHES, PLANTING &								
	STATISTICS)	τι inisties, reanting α								
		ICRETE SIDEWALK	Ĺ_							
	PROPOSED CON TO LANDSCAPE	ICRETE PAVERS (PATIOS	S) - REFER				M	02		
	PROPOSED LAN	DSCAPE RETAINING					Novy	ma	N	
		GHT-OF-WAY (EXISTING)						Dag m	1	
		OTE LEGEND					0 3	5 6		
							FUE	ENT	/	
	10 PROPOSED C						FLOI	PILL		
	11 EXISTING TRE 12 EXISTING FIR	E HYDRANT								
		≟D TAINING TO REMAIN m ASPHALT PATHWAY - [ORAINAGE DITC	H ADJACENT	AS PER CIVIL					
	21 PROPOSED E	LECTRICAL TRANSFORM	IER W/ OPERATI	IONAL CLEAR			;	ssued/ revisio	n cohodulo	
	23 PROPOSED R	IGHT BOLLARD - REFER AISED DECK SURROUND ANDSCAPE WALL c/w PR	c.w GATED FEN	ICE			I			
	25 PROPOSED P	RIVATE AMENITY DECK				A no.	DP Draft	descriptior		date 2022-11-08
	27 PROPOSED C 28 PROPOSED E	ONCRETE CURB XIT LANDING- DEPRESSI	ED AREA c/w AR			B C	DP Submission Reissued for Deve	elonment Permit		2022-11-08 2022-12-16 2023-05-05
		ETAINING WALL - REFER				D	Reissued for Dev			2023-05-05
	32 PROPOSED P	ARKING STALL TIFICAL ARALLEL PARKING STAL ARKADE ACCESS		WHELE STOP	-					
	36 PROPOSED W	XTERIOR ACCESS STAIR ALKWAY OVERHEAD								
	37 PROPOSED M FURTHER DETAI 38 PROPOSED S		ENED ENCLOSU	RE, REFER TO	D DP1.05 FOR					
		EW FIRE HYDRANT								
		AND PROPOSED UTILITIE	ES AND SERVICE		ONS REFER TO					
	SITE SERVICING - FOR PROPOSE	PLAN D GRADES REFER TO SI	TE GRADING PL	AN						
	ANY RELEVANCE	HOWN ARE PROPOSED, E TO DEVELOPMENT FIN DSCAPE AND PEDESTRI.	ISHED GRADES							seal
	- ALL ELEMENTS	IN PLAN PROPOSED UN SCAPING AREAS TO BE	LESS OTHERWI	SE NOTED						
		PARKING STALLS TO B		-						
		NFORMATION								
		2375 162 Avenue SW is a v ided as a mix of private ga								
	MUNICIPAL A									
	1727 Mountain Avenu									
	LEGAL ADDR Plan 5263HV, Block 1									permit
	LAND USE ZO	DNING					N	OTF	NR	
		ail General Commercial Dis	strict ALLOWED	DDODOG	VARIANCE				0.00	
	LAND USE RE Maximum Setback Bo		2.0m	PROPOS 6.0m	REQUESTED	C	ONS	TRI	ICTIC)N
	Minimum Front setbac Minimum side setbac		3.0m 3.0m	3.0m 3.0m						
	Maximum building hei permitted up to 10% v authority with enhanc	variance if approved by dev	16.0m velopment	Bldg A, Bldg C	B 16.0m Bldg C 17.4m					consultant
	Maximum Eaves Line	n if approved by developme	7.0m	8.3-8	8.5m 4.6.9.1					
	Minimum Allowable F Maximum Allowable F	AR	0.75 1.5	1.07	-					
	Proposed number of Proposed Density	units	-	66 ur 120 l	UPH					
	Maximum Site Covera Landscape Area	age	55% min. 25%	35.59	%					
	FLOOR AREA	RATIO (F.A.R.)	SITE COV	ERAGE						
	Site Area	5,496 m² .549Ha	COVERA	AGE 174	45 m²					
	Floor Area Ratio	1.07								
ROSS FLOO	DR AREA	PROPOS	ED UNIT TYPES						5	
LEVEL	AREA m ² AREA ft ²	Comments	Name	Count	Saleable Area					
LEVEL 1	493 m ² 5310 ft ²	1 BEDROOM	UNIT A1	3	57m2					
LEVEL 2 LEVEL 3	487 m² 5244 ft² 495 m² 5328 ft²	1 BEDROOM 1 BEDROOM	UNIT A2 UNIT E1	8	54m2 46m2	0.006	25 - 11 Ave SW 264.8700	Calgary AB T2	R OE1	
MEZZANINE	271 m² 2915 ft² 1746 m² 18797 ft²	12 1 BEDROOM LOFT	UNIT C2	4	66m2	f. 403.	264.8029			
LEVEL 1	608 m ² 6543 ft ²	4 2 BEDROOM	UNIT B1	10	66m2					
LEVEL 2 LEVEL 3 MEZZANINE	576 m² 6198 ft² 577 m² 6215 ft² 307 m² 3302 ft²	2 BEDROOM 32 2 BEDROOM LOFT	UNIT B2	22	76m2 73m2	mtalin	k.com	Urban Desig	gn Architecture In	iterior Design Inc.
WEZZANINE	2068 m ² 22257 ft ²	2 BEDROOM LOFT 2 BEDROOM LOFT 2 BEDROOM LOFT	UNIT D1 UNIT D2	5 11	80m2 92m2					drawing title
LEVEL 1 LEVEL 2	568 m² 6114 ft² 568 m² 6114 ft²	18 Grand total: 66			4815m2					
LEVEL 3 MEZZANINE	568 m² 6114 ft² 374 m² 4031 ft²						PROF		SITE PLAN	1&
	2079 m² 22373 ft² 5893 m² 63427 ft²							STATIS	STICS	
	PARKING		QUIRED Stalls)	PROPOSED (Stalls)						sheet
	Parking Stalls (1 stalls Barrier Free Stalls		66 -	66 2		1		DP1	.04	
	Total Parking		66	68					. • •	
	Bicycle Parking Sect Bicycle Parking Unst Oversized Vehicle Sta	ecured (Short Term)	20 10 N/A	36 16 N/A				drawn		scale
	Loading Stall* Refer to Planning Rat		N/A	N/A			JS, S	S	1	: 200
		5m ² SALEABLE/ 5,893m ²					00	checked	00	project no.
	Unit areas are	taken from interior face of	111011				CC		22	.103

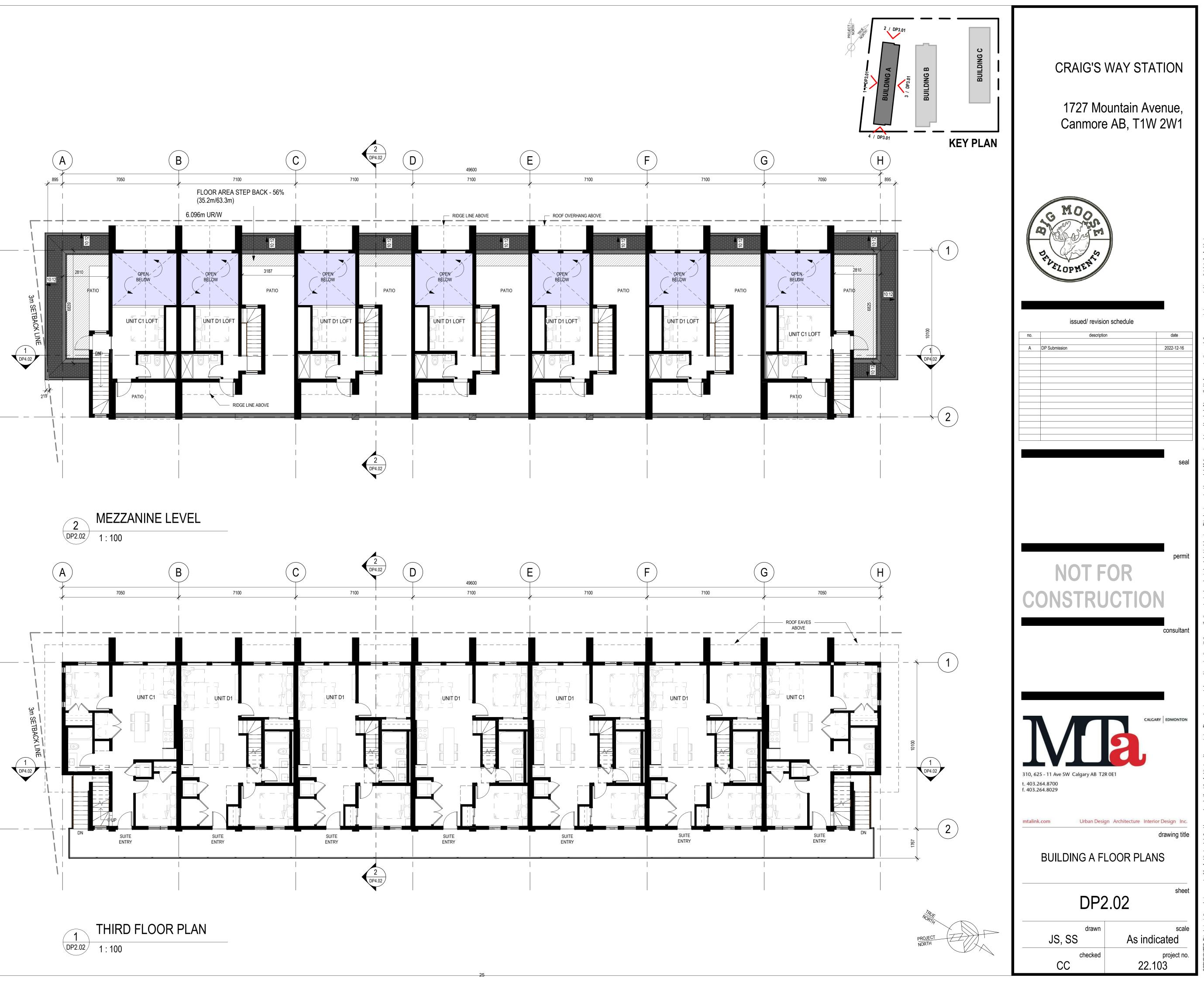


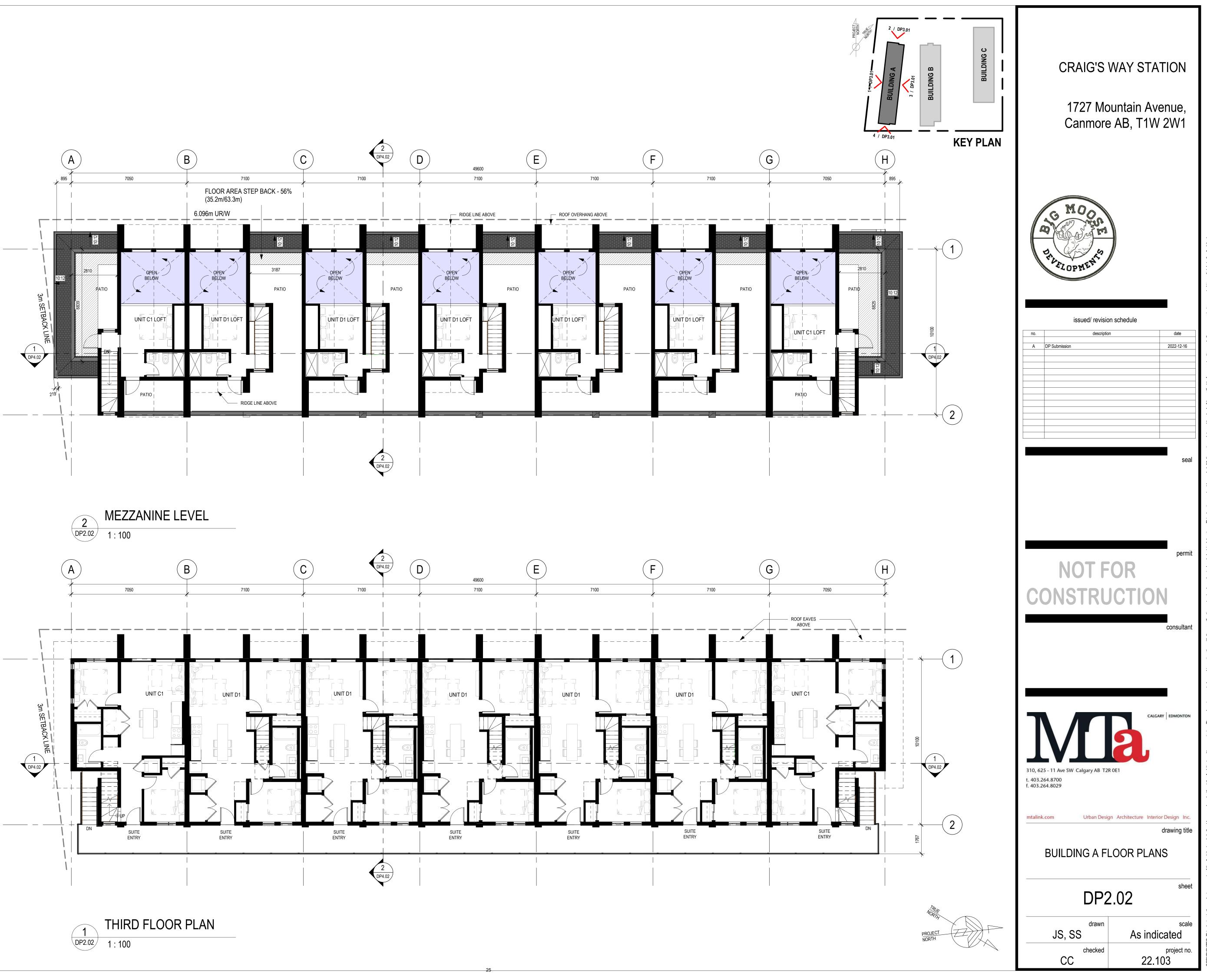
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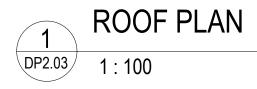


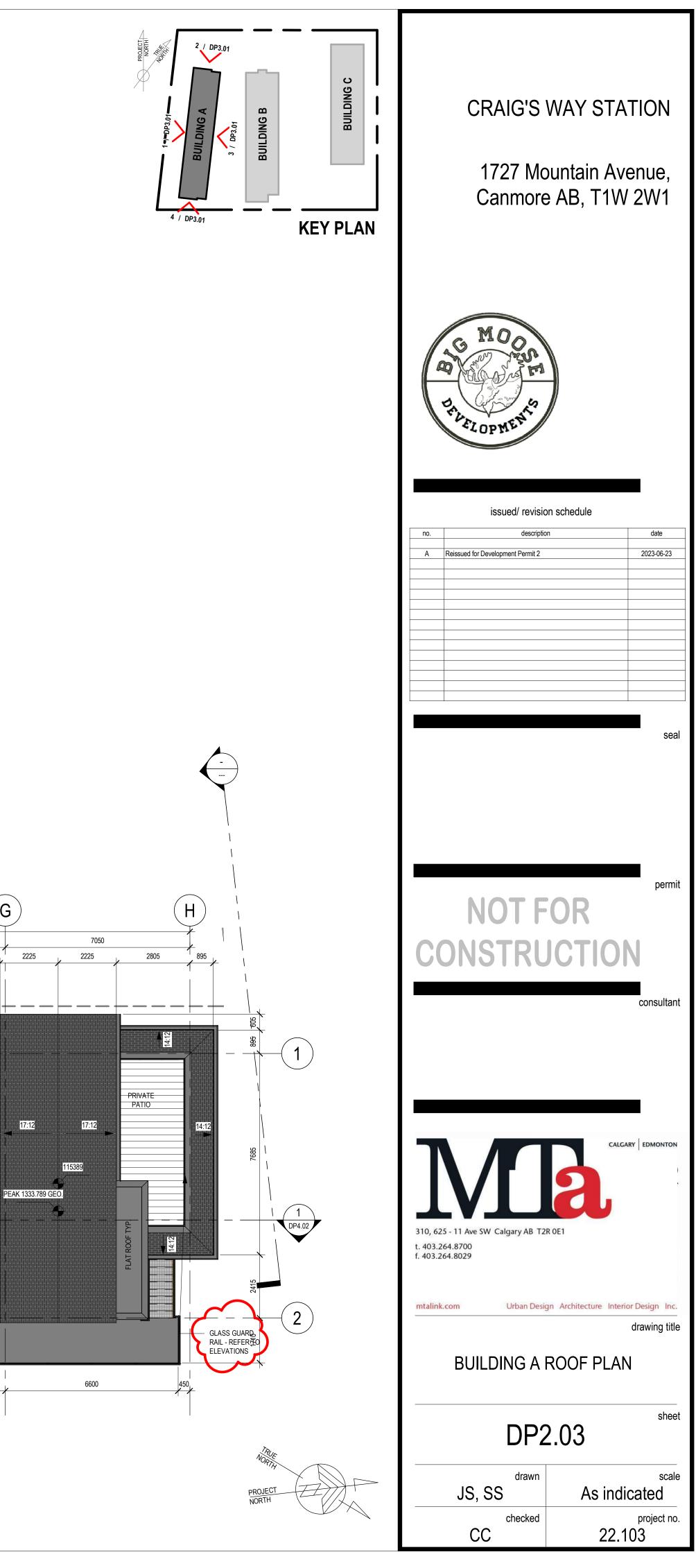
360://22.103 Craig's Way Station/22.103 Craig's Way Station S

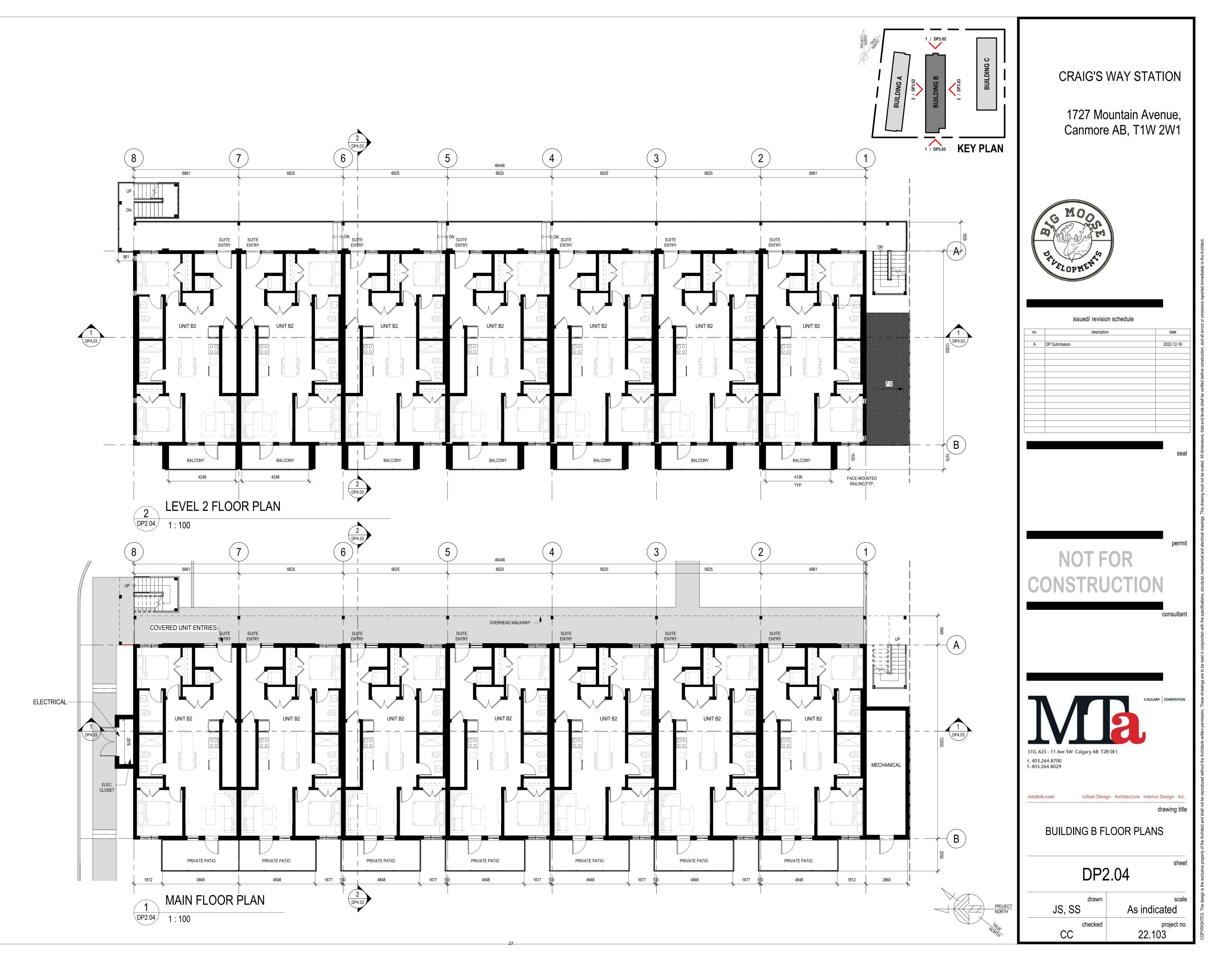
MTA NOTES:

1. INTRODUCTION OF GLASS GUARD RAIL GLASS WHERE PRIVATE ROOFTOP HOT TUBS LOCATED NEARBY ROOF PARAPET PRESENT A POTENTIAL FALL RISK

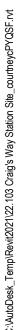


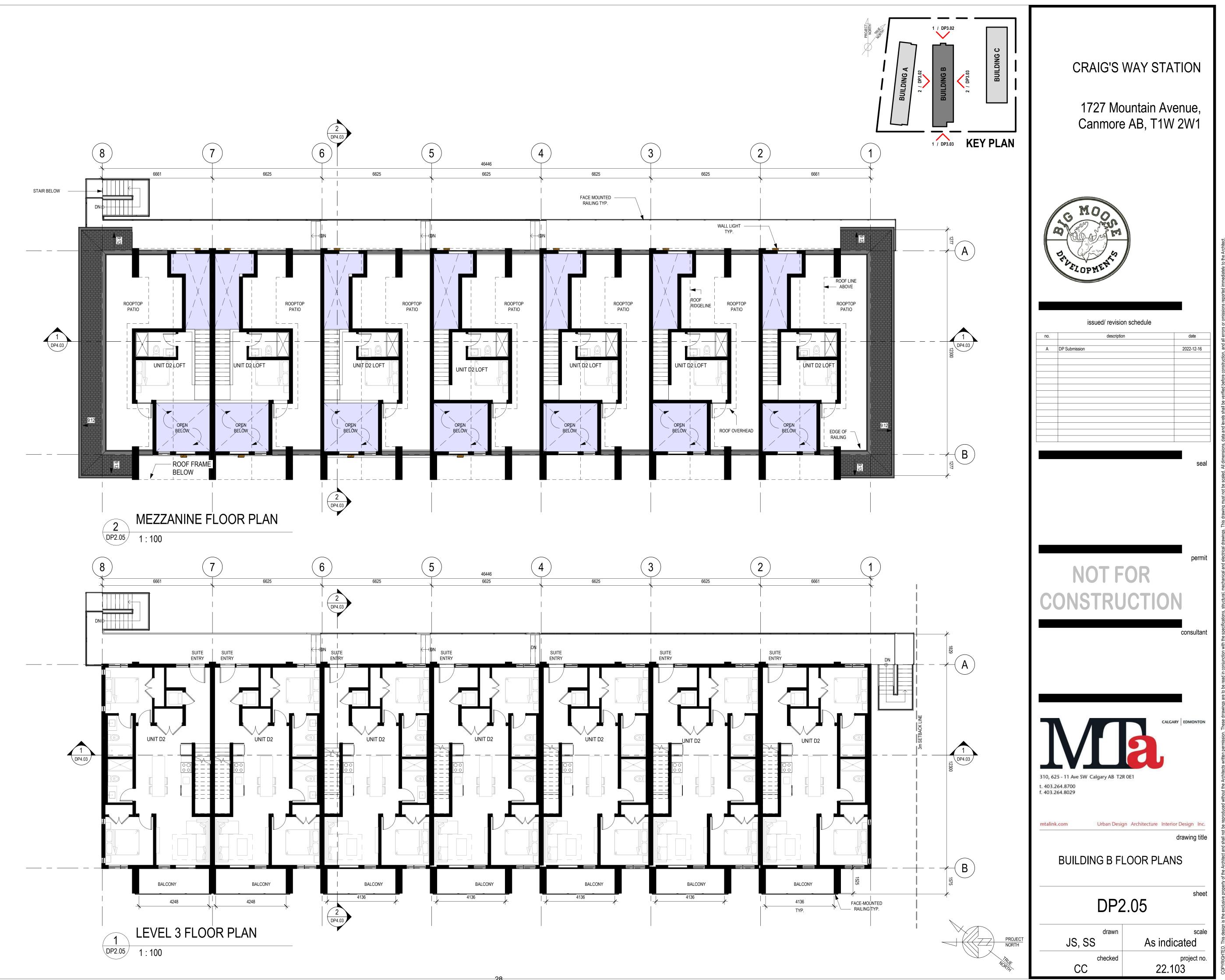


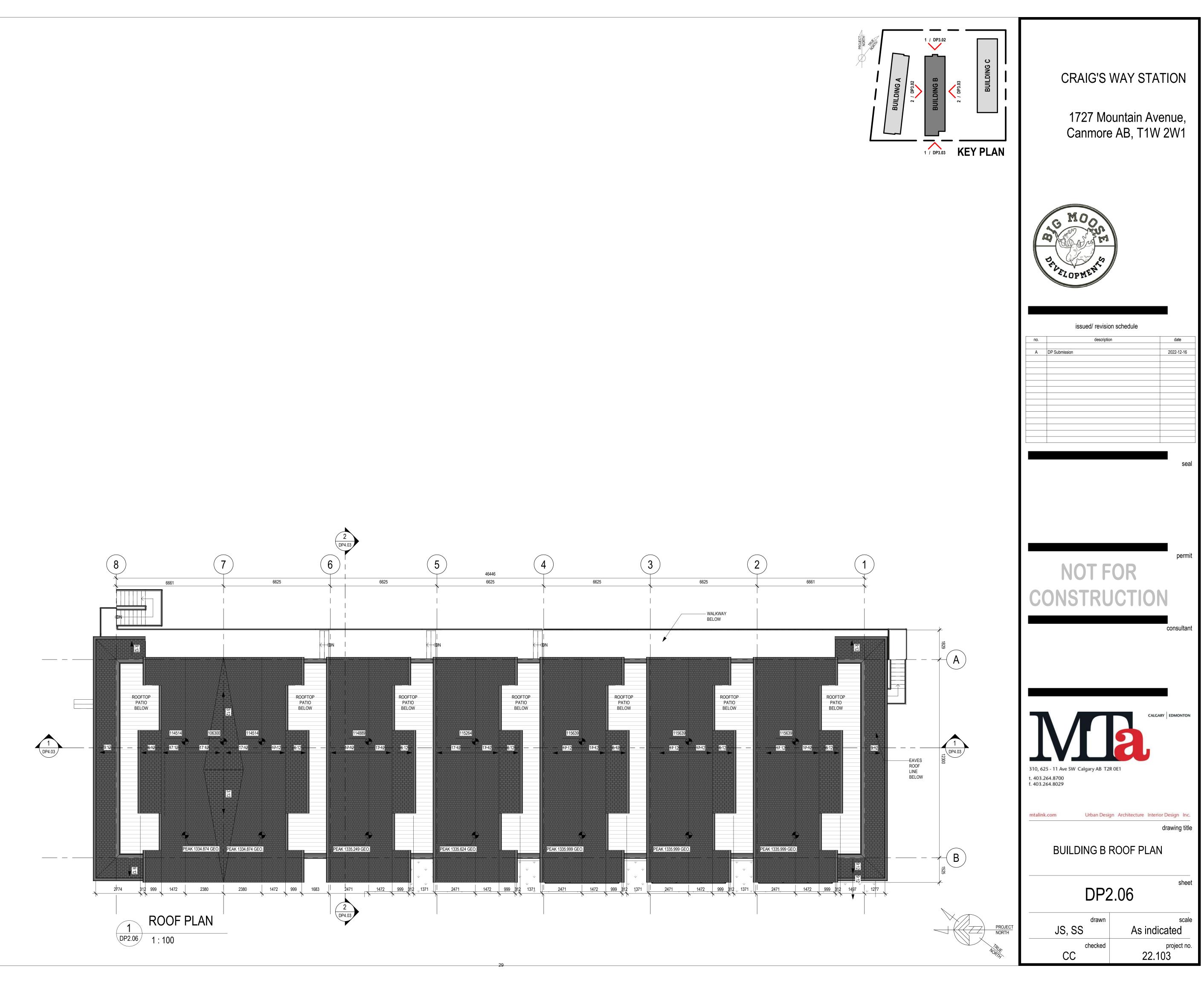


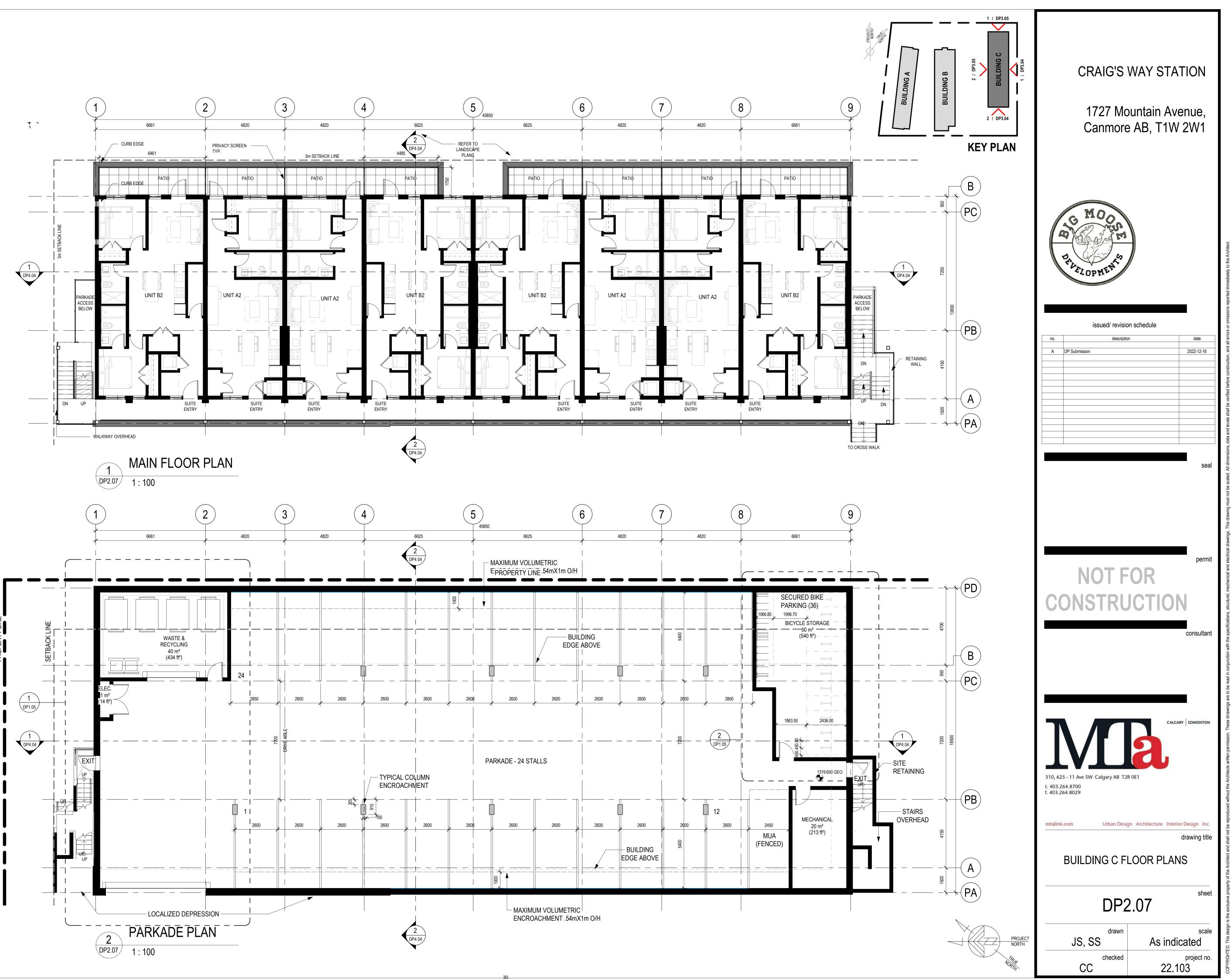


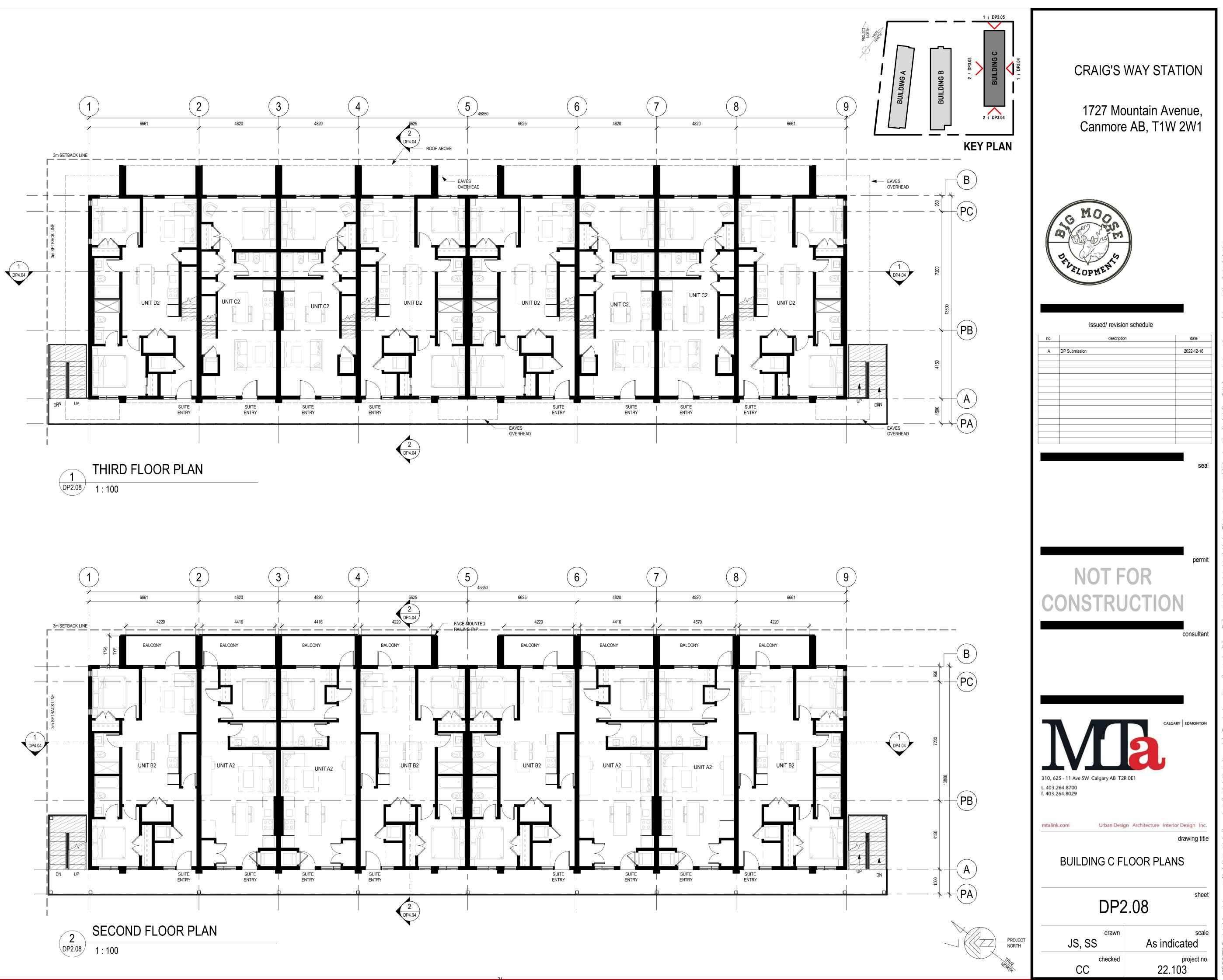
:\AutoDesk_Temp\Revit2021\22.103 Craig's Way Station Site_courtneycPYQSF.

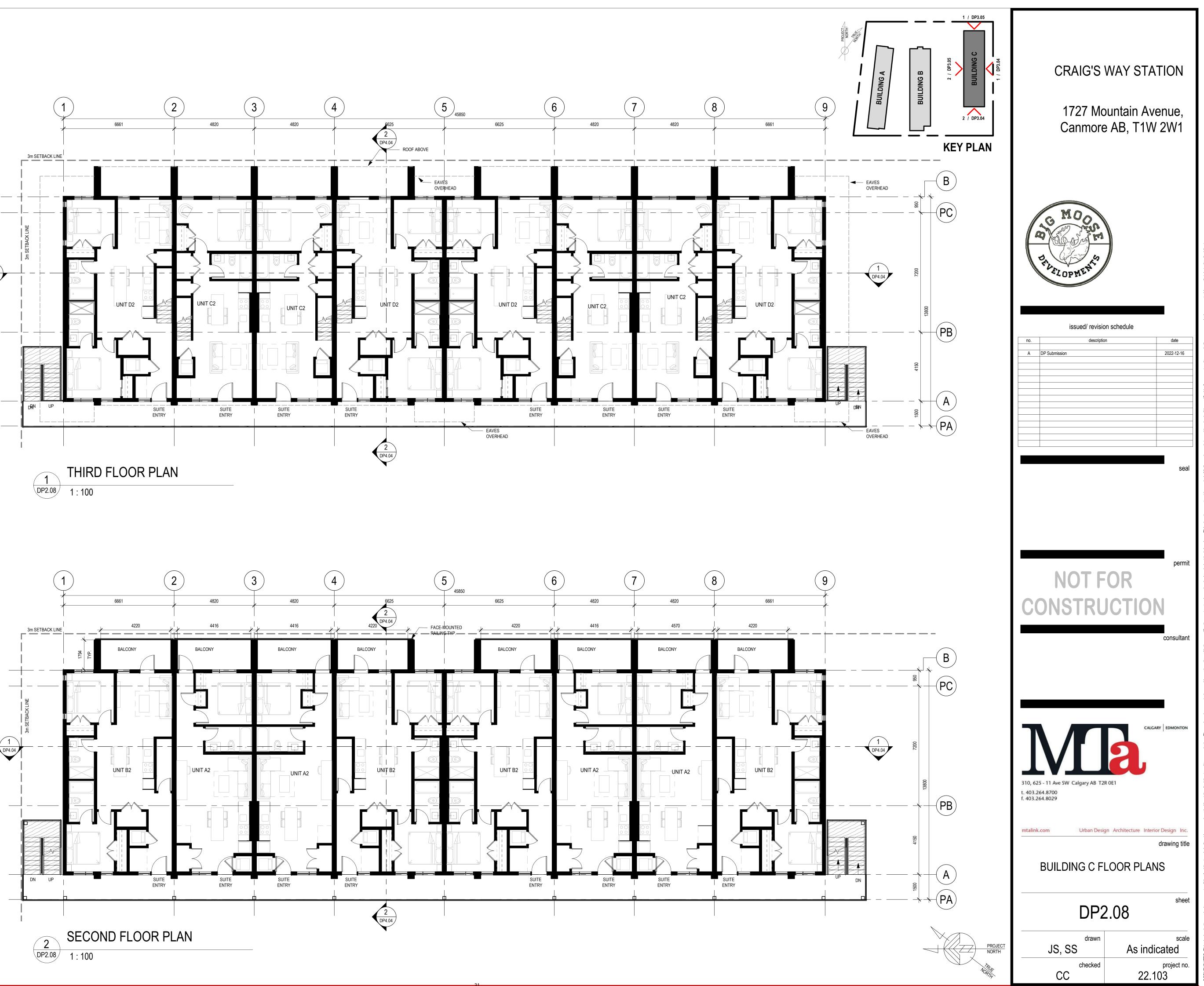


















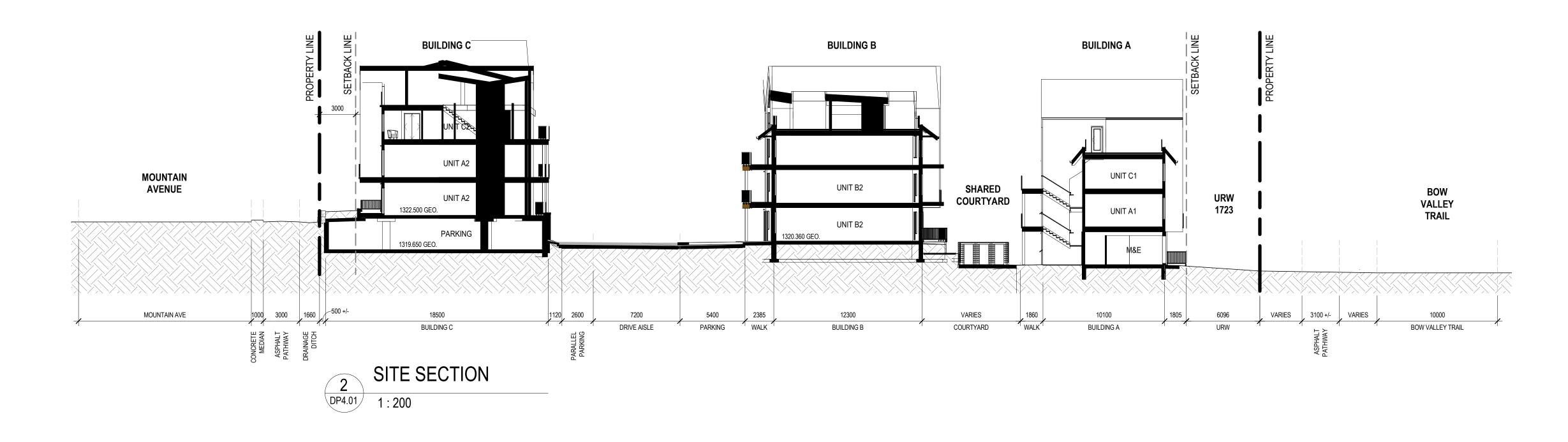


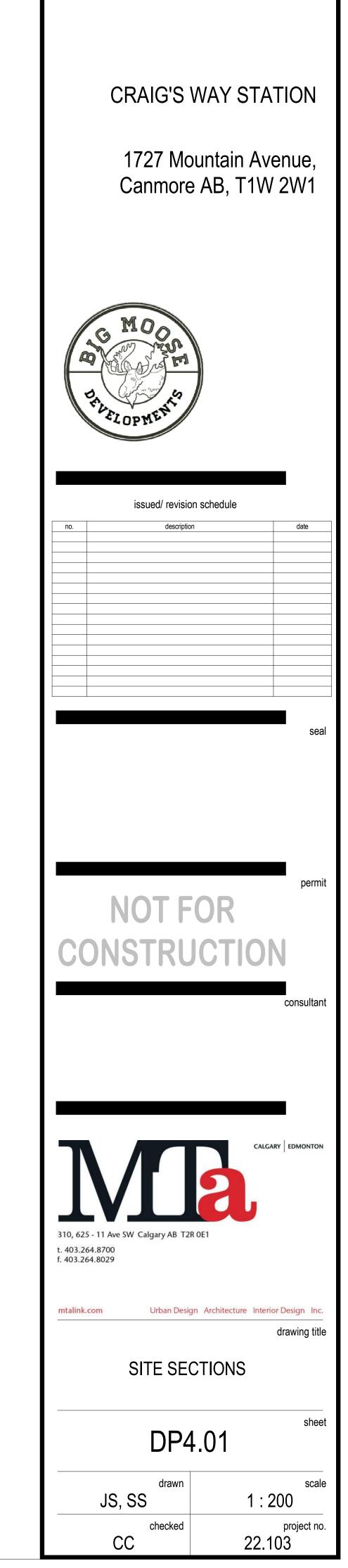


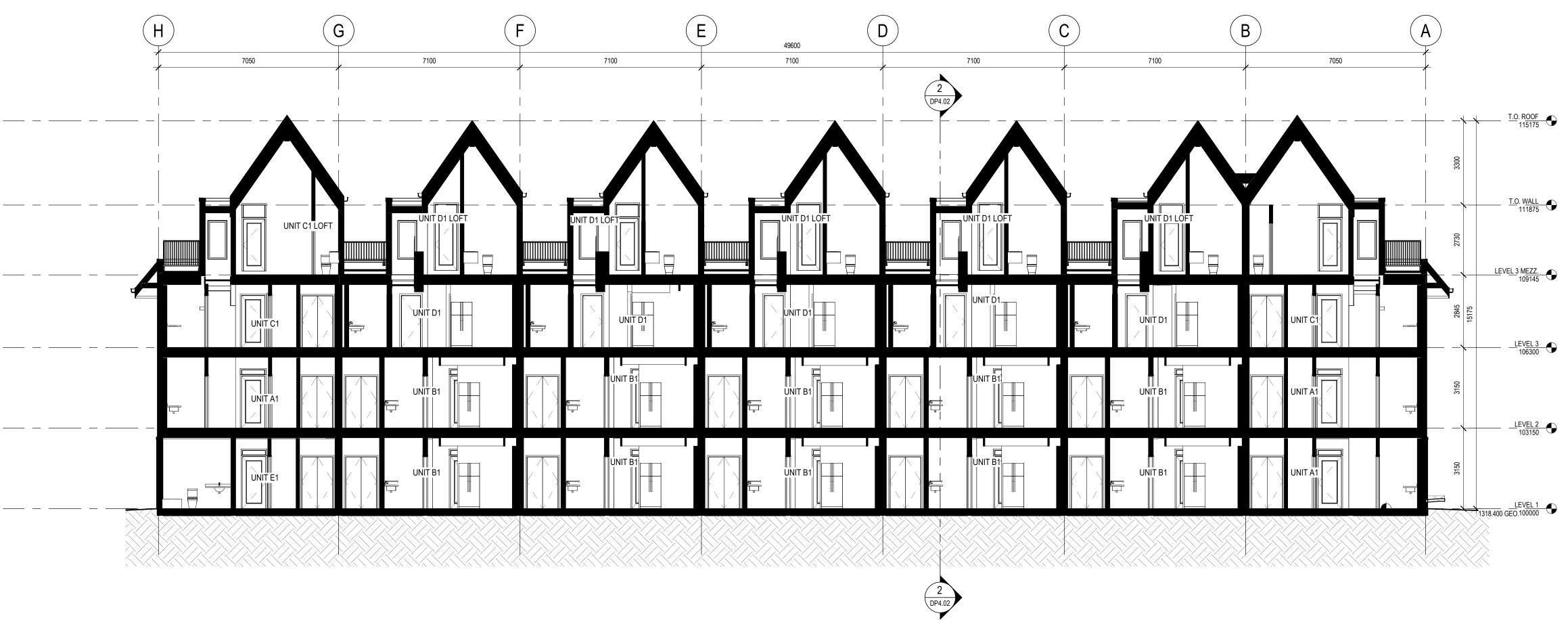


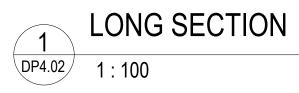


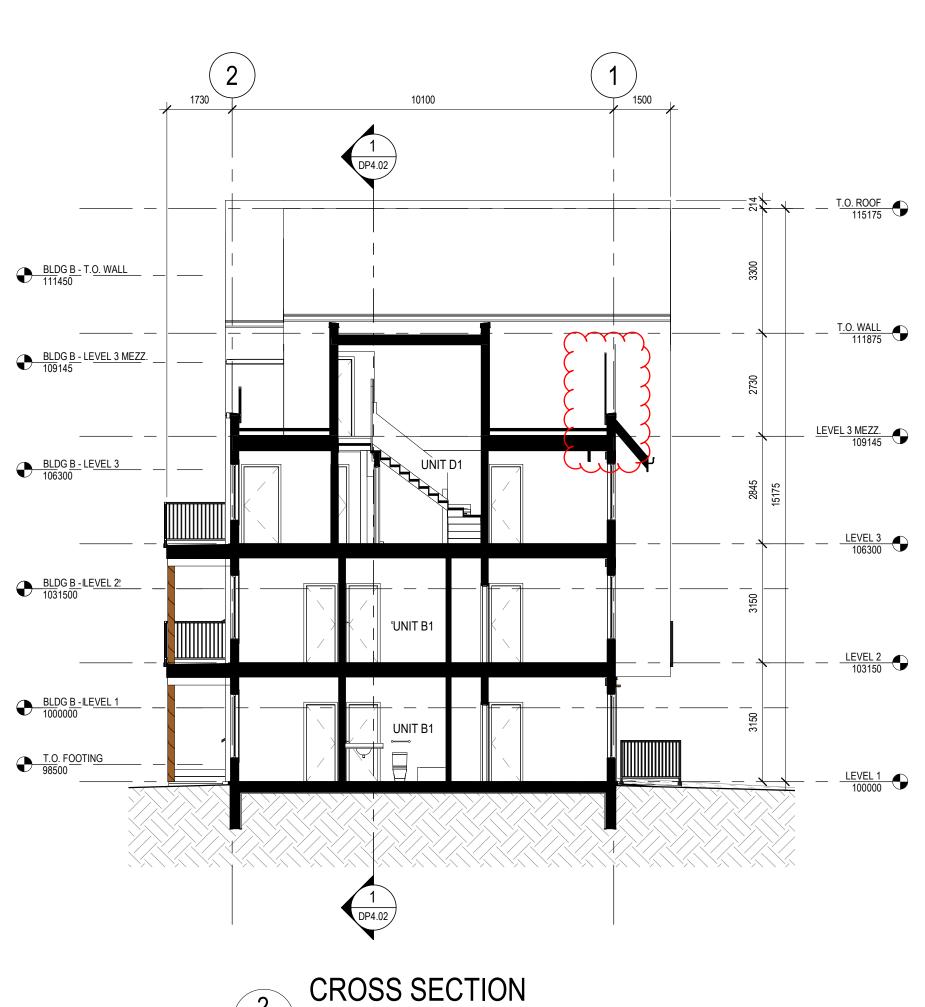


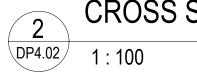


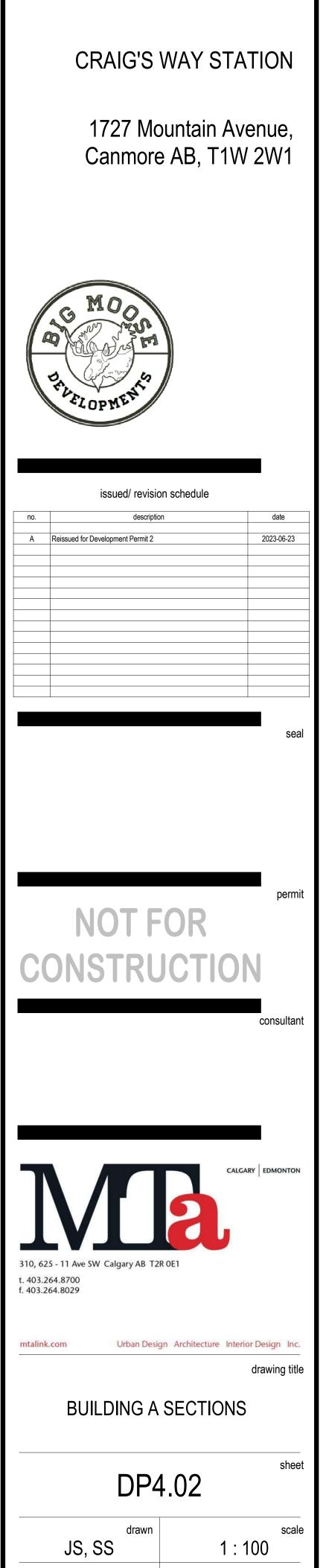










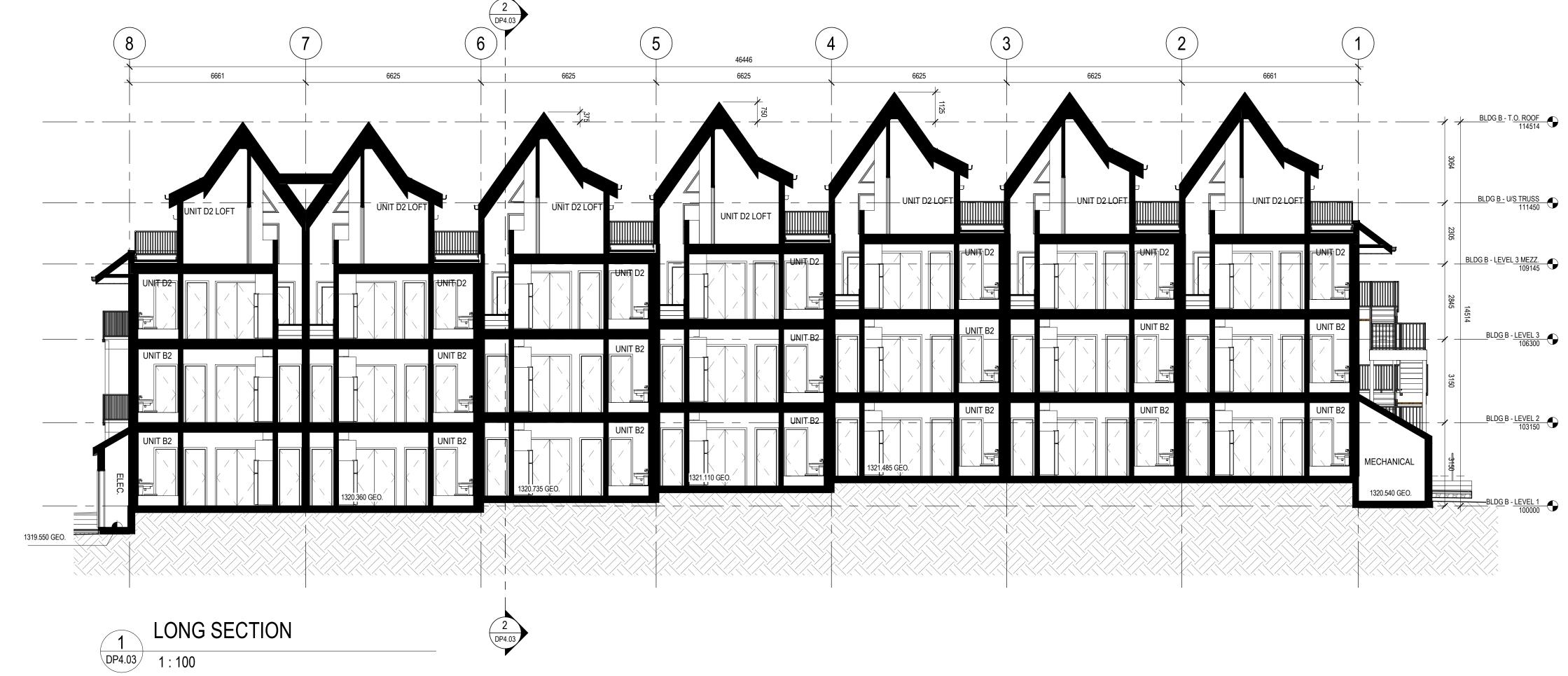


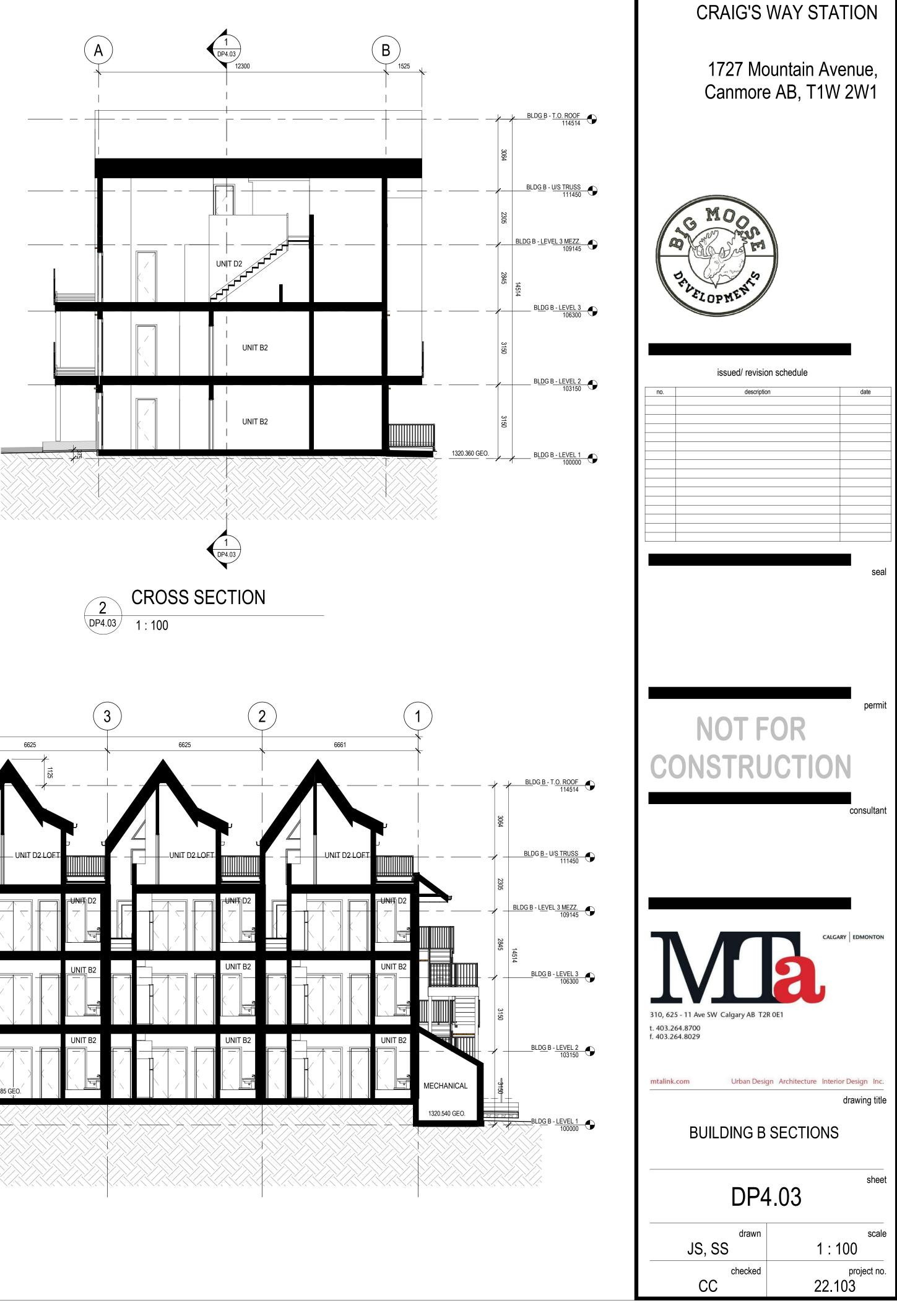
checked

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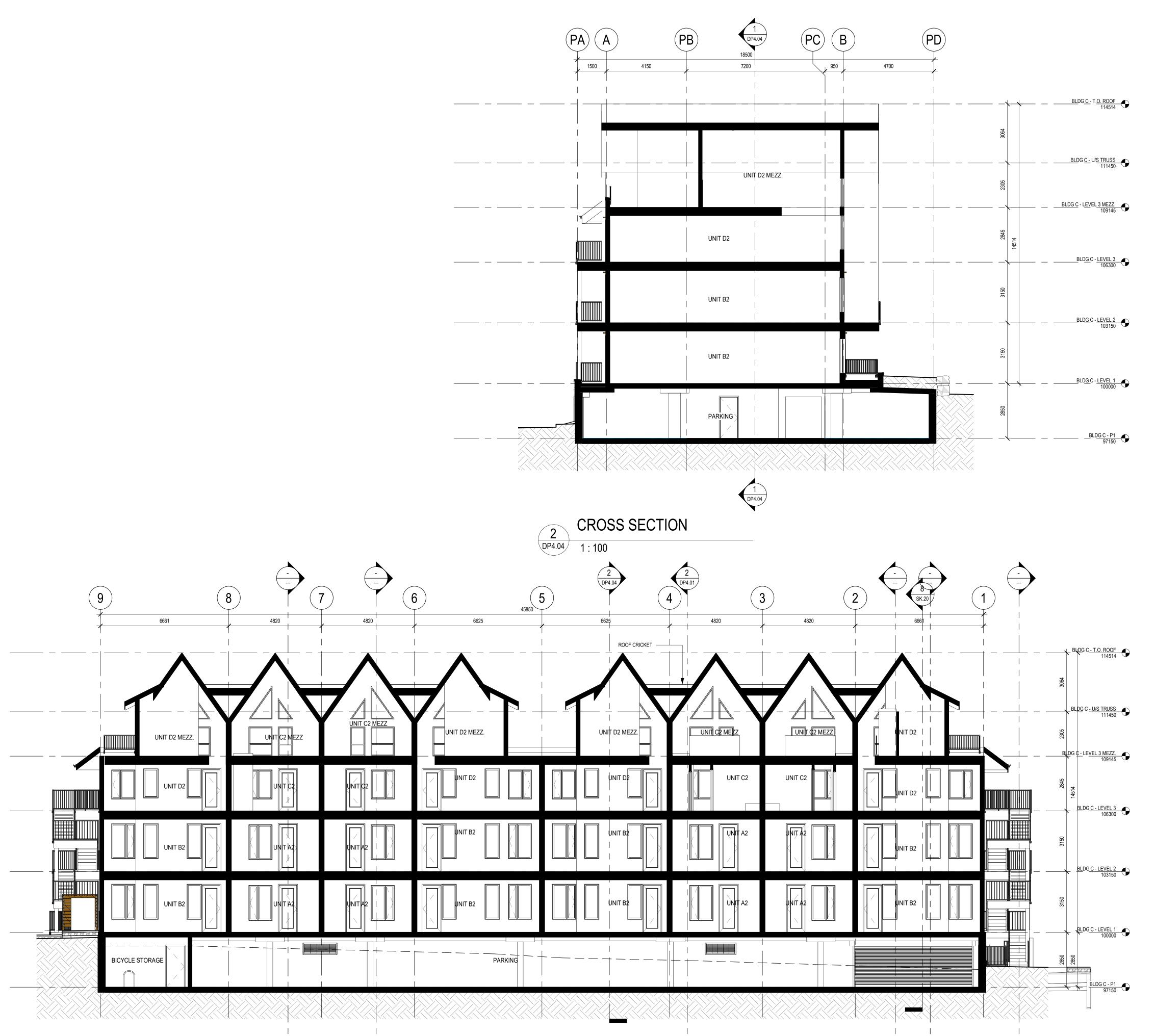
project no.

22.103

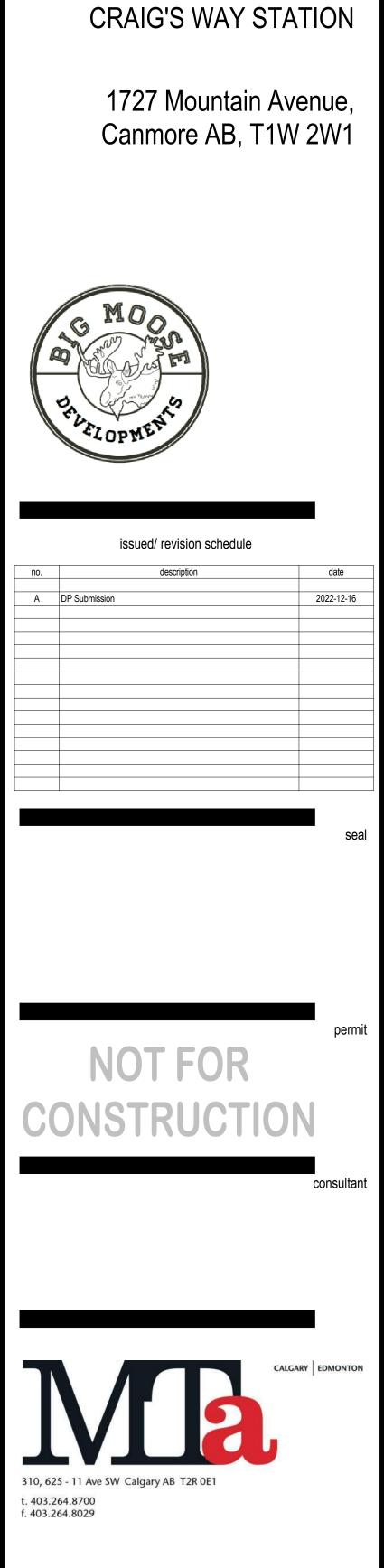












Urban Design Architecture Interior Design Inc. drawing title

BUILDING C SECTIONS

mtalink.com

DP4.04 drawn JS, SS 1:100

checked

CC

scale

sheet

project no.

22.103









CRAIG'S WAY STATION 1727 Mountain Avenue, Canmore AB, T1W 2W1 issued/ revision schedule description date no. 2022-12-16 2023-06-23 A DP Submission B Reissued for Development Permit 2 sea permit **NOT FOR** CONSTRUC consultant CALGARY EDMONTON 310, 625 - 11 Ave SW Calgary AB T2R 0E1 t. 403.264.8700 f. 403.264.8029 Urban Design Architecture Interior Design Inc. mtalink.com drawing title RENDERINGS sheet DP5.01 scale drawn JS, SS project no. 22.103 checked CC



BUILDING C - MOUNTAIN AVE. FRONTAGE - BUILDING STEP ABOVE EAVES LINE OVERLAY DIAGRAM







BUILDING A - BOW VALLEY TRAIL FRONTAGE- BUILDING STEP



EAST PERSPECTIVE - BUILDING C&B



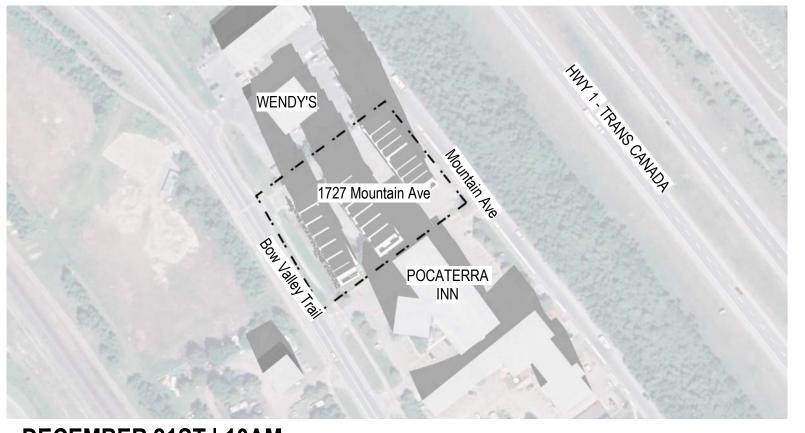


CRAIG'S WAY STATION 1727 Mountain Avenue, Canmore AB, T1W 2W1 issued/ revision schedule description date no. 2022-12-16 2023-06-23 A DP Submission B Reissued for Development Permit 2 sea permit **NOT FOR CONSTRUCTION** consultant CALGARY EDMONTON 310, 625 - 11 Ave SW Calgary AB T2R 0E1 t. 403.264.8700 f. 403.264.8029 Urban Design Architecture Interior Design Inc. mtalink.com drawing title **BUILDING VIEWS** sheet DP5.02 drawn scale JS, SS

project no. 22.103

checked

CC



DECEMBER 21ST | 10AM



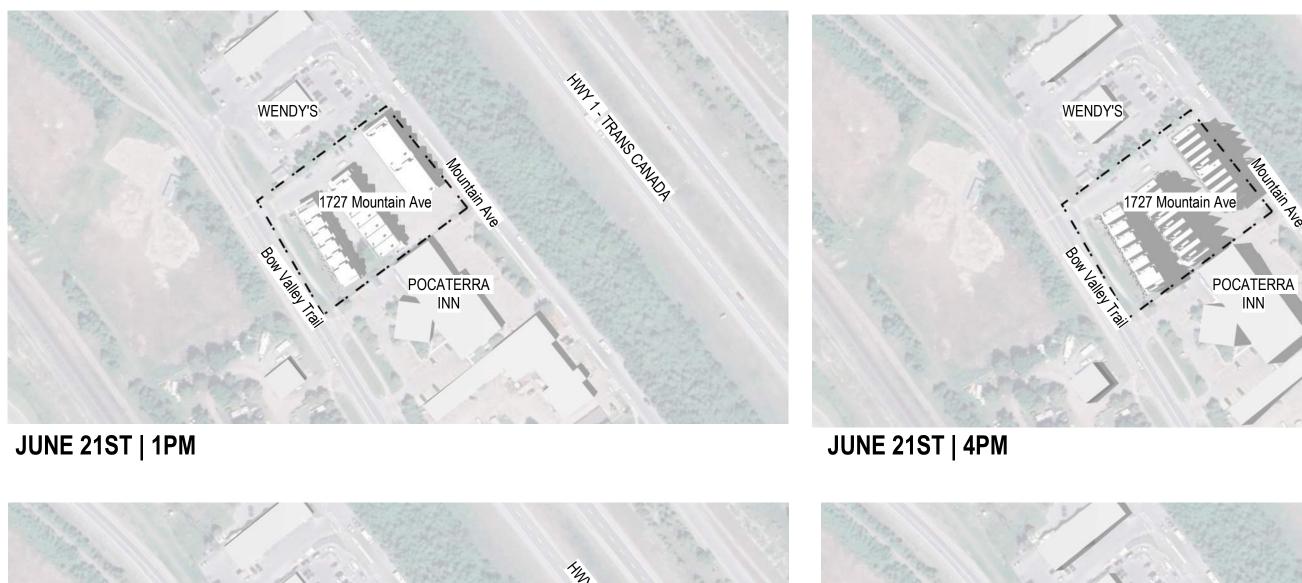
MARCH 21ST | 1PM



JUNE 21ST | 10AM

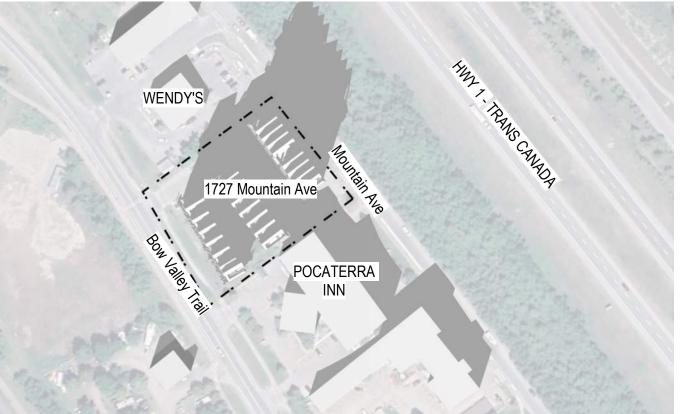


SEPTEMBER 21ST | 10AM



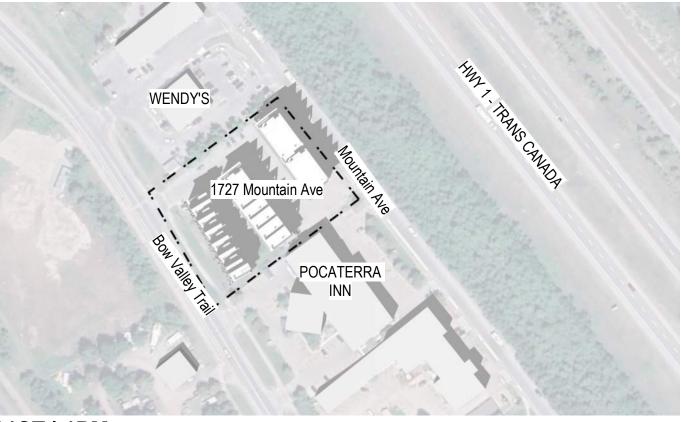


SEPTEMBER 21ST | 1PM



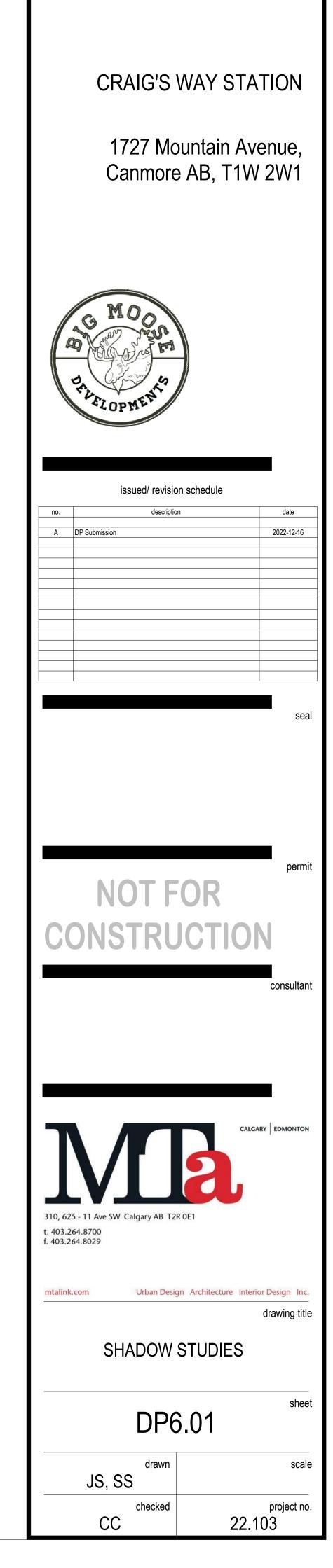


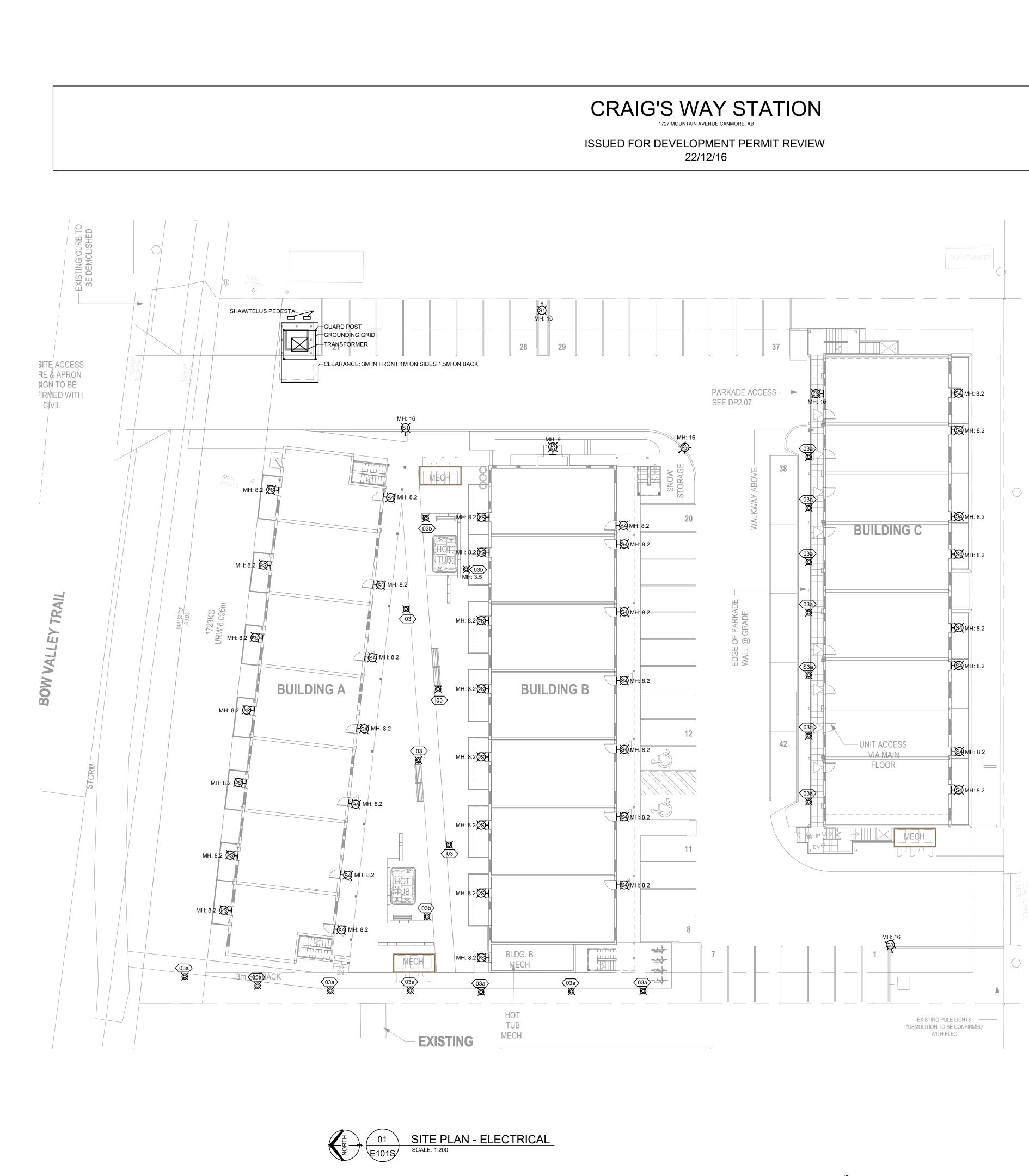
DECEMBER 21ST | 1PM





SEPTEMBER 21ST | 4PM





SHEET NUMBER
E101S
E102S
E103S

SYMBOL	DESCRIPTION	SPECIFICATIONS	MOUNTING
LIGHTING LEGE	ND		
HXX	WALL SCONCE LUMINAIRE, TYPE XX	SEE SCHEDULE	WALL
POWER LEGEN	D		
\bowtie	TRANSFORMER		
TAGS/OTHER			
МН	MOUNTING HEIGHT		
XX2	LUMINAIRE TAG - SEE LUMINAIRE SCHEDULE		
XX2	KITCHEN/ELECTRICAL EQUIPMENT TAG		
	MECHANICAL EQUIPMENT TAG		
A.F.F.	ABOVE FINISHED FLOOR		
A.C.	ABOVE COUNTER		
NL	NIGHT LIGHT - CIRCUIT TO NIGHT LIGHT BREAKER		
ER	EXISTING TO REMAIN		
WP	WEATHERPROOF		
RL'D	RELOCATED		
R	REMOVE		
RL	RELOCATE		
A-XX	PANEL 'A', CIRCUIT XX		
	CONDUIT HOME RUN FROM TRANSFORMER		
	CIRCLE DENOTES CEILING MOUNTED DEVICE		
(EF1)	EQUIPMENT TAG - SEE SCHEDULES		
NOTE: MOUNTIN	IEQUIPMENT TAG - SEE SCHEDULES NG IS INDICATED FROM FINISHED FLOOR TO ATED ON DRAWINGS OR SPECIFICATIONS H INLISTED MOUNTING HEIGHTS TO BE CONF	AVE PRECEDENCE	OVER THIS

GENERAL NOTES

1.	ALL DRAWINGS MECHANICAL D BE BROUGHT F
2.	CONDUCTOR SI SIZE (AND CONI DROP PER CEC

<u>NOTES</u>

1	ALL TYPE S1 LIG
2	ALL TYPE S2 LIG WHERE INDICAT
3	ALL TYPE S3 LIG EXCEPT WHERE

DRAWING LIST SHEET NAME

SITE PLAN - ELECTRICAL
LIGHTING CALCULATION - POINT BY POINT
RENDERINGS

PROJE(NORTH

RENDERI	1000	

GS TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND DRAWINGS. WHERE DISCREPANCIES ARE FOUND, THEY SHOULD FORWARD PRIOR TO TENDER CLOSE. SIZES INDICATED IS MINIMUM REQUIRED. INCREASE CONDUCTOR

NDUIT SIZE WHERE APPLICABLE) TO ACCOMMODATE VOLTAGE C REQUIREMENTS.

ALL TYPE S1 LIGHTING TO BE MOUNTED 16" ABOVE RESPECTIVE FLOOR RE INDICATED.

IGHTING TO BE MOUNTED 9" ABOVE RESPECTIVE FLOOR EXCEPT ATED. IGHTING TO BE MOUNTED 3.5" ABOVE RESPECTIVE FLOOR RE INDICATED.

CRAIG'S WAY STATION

1727 Mountain Avenue Canmore, AB T1W 2W1



issued/ revision schedule

date 2022-12-16

seal

permit

consultant

drawing title

description
ISSUED FOR DEVELOPMENT PERMIT

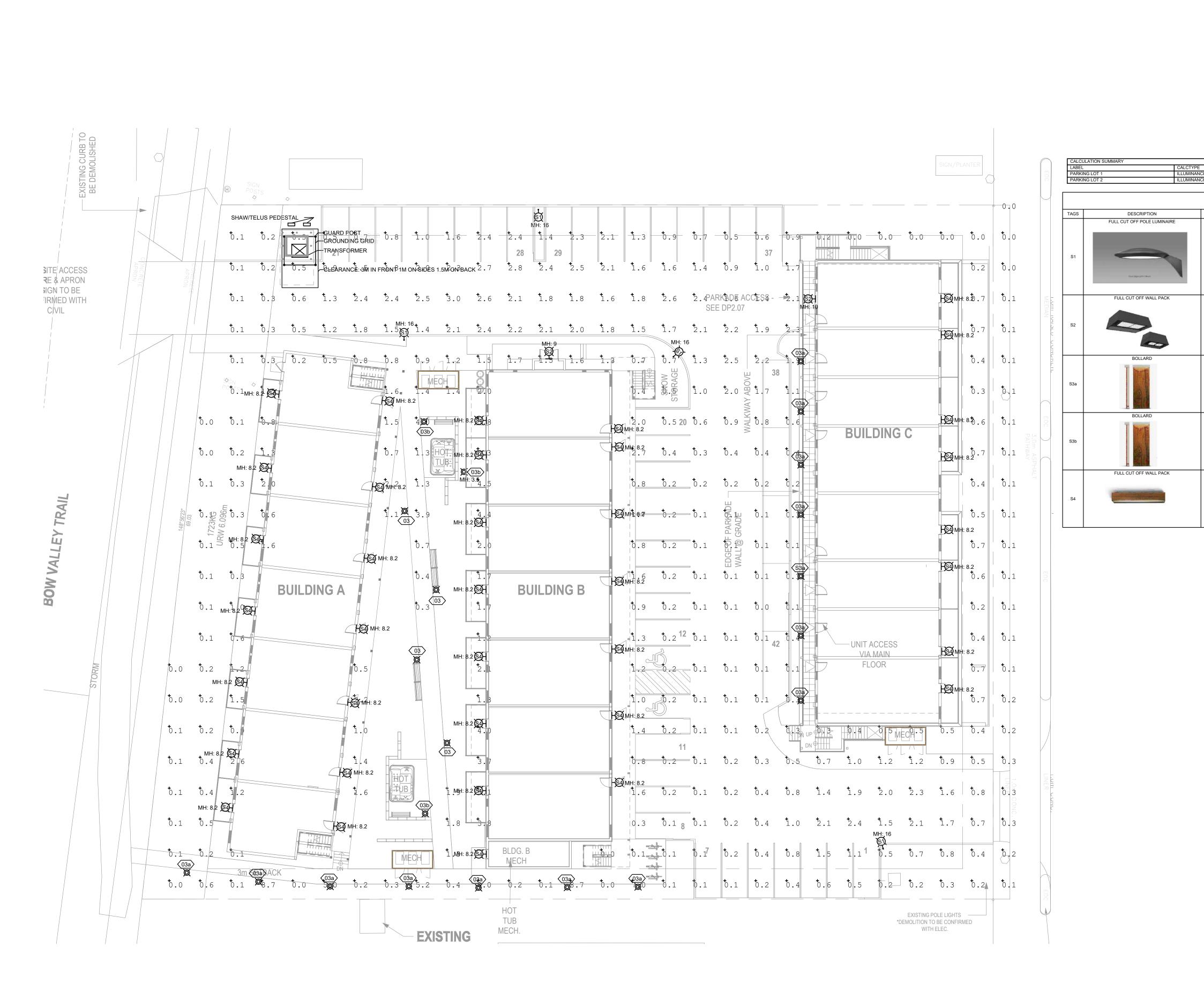


SITE PLAN - ELECTRICAL

22034

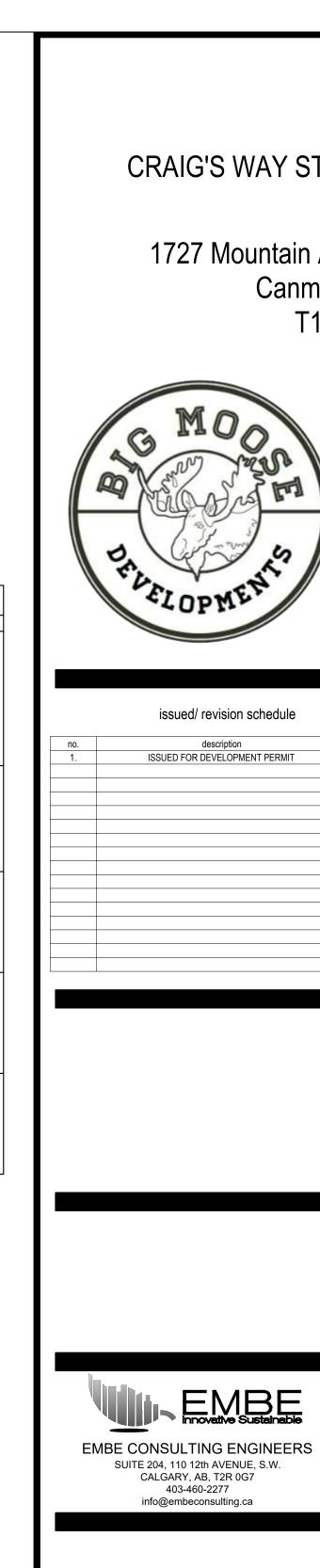
sheet E101S drawn scale JW/JL 1:200 checked project no

JL



SCALE: 1:200

01 E1025 LIGHTING CALCULATION - POINT BY POINT



	UNITS	AVG	MAX	MIN	AVG/MIN
E	FC	1.50	2.3	0.5	3.0
E	FC	0.9	1.0	0.8	1.13

LUMINAIRE SCHEDULE		
MOUNTING	LAMP	MANUFACTURER
POLE MOUNTED	5000LM LED	KIM LIGHTING MODEL NO: UR20-96L-50-3K7-3 ⁶
WALL MOUNTED	1000LM LED	BEACON LIGHTING MODEL NO: RWL1-48L-10-3K7-3-120
FLOOR MOUNTED	334LM LED (12.5W).	SISTEMALUX LIGHTING MINI LOOK WOOD MODEL NO: SL9211-W-UNV-20-ND (FINISH: BURNUSHED BRONZE WITH TEAK WOOD ACCENT)
FLOOR MOUNTED	936LM LED (24W).	SISTEMALUX LIGHTING LOOK WOOD MODEL NO: S7261W-UNV-20-ND (FINISH: BURNUSHED BRONZE WITH TEAK WOOD ACCENT)
WALL MOUNTED	475LM LED (13.5W)	SISTEMALUX LIGHTING LOOK WALL MODEL NO: SL9201-W-JB-UNV-20-ND (FINISH: BURNUSHED BRONZE WITH TEAK WOOD ACCENT)

	E10	2S
JW/JL	drawn	scale 1 : 200
JL	checked	project no. 22034

LIGHTING CALCULATON -

POINT BY POINT

CRAIG'S WAY STATION

1727 Mountain Avenue Canmore, AB T1W 2W1

date 2022-12-16

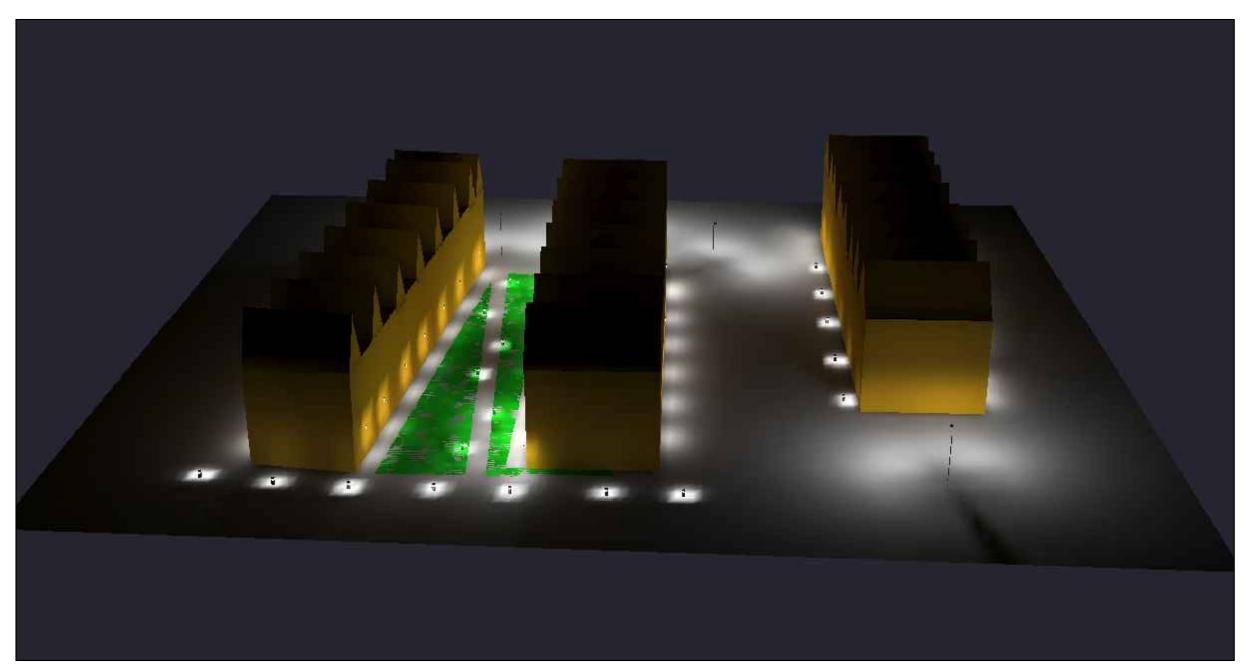
sea

permit

consultant

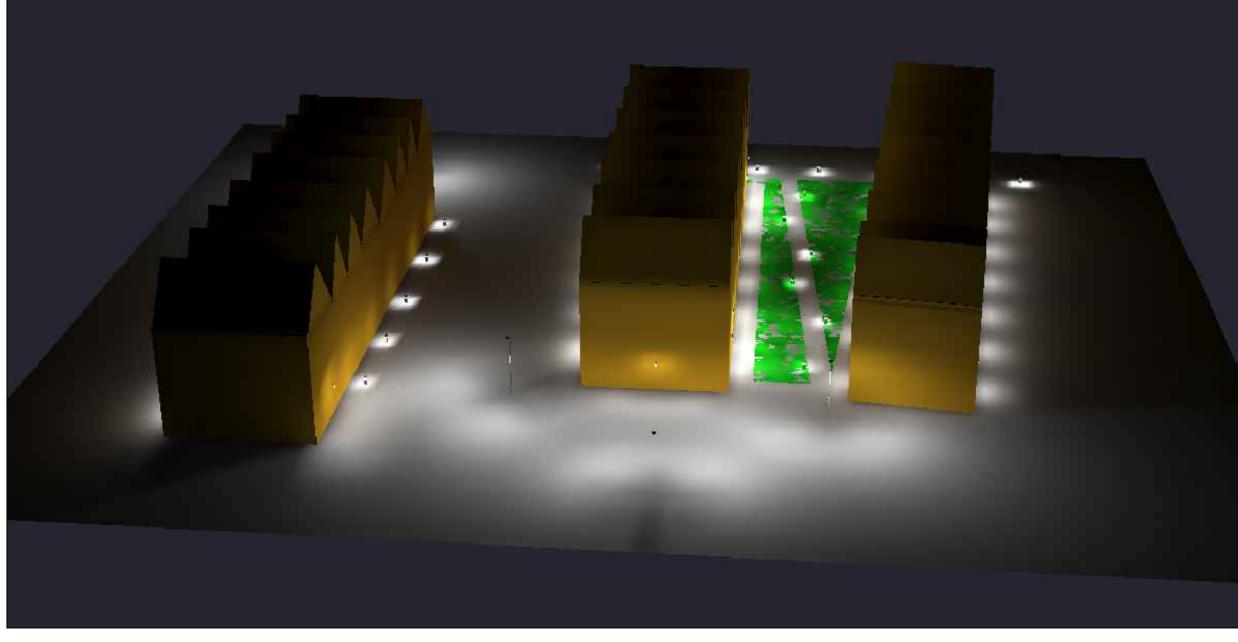
drawing title

sheet

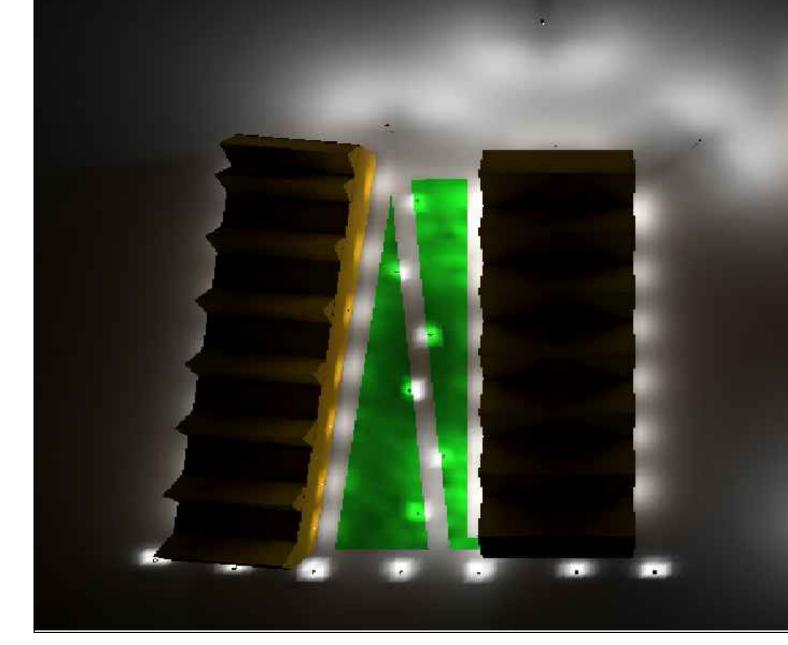




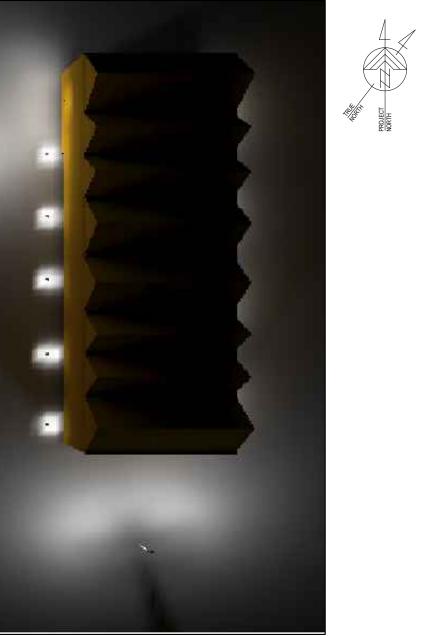
01 RENDERING 1 E103S SCALE: 1:200













CRAIG'S WAY STATION

1727 Mountain Avenue Canmore, AB T1W 2W1



issued/ revision schedule

date 2022-12-16

seal

permit

consultant

drawing title

description
ISSUED FOR DEVELOPMENT PERMIT

no.

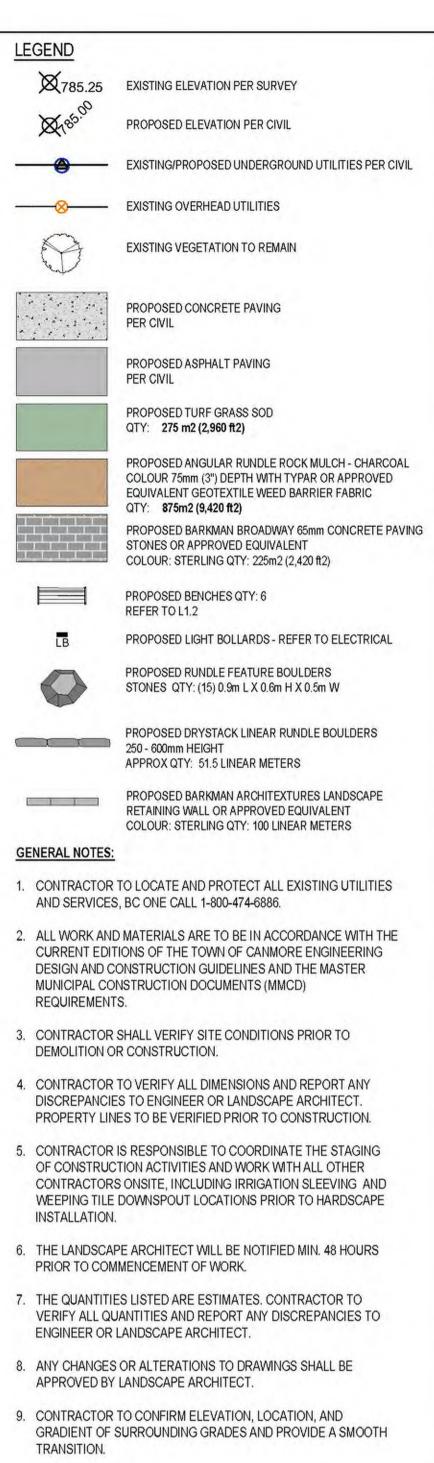
EMBE CONSULTING ENGINEERS SUITE 204, 110 12th AVENUE, S.W. CALGARY, AB, T2R 0G7 403-460-2277 info@embeconsulting.ca

RENDERINGS

sheet E103S drawn scale JW/JL 1:200 checked project no 22034 JL



AN



10. CONTRACTOR TO BE REGISTERED WITH WBC ALBERTA.

PLANTING NOTES:

1. REFER TO PLANT SCHEDULE FOR DETAILED SPECIES INFORMATION L1.1. NO PLANT SUBSTITUTIONS ARE PERMITTED WITHOUT WRITTEN APPROVAL BY LANDSCAPE ARCHITECT.

2. CONFINE EQUIPMENT AND WORKERS TO LIMIT OF DISTURBANCE.

3. TURF TO BE PLANTED ADJACENT TO DISTURBED AREAS AND OTHER AREAS OF NEW CONSTRUCTION.

4. PLANT MATERIAL SHALL MEET ALL REQUIREMENTS OF THE LATEST EDITION OF THE CANADIAN NURSERY TRADES ASSOCIATION GUIDE SPECIFICATIONS FOR NURSERY STOCK UNLESS OTHERWISE SPECIFIED.

5. SUPPLY 75mm OF ANGULAR RUNDLE ROCK MULCH TO ALL PROPOSED TREE AND SHRUB BEDS.

6. INSTALL 150mm MIN. DEPTH TOPSOIL IN AREAS TO BE SOD OR SEED.

7. TREES AND SHRUBS TO BE GUARANTEED FOR 2 GROWING SEASONS BY CONTRACTOR. ALL REPLACEMENTS TO BE AT CONTRACTOR'S EXPENSE. SUBSTITUTIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.

IRRIGATION NOTES:

1. GENERAL

 TREES, SHRUBS, GRASSES, AND PERENNIALS WILL REQUIRE PERMANENT SPRINKLER AND/OR DRIPLINE IRRIGATION. IRRIGATION SYSTEM TO BE TENDERED AS DESIGN BUILD TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO AWARD.

LANDSCAPE SUMMARY:

ZONING: BVT-G BOW VALLEY TRAIL GENERAL COMMERCIAL DISTRICT LAND USE DESCRIPTION - VISITOR ACCOMMODATIONS

PARCEL AREA: 5,491m2

LANDSCAPE SUMMARY:

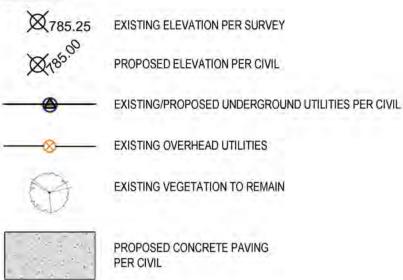
TOTAL LANDSCAPE AREA REQUIRED - 1,372m2 (25%) PROPOSED SOFTSCAPE LANDSCAPE AREA - 1,150m2 LANDSCAPE HARDSCAPE AREA - 225m2

TOTAL LANDSCAPE AREA - 1,375m2 (25%)

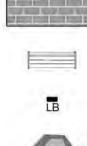
PROJECT: CRAIG'S WAY STA	TION	
REDEVELOPMENT		
LOT 3, BLOCK 1, PLAN 5263HV		
LOCATION: 1727 MOUNTAIN AVENUE CANMORE, AB		
CONTEXT MAP:		
	- 4	
LOCATION		
CLIENT: BIG MOOSE DEVELOPMENTS LTD. 743 RAILWAY AVE, CANMORE, AB T1W 1P2		
C MOOR BOOR PRUELOPMENT		
LANDSCAPE ARCHITECT AALA	324	
LANDSCAPE ARCHITECTURE AUTHENTIC MOUNTAIN DESIX GOLDEN, BC 250.938.7	and the second sec	
STAMP The Alberty Association of Landecape Archiecta 2023-05-26		
NOTE: ORIGINAL DRAWING SIZE B1		
	.5m	
NORTH SCALE 1:150		
ISSUED FOR: DEVELOPMENT I	PERMIT	
DATE: 2023-05-26		
NO. DESCRIPTION.	DATE	BY
1. PRELIMINARY REVIEW 2. INTERNAL TEAM REVIEW	2022-08-31 2022-09-12	JJ
3. REFINED CONCEPT	2022-09-16	JJ
4. REVISED BASE PLAN	2022-10-28	JJ
5. INTERNAL COORDINATION 6. DRAFT DEVELOPMENT PERMIT	2022-11-26	JJ
7. DEVELOPMENT PERMIT	2022-12-09	11 11
8. REVISED DEVELOPMENT PERMIT	2023-05-26	JJ
DESIGNED BY: JJ		
DRAWING TITLE : LANDSCAPE PLAN	1.0	
L-	1.0	

TREE BET		BOTANICAL / COMMON NAME Betula platyphylla `Fargo` TM / Dakota Pinnacle Asian White Birch	<u>CONT</u> -	<u>CAL</u> 50/75mm	SIZE	QT) 46
LAR	occ	50% 50mm CAL, 50% 75mm CAL Larix occidentalis / Western Larch	÷		2.5m HT.	3
PIN L	LIM	Pinus flexilis / Limber Pine	1. - 2.		2.0m HT.	1
PIN S	SYL	Pinus sylvestris / Scotch Pine	-		2.5m HT.	4
PIN V	vvo	Pinus sylvestris `Pumila` / Dwarf Scotch Pine	2.0m HT.			6
	мои	Pinus uncinata / Mountain Pine	-		2.0m HT.	7
POP	TRE	Populus tremuloides / Trembling Aspen	-	75mm		4
SHRI CAL		BOTANICAL / COMMON NAME Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	CONT #2 CONT.			206
DES	BRO	Deschampsia cespitosa `Bronzeschleier` / Tufted Hair Grass Acceptable Substitution - Deschampsia cespitosa `Goldtau` - Gold Dew Tufted Hair Grass	#2 CONT.			61
EUO	COM	Euonymus alatus `Compactus` / Compact Burning Bush	#5 CONT.			20
GAL	ODO	Galium odoratum / Sweet Woodruff	4" Plug			16
HEL	SEM	Helictotrichon sempervirens / Blue Oat Grass	#2 CONT.			26
JUN	ME2	Juniperus scopulorum `Medora` / Medora Juniper	1.5m Ht			11
LIG L	L15	Ligularia x hessei `Little Rocket` / Little Rocket Ligularia	#2 CONT.			24
MAT	STR	Matteuccia struthiopteris / Ostrich Fern	#2 CONT.			3
MON		Monarda x `Cambridge Scarlet` / Red Bee Balm	#2 CONT.			24
PAN	PR2	Panicum virgatum 'Prairie Fire' / Prairie Fire Switch Grass	#2 CONT.			11
PER	ATR	Perovskia atriplicifolia / Russian Sage	#2 CONT.			43
PHY	COP	Physocarpus opulifolius `Coppertina` / Coppertina Ninebark	#5 CONT.			16
PHY	LIT	Physocarpus opulifolius `Tiny Wine` / Dwarf Ninebark	#2 CONT.			25
PHY	J10	Physocarpus opulifolius 'Jefam' TM / Amber Jubilee Ninebark	#2 CONT.			26
PIN C	CO2	Pinus mugo `Compacta` / Dwarf Mugo Pine	#5 CONT.			14
POT	ABB	Potentilla fruticosa 'Abbotswood' / Abbotswood Bush Cinquefoil	#2 CONT.			11
RUD	SUL	Rudbeckia fulgida `Little Goldstar` / Little Goldstar Coneflower	#2 CONT.			49
SAL	PUR	Salix purpurea `Nana` / Dwarf Arctic Willow	#5 CONT.			24
SAL	CAR	Salvia nemorosa `Caradonna` / Cardonna Perennial Salvia	4" Plug			43
SPI E	BET	Spiraea betulifolia / Birch Leaf Spirea	#5 CONT.			37

LEGEND









QTY: 275 m2 (2,960 ft2) PROPOSED ANGULAR RUNDLE ROCK MULCH - CHARCOAL COLOUR 75mm (3") DEPTH WITH TYPAR OR APPROVED EQUIVALENT GEOTEXTILE WEED BARRIER FABRIC QTY: 875m2 (9,420 ft2) PROPOSED BARKMAN BROADWAY 65mm CONCRETE PAVING STONES OR APPROVED EQUIVALENT COLOUR: STERLING QTY: 225m2 (2,420 ft2) PROPOSED BENCHES QTY: 6 REFER TO L1.2 PROPOSED LIGHT BOLLARDS - REFER TO ELECTRICAL PROPOSED RUNDLE FEATURE BOULDERS STONES QTY: 15 SIZE: 0.9m L X 0.6m H X 0.5m W PROPOSED DRYSTACK LINEAR RUNDLE BOULDERS 250 - 600mm HEIGHT APPROX QTY: 51.5 LINEAR METERS PROPOSED BARKMAN ARCHITEXTURES LANDSCAPE RETAINING WALL OR APPROVED EQUIVALENT COLOUR: STERLING QTY: 100 LINEAR METERS

PROPOSED ELEVATION PER CIVIL

EXISTING VEGETATION TO REMAIN

PROPOSED CONCRETE PAVING

PROPOSED ASPHALT PAVING

PROPOSED TURF GRASS

PER CIVIL

PER CIVIL

GENERAL NOTES:

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- 5. CONTRACTOR IS RESPONSIBLE TO COORDINATE THE STAGING OF CONSTRUCTION ACTIVITIES AND WORK WITH ALL OTHER CONTRACTORS ONSITE, INCLUDING IRRIGATION SLEEVING AND WEEPING TILE DOWNSPOUT LOCATIONS PRIOR TO HARDSCAPE INSTALLATION.
- 6. THE LANDSCAPE ARCHITECT WILL BE NOTIFIED MIN. 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
- 7. THE QUANTITIES LISTED ARE ESTIMATES. CONTRACTOR TO VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES TO ENGINEER OR LANDSCAPE ARCHITECT.
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2. CONFINE EQUIPMENT AND WORKERS TO LIMIT OF DISTURBANCE. 3. TURF TO BE PLANTED ADJACENT TO DISTURBED AREAS AND

OTHER AREAS OF NEW CONSTRUCTION.

4. PLANT MATERIAL SHALL MEET ALL REQUIREMENTS OF THE LATEST EDITION OF THE CANADIAN NURSERY TRADES ASSOCIATION GUIDE SPECIFICATIONS FOR NURSERY STOCK UNLESS OTHERWISE

5. SUPPLY 75mm OF ANGULAR RUNDLE ROCK MULCH TO ALL PROPOSED TREE AND SHRUB BEDS.

6. INSTALL 150mm MIN. DEPTH TOPSOIL IN AREAS TO BE SOD OR SEED.

7. TREES AND SHRUBS TO BE GUARANTEED FOR 2 GROWING SEASONS BY CONTRACTOR. ALL REPLACEMENTS TO BE AT CONTRACTOR'S EXPENSE. SUBSTITUTIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.

IRRIGATION NOTES:

1. GENERAL

SPECIFIED.

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- LANDSCAPE ARCHITECT PRIOR TO AWARD.

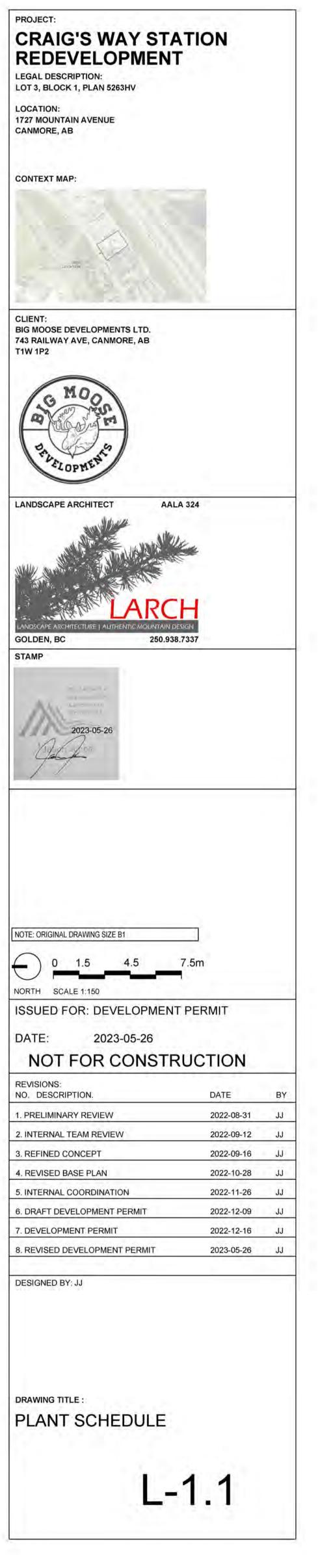
DEVELOPMENT PERMIT LANDSCAPE SUMMARY: ZONING: BVT-G

BOW VALLEY TRAIL GENERAL COMMERCIAL DISTRICT LAND USE DESCRIPTION - VISITOR ACCOMMODATIONS PARCEL AREA: 5,491m2

LANDSCAPE SUMMARY:

TOTAL LANDSCAPE AREA REQUIRED - 1,372m2 (25%) PROPOSED SOFTSCAPE LANDSCAPE AREA - 1,150m2 LANDSCAPE HARDSCAPE AREA - 225m2

TOTAL LANDSCAPE AREA - 1,375m2 (25%)



TOPSOIL NOTES:

1. GROWING MEDIUM FOR ALL TREE, SHRUB, AND WILDFLOWER BEDS IS TO MEET THE CANADIAN LANDSCAPE SPECIFICATION UNDER THE DESIGNATION 2P.

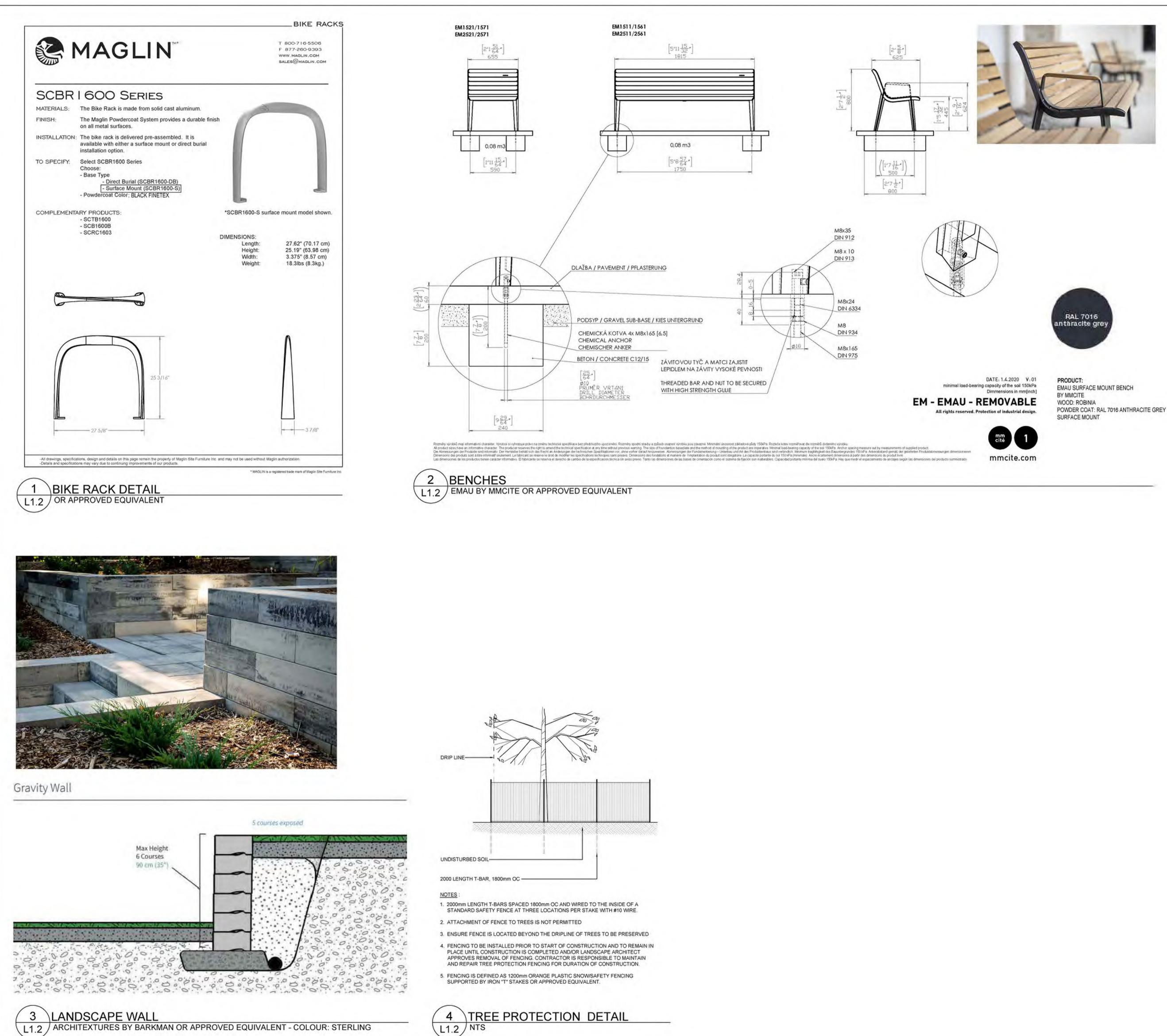
2. GROWING MEDIUM SHOULD BE CERTIFIED TO IT'S ORIGIN AND VIRTUALLY FREE OF INVASIVE PLANT SEEDS. THEIR REPRODUCTIVE PARTS AND ROOTS, BUILDING MATERIALS, INVASIVE OR NOXIOUS PLANTS, NON COMPOSTED WOOD, WOOD WASTE, INSECT PESTS, PLANT PATHOGENIC ORGANISMS, CHEMICAL POLLUTANTS OR SUBSTANCES AT LEVELS TOXIC TO PLANTS, AND OTHER EXTRANEOUS MATERIALS THAT DETRACT FROM DESIRABLE PHYSICAL AND CHEMICAL PROPERTIES REQUIRED FOR LANDSCAPING PURPOSES.

LOAM: NATURAL, FERTILE, FRIABLE, AGRICULTURAL SOIL MEETING FOLLOWING REQUIREMENTS:

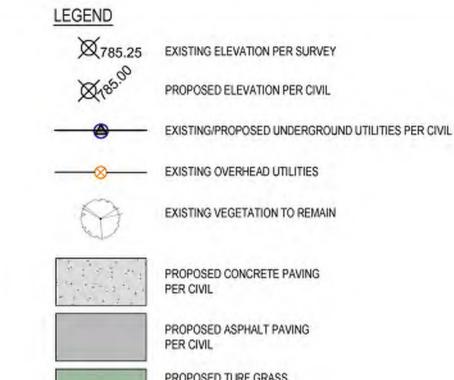
- NOT LESS THAN 6% ORGANIC MATERIAL. PH VALUE RANGING FROM 5.9 TO 7.0.
- NON-TOXIC TO PLANT GROWTH.
- E.C.- SALINITY READING NOT EXCEEDING 1.5. SOIL TEXTURE: LOAM SOIL AS DEFINED BY CANADIAN SYSTEM OF SOIL CLASSIFICATION.

PEAT MOSS: DECOMPOSED PLANT MATERIAL, FAIRLY ELASTIC AND HOMOGENEOUS, FREE OF DECOMPOSED COLLOIDAL RESIDUE, WOOD, SULPHUR, AND IRON. MINIMUM OF 80% ORGANIC MATTER BY MASS; PH VALUE BETWEEN 4.5 AND 6.0.

SITE: PREPARED GROWING MEDIUM: SPREAD 50 MM PEAT MOSS AND 100 MM OF SAND EVENLY OVER EXISTING SUBGRADE. MIX THE SPREAD MATERIALS THOROUGHLY TO 150 MM DEPTH BY CULTIVATING OR ROTO-TILLING OR BY HAND METHODS.



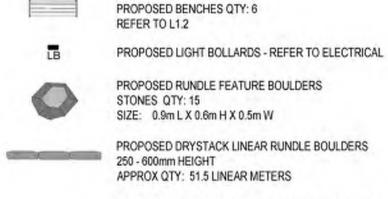
, modifying, or altering it. use, modification or alterat ng, anyı sole risk of the party(ies) is shall be removed prior to is at the nal seals all ideas and design and their employ 2 0 ES "Any reu All refer











STONES OR APPROVED EQUIVALENT

COLOUR: STERLING QTY: 225m2 (2,420 ft2)

PROPOSED ANGULAR RUNDLE ROCK MULCH - CHARCOAL COLOUR 75mm (3") DEPTH WITH TYPAR OR APPROVED EQUIVALENT GEOTEXTILE WEED BARRIER FABRIC

PROPOSED BARKMAN BROADWAY 65mm CONCRETE PAVING

PROPOSED ELEVATION PER CIVIL

EXISTING VEGETATION TO REMAIN

PROPOSED CONCRETE PAVING

PROPOSED ASPHALT PAVING

PROPOSED TURF GRASS

QTY: 275 m2 (2,960 ft2)

QTY: 875m2 (9,420 ft2)

PER CIVIL

PER CIVIL

PROPOSED BARKMAN ARCHITEXTURES LANDSCAPE RETAINING WALL OR APPROVED EQUIVALENT COLOUR: STERLING QTY: 100 LINEAR METERS

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DEVELOPMENT PERMIT LANDSCAPE SUMMARY: ZONING: BVT-G

BOW VALLEY TRAIL GENERAL COMMERCIAL DISTRICT LAND USE DESCRIPTION - VISITOR ACCOMMODATIONS PARCEL AREA: 5,491m2

LANDSCAPE SUMMARY:

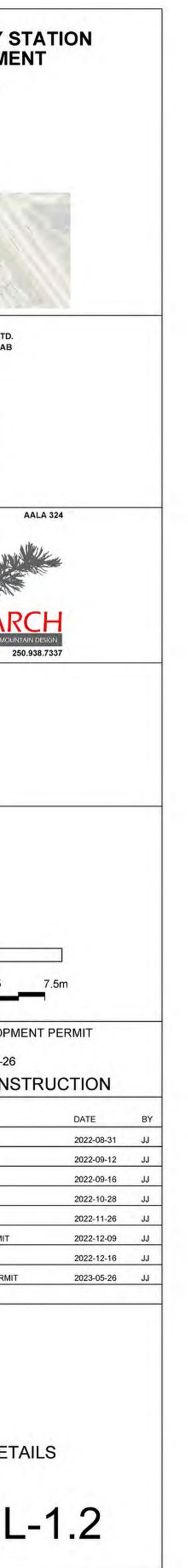
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LANDSCAPE HARDSCAPE AREA - 225m2

TOTAL LANDSCAPE AREA - 1,375m2 (25%)

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LANDSCAPE DETAILS



BASECAMP CRAIGS WAY STATION - LANDSCAPE PLAN

Preliminary Estimate of Probable Costs

NO.	ITEM/DESCRIPTION	QTY	UNIT	UNIT \$	COMMENTS	TOTAL \$
1.00	HARDSCAPE + SITE FURNISHINGS					
1.01	Concrete Paving	N/A	SQ.M	N/A	Concrete paving - Included in Civil Scope for costing purposes.	N/A
1.02	Asphalt paving	N/A	SQ.M		Included in Civil Scope for costing purposes.	N/A
1.03	Feature Boulders	15	EA		Local Rundle stone boulders or equivalent as approved by Landscape Architect . Feature boulder selection and final placement to be in coordination with Landscape Architect. Approximately 600mm H x 1000mm L x 500mm W	\$2,250
1.04	Bike Racks	10	EA	\$850	Supply and install Maglin SC Bike Racks or approved equivalent.	\$8,500
1.05	Concrete Paving Stones	225	SQ.M	\$150	Linear Concrete Pavers installed in running bond pattern - Charcoal Colour	\$33,750
1.06	Light Bollards	N/A	EA	N/A	Supply and install light bollards per Electrical	N/A
1.07	Benches	6	EA	\$2,000	Supply and installation of benches per contract documents	\$12,000
1.08	Landscape Retaining Walls	100	LM	\$250	Supply and install of Barkman Architextures landscape retaining walls per manufacturer specifications.	\$25,000
1.09	Drystack Stone Landscape Retaining Wall	205	FFT	N/A	Drystack Rundle Stone retaining wall - cost included in Architectural	N/A
					SUBTOTAL HARDSCAPE + SITE FURNISHINGS	\$81,500
2.00	SOFTSCAPE					
2.01	Deciduous Trees	50	EA		Per plant schedule in contract documents and specifications. Includes 2 year warranty.	\$25,000
2.02	Coniferous Trees	21	EA	\$500	Per plant schedule in contract documents and specifications. Includes 2 year warranty.	\$10,500
2.03	Shrubs	173	EA	\$50	Per plant schedule in contract documents and specifications. Includes 2 year warranty.	\$8,650
2.04	Native and Ornamental grass specimen plantings	304	EA	\$30	Per plant schedule in contract documents and specifications. Includes 2 year warranty.	\$9,120
2.05	Perennial Flower and Forb Species	202	EA	\$25	Per plant schedule in contract documents and specifications. Includes 2 year warranty.	\$5,050
2.06	Landscape Mulch	875	SQ.M		Angular charcoal Rundle rock mulch including TYPAR landscape fabric underlay.	\$7,000
2.07	Planting Medium	275	CU.M		Includes supply and installation of 300-600mm topsoil for all tree and shrub beds per specifications.	\$6,875
2.08	Turf Grass or Seed Mix	275	SQ.M	\$10	Includes supply and installation of 150mm topsoil, grading and install of turf or grass seed mix	\$2,750
2.09	Irrigation	1	ALLOW	\$10,000	Micro or Dripline Irrigation System. Design Build by contractor to be reviewed and approved by Landscape Architect. Tie into existing irrigation system	\$10,000
					SUBTOTAL SOFTSCAPE	\$84,945
					ESTIMATED TOTAL	\$166,445

Notes:

. This is a preliminary opinion of probable costs, not a guaranteed cost figure.

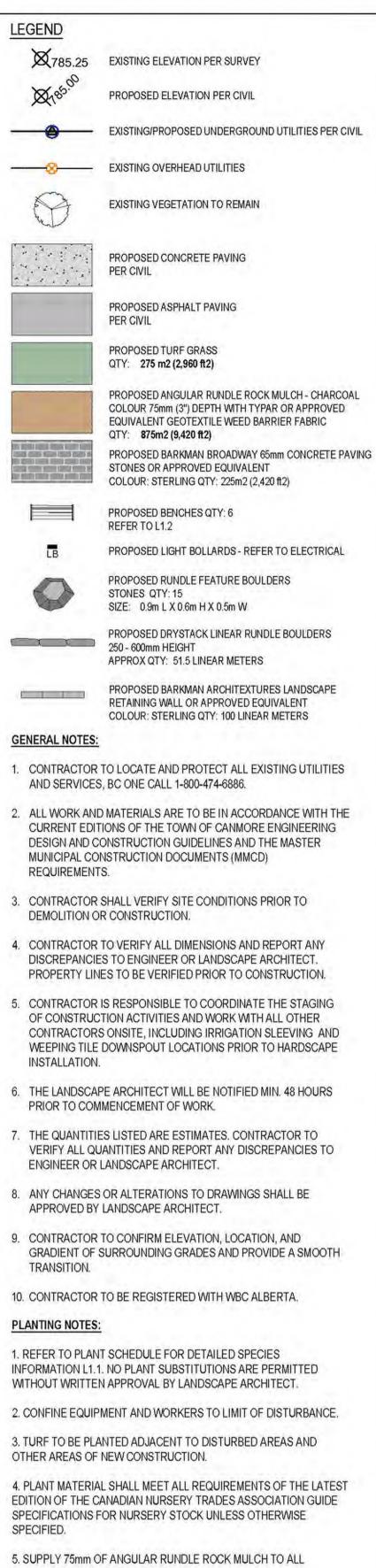
2. This cost estimate is based on development permit landscape design plans 2023-05-26. 3. Cost estimate does not include; haulage, maintenance, unforeseen site conditions, and other costs associated with construction phasing and staging.

4. All costs include supply and installation unless otherwise noted.

5. All costs are exclusive of GST.



26-May-23



PROPOSED TREE AND SHRUB BEDS.

6. INSTALL 150mm MIN. DEPTH TOPSOIL IN AREAS TO BE SOD OR SEED.

7. TREES AND SHRUBS TO BE GUARANTEED FOR 2 GROWING SEASONS BY CONTRACTOR. ALL REPLACEMENTS TO BE AT CONTRACTOR'S EXPENSE. SUBSTITUTIONS TO BE APPROVED BY LANDSCAPE ARCHITECT.

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DEVELOPMENT PERMIT LANDSCAPE SUMMARY:

ZONING: BVT-G BOW VALLEY TRAIL GENERAL COMMERCIAL DISTRICT LAND USE DESCRIPTION - VISITOR ACCOMMODATIONS

PARCEL AREA: 5,491m2 LANDSCAPE SUMMARY:

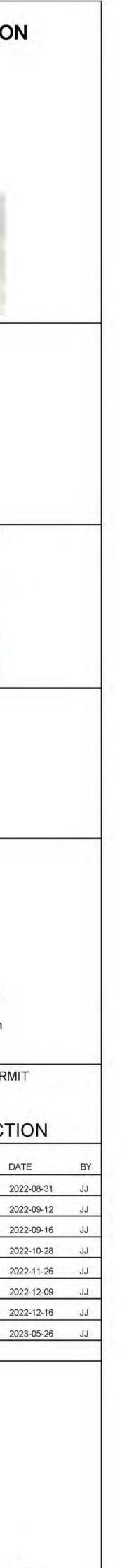
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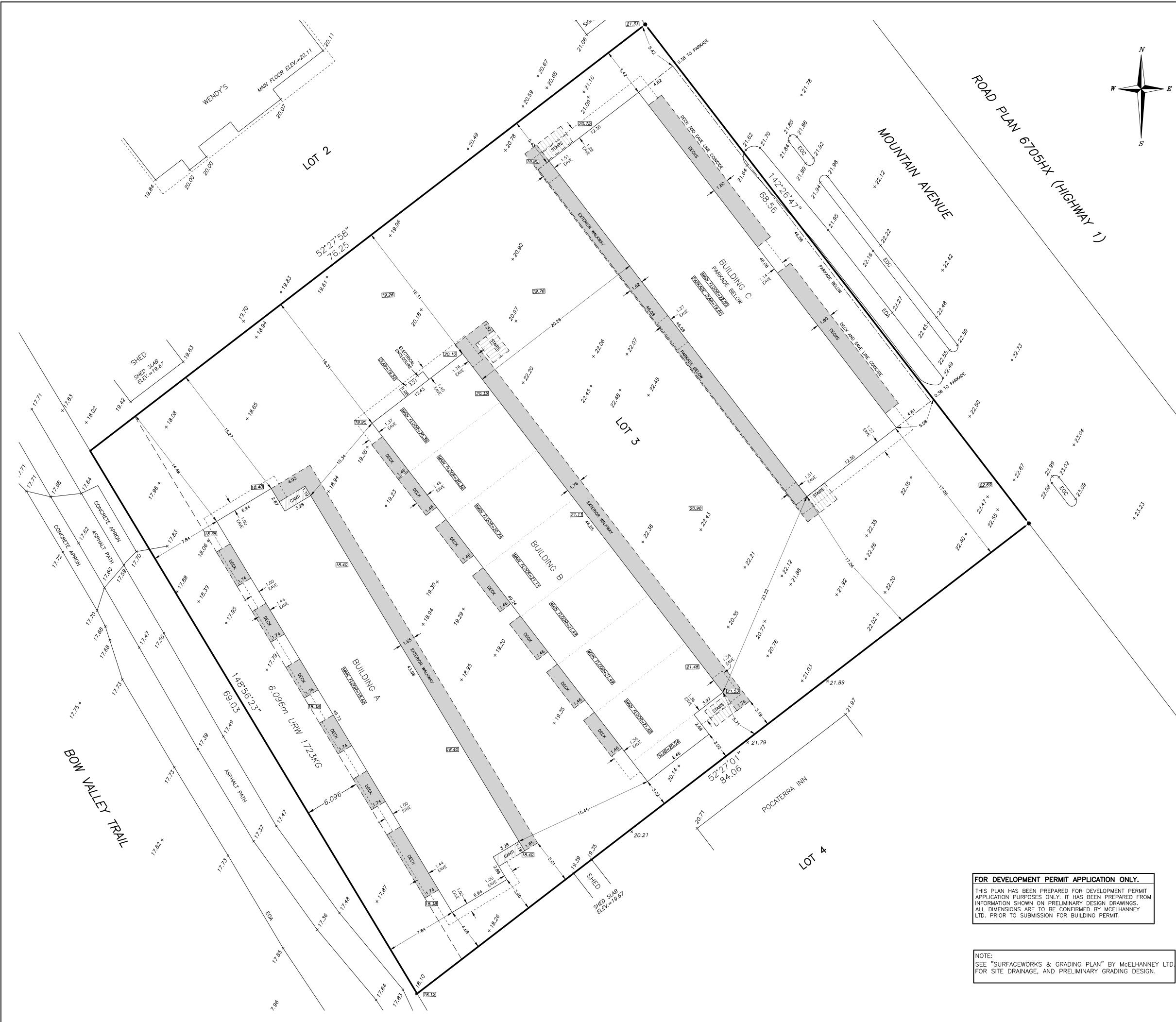
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PROJECT:

DRAWING TITLE : COST ESTIMATE

L-1.3





CANMORE, ALBERTA

PLOT PLAN FOR

DEVELOPMENT PERMIT APPLICATION AFFECTING LOT 3, BLOCK 1, PLAN 5263HV

1727 MOUNTAIN AVENUE, CANMORE

PREPARED FOR:

BIG MOOSE DEVELOPMENTS LTD.

SCALE = 1:200

							1				METRES
											WIETKES
5	4	3	2	1	0	5	5	1)		20

<u>NOTES:</u>

- DISTANCES AND ELEVATIONS ARE IN METRES.
- ELEVATIONS ARE GEODETIC (ADD 1300.00 FOR GEODETIC) AND ARE REFERENCED TO ASCM 38489. AREA OF LOT SHOWN BOUNDED THUS: _

1954.1 35.5%

- AND CONTAINS: <u>5496.4</u> m²
- LAND USE DISTRICT IS <u>BVT-G'.</u> • EXTENTS OF STACKED DECKS SHOWN.
- BUILDING AREAS SQ.M COVERAGE BUILDING A 489.6 8.9% BUILDING A CANTILEVER 7.8 0.1% 601.4 10.9% BUILDING B BUILDING B ELECTRICAL 3.5 0.1% PARKADE (BEYOND MAIN FOOTPRINT)... 285.7 5.2%

	BUILDING	Α
LEVEL	MAIN FLOOR	ROOF (PEAK)
ELEVATION	1318.40	1333.58

BUILDING B

LEVEL	MAIN FLOOR	ROOF (PEAK)
ELEVATION	VARIES (SEE PLAN FOR DETAILS)	VARIES (HIGHEST 1336.00)

BUILDING C

LEVEL	PARKADE	MAIN FLOOR	ROOF (PEAK)
ELEVATION	1319.65	1322.50	1337.01

LEGEND:

- EXISTING GRADES .
- DESIGN GRADES ... (ADD 1300.00 FOR GEODETIC ELEVATIONS)

LIMITING ELEVATIONS:

- Town to determine H_{MAX} for multifamily developments per section 2.8.5 of Land Use bylaw.
- 2. HLC 9.8 1:100 Year Design Groundwater Elev. = <u>TBD</u>
- 3. Provincial overland flood contour elev. = N/A
- 4. HLC 9.3 minimum slab elev. = <u>N/A</u>
- * References sections of the EDCG. Discuss effects on allowable building and roof elevations with the Town of Canmore.

REGISTERED INTERESTS (EXCLUDING ENCUMBRANCES):

- 1723KG URW (SW 20 feet) 851 087 520 CAVEAT (Re: Lease) 951 194 335 CAVEAT (Re: Lease)
- 961 187 035 EASEMENT (For the benefit of Lot 2 Block 1 Plan 5263HV Access
- agreement) 961 187 036 RESTRICTIVE COVENANT (Restricted business operations) 961 216 902 EASEMENT (For the benefit of Lot 2 Block 1 Plan 5263HV — Access
- agreement)
- 971 086 192 CAVEAT (Re: Lease)
- 001 002 897 CAVEAT (Re: Lease) 101 198 210 RESTRICTIVE COVENANT

CERTIFIED CORRECT THIS 16th DAY OF<u>DECEMBER</u>, 2022

Mun 1/40

IRWIN NATT, A.L.S.





ATTACHMENT 5 – SUSTAINABILITY SCREENING REPORT (SSR)

Sustainability Screening Report Process							
Impact - Offset Matrix							
Summary Page							
Overall Results	Impact	%		Offset	%		
conomic Sustainability	0.00	0.00		6.28	36.39		
nvironmental Stewardship	-7.47	55.17		10.09	58.40		
Social Fabric	-6.07	44.83		0.90	5.21		
Total Impac	t -13.55		Total Offset	17.27		Net Score	3.72
Economic Sustainability				Econo	mic Su	stainabilit	y I
ncome and Wages	0.00			0.00	InfraCycle	Assessment	
Ion-Residential Tax Assessment	0.00			2.61		commercial as	
				0.00		oyment above i	nedian salary of 4 significant sectors
				0.00			c Development & Tourism
				3.68			truction labour value
				0.00		leadership or ir	
Environmental Stewardship				Enviro	nmenta	I Steward	ship
Residential Water Consumption	0.00			0.00	Residentia	al / commercial	mix of uses
Commercial Water Consumption	-1.67			1.54		nsity than curre	
Residential Solid Waste Generation	0.00			0.00			vices from <u>residences</u>
Commercial Solid Waste Generation	-3.33 -1.91			1.80 0.90		ing measures	the <u>commercial</u> site
ransportation	0.00			0.90			stem or infiltration
nfrastructure (sanitary-gravity)	0.00			0.45		on waste divers	
nfrastructure (sanitary-pressure)	0.00			0.90		, operating was	
Invironmentally Sensitive Lands	0.00			0.00	Parking st	alls are un-assi	gned
and Consumption	0.00			0.90		ng of adequate	
fficient Residential Land Use	0.00			1.80		ize of the dwell	ings
Efficient Commercial Land Use	0.00			0.00	LEED Cer	n Certified	
Efficient Mixed Use Residential Land Use	0.00			0.00			fication programs
Efficient Mixed Use Commercial Land Use	0.00			0.00			umption reduction
Netres of trails / capita	-0.57			0.00			mption reduction
Netres of new roads to service development	0.00			0.90	Environme	entally sensitive	land protection
				0.00			t to sensitive lands
				0.45		existing contar	
Social Fabric				0.00	Environme	ental leadership	or innovation
Affordability of Market housing (in relation to median income)	0.00			Social	Fabric		
AH Housing	-1.19					a petually afform	dable housing
Seniors Housing	-0.95			0.00		ribution toward	
Employee Housing	-0.72			0.00	Bedrooms	of employee h	ousing
Childcare spaces	-0.95			0.00			earning < median income
ibrary	-0.38			0.00			s employee housing
ood Bank Usage Social Assistance Payments	-0.76 -0.75			0.00		eniors housing le of the employ	roos bourod
Crimes Against Persons and Property	-0.75			0.00			nce 10% below market leve
Since Agamet Forcers and Freporty	0.00			0.90			or social interaction
				0.00			property or building
				0.00			al reserve requirements
				0.00			cultural facilities or programs
				0.00		on to recreation	
				0.00		chool enrollmen or current childc	
				0.00		or current childc	
				0.00			fit community organizations
				0.00			nunity programming
				0.00		or special event	
				0.00	Public art	component	
				0.00		sultation progra	
				0.00	Social lea	dership or innov	vation

ATTACHMENT 6 – SCHEDULE A – CONDITIONS OF APPROVAL

SCHEDULE A CONDITIONS OF APPROVAL

ATTACHMENT 7

DEVELOPMENT PERMIT No.: PL20220386

LAND USE DISTRICT: BVT-G District

APPROVED USE(S):

VISITOR ACCOMMODATION

APPROVED VARIANCE(S):

- 1. MAXIMUM BUILDING HEIGHT
- 2. MAXIMUM EAVELINE HEIGHT
- 3. FLOOR AREA ABOVE EAVELINE STEPBACK
- 4. VEHICLE PARKING AND LOADING
- 5. FRONT YARD SETBACK
- 6. VISITOR ACCOMODATION SPECIFIC USE REGULATIONS

LEGAL ADDRESS: LOT 3, BLOCK I, PLAN 5263HV

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 17.3 m for Building C.
- 2. Section 4.6.3.12 Maximum Eaveline Height: Increase maximum eaveline height from 7.0 m to an average of 8.4 m for all buildings.
- 3. Section 4.6.3.13 Floor area above eaveline shall be incorporated into the roof structure and step back from the front building face for a minimum of 70% of the elevation. Decrease minimum step back from building face from 70% of elevation to 53% of elevation for Building A.
- 4. Section 2.7.6.2 Increase maximum automobile parking stalls from 66 stalls to 68 stalls.
- 5. Section 4.6.3.6 Increase front yard setback to Bow Valley Trail from 2.0m to 7.8m
- 6. Section 8.5.0.3 Waive the requirement of having a street facing entrance to the visitor accommodation development.

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 68 vehicle parking stalls, 36 long term bicycle stalls and 16 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 ensure deliveries to the retail sales unit occur outside of business operating hours and that one surface vehicle parking stall is available for delivery vehicles.
- 6. The Developer shall provide landscaping generally in accordance with the approved landscaping plan.
- 7. The Developer agrees to comply with the requirements for enhanced green construction, and that the development will be a minimum 11% 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.
- 8. 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.
- 9. No plant material is permitted between 0.0m and 1.5m from the building.
- 10. 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; and
- d. Provide signage designating the development as a "hotel" or similar visitor use.
- 11. Unless permission is granted by the Town of Canmore, snow clearing shall be handled onsite. No snow shall be pushed onto public land.
- 12. 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

Prior to the release of the Development Permit, the Developer shall pay the following variance fees:
 Six (6) approved variances:

Discretion limited in Land Use Bylaw 2@ \$370.00 = \$740.00 Discretion not limited in Land Use Bylaw 4@ \$200.00 = \$800.00 TOTAL FEES PAYABLE: \$1,540.00

- 14. **Prior to the release of the Development Permit**, the Developer shall resubmit landscape drawings that conform to Section 11.4.3.6(c).
- 15. **Prior to the release of the Development Permit,** the Developer shall receive all related approvals from Alberta Environment concerning the remediation of the gas bar that was formerly located on the subject site.
- 16. **Prior to the release of the Development Permit,** the Developer shall resubmit the geotechnical report to the satisfaction of the Development Officer.

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

- 16. **Prior to the release of the Building Permit**, the Developer shall provide a preconstruction energy report estimating that the building will achieve a minimum of 11% better than the current NECB in place at the time of development, to the satisfaction of the Development Officer.
- 17. **Prior to the release of the Building Permit**, the Developer shall submit addressing in accordance with the Town's Civic Addressing Protocol.
- 18. **Prior to the release of the Building Permit**, the applicant shall submit and have approved a maintenance agreement satisfactory to the Town regarding the proposed landscaping and public plaza to be located within the future municipal Road Right-of-Way. This agreement shall include construction/installation, maintenance, replacement, and any other matters the Town deems necessary.
- 19. **Prior to the release of the Building Permit**, the applicant shall confirm street lighting will meet standards to the satisfaction of the Town of Canmore.

20. **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.

Prior to Occupancy and Operation Conditions

- 21. **Prior to occupancy of the building**, the Developer shall provide evidence of compliance with the Town's Enhanced Green Construction requirements.
- 22. **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.

Signature Vice-Chair, Canmore Planning Commission Date

IS A NOTICE POSTING REQUIRED: 🛛 YES

ATTACHMENT 7



310, 625 –11 Ave SW Calgary AB. T2R 0E1 t. 403.264.8700 f. 403.264.8029 200, 11460 Jasper Ave NW Edmonton AB. T5K 0M1 t. 780.490.5330 f. 780.490.5380 www.mtalink.com

December 19, 2022

Town of Canmore – Planning and Development 902 7th Avenue Canmore, Alberta T1W 3KI

Re: Craig's Way Station Development Permit Application Our File: 21.103

Dear Riley Welden,

MTA is pleased to, on behalf of Basecamp Properties (**Big Moose Realty Ltd**), submit the enclosed development permit package for 'Craig's Way Station' a proposed 66-unit Visitor Accommodation development to be located at 1727 Mountain Avenue.

The existing 0.54-hectare site is occupied by a restaurant and parking area, formerly an Esso gas station. The site is addressed as 1727 Mountain Avenue and is bound by a utility right of way (URW) with an existing ATCO gas line off Bow Valley Trail, with overhead electrical lines running along this frontage. Existing above grade and shallow utility infrastructure service the Restaurant. Currently the site has two site accesses at the northwest and southeast, The Canadian Pacific Railway on the southwest, Highway 1 to the northeast, and Bow Valley Trail on the southeast.

Design Narrative & Site Response:

The Craig's Way Station Canmore Site's new proposed development (*project name to be finalized*), will be an apartment style, 3.5-storey Visitor Accommodation use constructed of slab-on-grade, wood-frame units with upper level mezzanines or loft units, with one building constructed above a single storey below-grade parking garage accessed via an internal access road. The development proposes a unique mix of 1-bedroom, 2-bedroom, and 1 and 2-bedroom with loft unit types which have been configured to provide a unique offering to investors and visitors to Canmore. The proposed use with contribute to the General Bow Valley Trail precinct and commercial viability/enrichment of the area. Individual building and suite entry doors are provided via exterior walkway and dedicated exterior stairwells.

The buildings are laid out in direct response and orientation to both public street frontages. Building's A and C both run parallel the northeast and southwest streets, tiered in response to the cross slope on site. This orientation contributes to a healthy street environment by framing and facing both street frontages (LU Bylaw Sc 11.3.11). As this site's notable cross-sectional grade change is from northeast to southwest, navigation via an interior roadway allows for a gradual slope, permitting access for both service vehicles (waste recycling), fire truck access, and safe visitor access (vehicular, pedestrian, and bike). On street and covered parking is supplied but is primarily hidden from view, save for direct access driveways connections (LU Bylaw Sc 11.3.1.2), in addition to both secured and unsecured bike parking stalls being provide in clear visual proximity to either site entrance. To promote an onsite amenity area and visually pleasing landscaped zone, the internal Building B has been positioned to respond to the cross sloping and internal street, stepped with the grade. Direct pedestrian access has been supplied and connected to Bow Valley Trail and the existing regional paved pathway to best promote connectivity to the greater streetscape. Both site access points have been located to coordinate with current and future planned intersections of adjacent properties off Bow Valley Trail.

Page 1 of 8 P:\2022\22.103 Craig's Way Station\B Management\B60 Regulatory\B63 Development Permit\01-forms\LTR Craig's Way Canmore - Development Permit Cover Letter - 22.103 Draft.docx

CLAUDIA SCHAAF Architect, AAA, AIBC, SAA, OAA, MRAIC, LEED AP * 5 MICHAEL WOODLAND Architect, AAA, AIBC, SAA, OAA, MRAIC, LEED AP * JEFF LYNESS Architect, AAA, OAA, MRAIC *

58

CHRIS L. SPARROW Architect, AAA, AIBC, MRAIC, LEED AP* DAVID LEONARD P.L.Eng, APEGA, EGBC, Eng.L, APEGS, BECxP, CxA+BE*

Amenities:

Upper floor loft units have private rooftop patios with dramatic views to the west, southwest, and north/northeastern directions. Two-storey volumes have been articulated for the loft units that maximize light and views, which are broken up in mass by the adjacent rooftop patios and eaves roof line that grounds the building, stepping the uppermost private amenity decks back from the front building face.

Family friendly outdoor amenity offerings include a central corridor with dual hot tubs and seating areas with nearby bike parking supplied on site. This site configuration creates a street-oriented solution that strives to create both presence and connectivity with both Bow Valley Trail and Mountain Ave, while creating a more private amenity offering internal to the site on the courtyard side.

Building Style:

The building design will feature a streamlined and contemporary interpretation of the town's characteristic Rocky Mountain architectural style. The massing and form of the building is inspired by individual A-Frame cabins nestled in the mountains, complete with steep roof elements (LUB 2018; Sc 11.5.41) that individualizes each unit and also creates a privacy break between balconies, coverage for outdoor spaces, and framing of views to the natural landscape. The linear façade is broken into a main base, central core and upper level both in massing and material finish, with varied roof lines via a horizontal eave roof line. Building orientation promotes the street-oriented character/nature intended for the Bow View Trail General District and lends to the dynamic nature of the area without separating from its traditional routes. Both building orientation and slope adaptation of these smaller on-site buildings has been considered to minimize impacts to neighbour's access to views.

Complimentary building styles are designed, with subtle variation on the façade in response to the variety of unit types and mix proposed for this site. Each side of the building varies based on street or garden/interior orientation with unit access from the interior sides, promoting a greater amount of glazing and transparency facing the street. Quality finishes and articulation are carried on all sides of the building as the site is highly visible with two frontages.

Rich wood tones are captured and celebrated through highly visible architectural features: roof and balcony fascia, and soffits. Real wood accents on the building fascia and walkways are complimented by quality and durable wood-apparent and fiber cement materials in grounding neutral tones that vary in texture and orientation for visual interest, a contemporary play on a more traditional, rustic alpine aesthetic taking cues from the natural landscape. Each building is subdivided into a base, middle and top, using eaves lines to connect and ground vertical elements in relation to the pedestrian's perspective, with a heavier material at the base and traditional local timber accents to frame architectural features (LUB 2018; 11.5.6.3).

Building/Energy Efficiency:

In plan, the building envelope has been simplified in an effort to minimize complexity to the wood framing system, which ultimately increases the energy efficiency of the building through reduced thermal bridging. Emphasis has been placed on positioning double height volumes wrapping living area and balconies to maximize the appreciation of available views (facing north/northeast and southwest/west off both Mountain Avenue and Bow View Trail).

The proposal is targeting an efficiency level at minimum of 5% above NECB 2017, for additional measures/details for this proposal, refer to For further details refer to Appendix 5 and 6 (SSR Narrative and Offset Matrix).

Transportation/Off-Site Improvements:



A number of off-site improvements along Bow Valley Trail will be recognized and coordinated for the benefit of residents in Canmore. Emphasis has been placed on common pathway connections for pedestrians, and planting will soften the boulevard edges to help enrich the streetscapes of both Mountain Ave and Bow View Trail. Where adjustments are proposed to the previously built site entry off Bow View Trail, the proposed access will remediate and match to the previous engineering standard as required by the Town of Canmore. In addition, two hard surface ped connections will flank Building A connecting to Bow Valley Trail to encourage visitors to make use of alternative modes of transportation. Through-Access pedestrian connections are also provided for convenience and access to Mountain Avenue on either side of Building C.

Pre- Application:

A Pre-Application submission was submitted by the development team on August 29, 2022 with a formal response issued by administration on October 28, 2022. Formal response to the preapplication comments is included as a separate attachment (Appendix 7). Based on discussions after the pre-application meeting and proforma reviews with the Developer, the site plan scheme was revised to reduce the overall unit count while maintaining a similar gross and saleable building area. This was achieved through rotating and amalgamating the central building into one, opening up the courtyard space for more amenities and landscape features. This has the added benefit of reducing the impact of the building mass on adjacent neighbours, with shorter building ends facing each property side.

Bylaw Summary:

Below is a brief summary of key items from the Land Use Bylaw and our notes on how they may impact the project. Rationale of proposed variances are summarized after.

LUB Reference	Lub Requirement	Requirement Details	Proposed	Variance (yes/no)
Administration				no
1.14.1.6	Variance Requirements	Enhanced Green Construction	Yes -Performance Path Energy model	No
General Regulations				
2.4.3.8	Building Projections	1.0m Maximum into any setback	0.3m	no
2.7.3.1	Loading Stalls	Minimum of 1	0	Yes
2.7.6.2	Parking Stalls	min/max 1 Per VA unit = 66 Stalls	68	Yes (Barrier free stalls)
2.762	Bicycle Parking Stall	Short Term 0.15 / unit = Long Term 0.3 / unit =	Short Term = Long Term = Unit storage lockers + Stalls in parkade, room #	no
2.19.0.1	Noise and Vibration Attenuation from Railways, Highway	Noise Impact Assessment	Included in submission	no
BVT General				
4.6.1	Permitted Uses	Visitor Accommodation	Visitor Accommodation	no



4.6.3	BVT District Regulations			no
4.6.3.3-4	FAR	Min 0.75 Max 1.5	1.07	no
4.6.3.5	Site Coverage	Max 55%	32%	no
4.6.3.6-7	Front Yard Setback	Min 2m for 20% of the building fronting BVT	.3m from UR/W by which the building cannot encroach (BVT)	no
4.6.3.8	Rear Yard Setback	6.0m	n/a	no
4.6.3.9	Side Yard Setbacks	3.0m	To Building Minimum: Nw Setback = 19.5m SE setback = 5.1m	no
4.6.3.11	Building Height	16.0m	16.0m Localized depression Building C= 17.37m	Yes, under 10% Building C
4.6.3.12	Eaveline	7.0m	See Below*	Yes (ref. 4.6.9.1(b))
4.6.3.13	Front floor Area setback Above Eaveline	Min. 70% setback	(Varies by building): Bldg A = 53% Bldg C – 79%	Yes, see plans & rationale below
4.6.5	Design Requirements			no
4.6.5.4	Development Adjacent CP Rail		Acoustic Report supplied, outside setback	n/a
4.6.5.5	Ground Floor Datum Relative to BVT.	Raise the site to achieve datum as close as possible to BVT. New Datum permitted to be used to calculate Height.	Refer to Site/Civil Plans	no
4.6.8	Wellhead Protection		Site is not located in the Wellhead Protection Area	no
4.6.9.1(b)	Eaveline Special Variance Consideration	May be raised to 9.0m where DA is satisfied the design meets the intent of LUB Section 11.	8.4m Average	Yes
Use Specific				
8.5.0.2	Alternatives to 8.5.0.1	Central Management and Reservation Service	Property Management will be provided locally. Reservation service will be via online service.	Yes
Green Building Regs				
10.3.2.4	Enhanced Green Building	Engage a qualified professional, use NECB Performance Path, submit modelling	Current Design targeted to meet or exceed NECB 2017 targets by min. 5%.	no
10.5.2.2	Green Building Incentives - Variances	Green Building Target must be achieved to allow variances to be approved	Yes	As noted above



10.5.2.4	Green Building Incentives - Security Reduction	Security reduction permitted based on energy performance	n/a	no
Design Standards				
11			Design Conforms to the requirements of Section 11.	no

Variance Requests:

1. Eaveline Height: (4.6.3.12; 4.6.9.1(b)) – Required: 7m Proposed: Average 8.4m, under 9m.

The applicant is requesting a variance of the building eaveline height, raising from 7m to 8.4m (average) as shown on attached elevation drawings, measured from grade adjacent to building. During the schematic design phase of the project, the design team investigated a number of design strategies related to the eave line height while looking to maintain a modern mountain aesthetic and functional program. Based on the viewpoint of pedestrians, an eave line was introduced in highly visible areas (including side elevations) to provide a break in the vertical façade elements, grounding the higher loft roof peaks. This was supported by rooftop patios stepping back from the main building face. The building floor to floor heights were standardized to reduce cutoff waste of lumber framing, with setout heights an acceptable living standard.

A 7m eave line would have a negative impact in the following ways:

The 'top' of the building would feel 'too heavy' in relation to the rooftop occupied spaces and steep roof peaks, and

Functionally, raising the eaves line allows for internal floor to ceiling heights to remain at a reasonable setout height, permitting a usable window height on third floor bedroom spaces without compromising size or location, or requiring added complexity in roof or wall framing with a dormer that is unaligned with typical floor datums. The current design aims to integrate the eaves to meet the intention of the bylaw. Overall, a proportioned layering and integration of roof elements and three tiers or level of the façade design is present, without negatively impacting access to views for adjacent properties. The resulting 'middle' of the building feels appropriate in height, maintaining a strong base under overhangs and via use of a stone material.

2. Floor Area Setback above the eaveline (4.6.3.13) Required: 70% Proposed: 53% Bldg A (see chart above)

The applicant is requesting a variance for the floor area setback required above the eaves line for Building A. With the proposed reduction of the floor area setback the massing of building still achieves the intent outlined in section 11 of the land use bylaw, namely:

- a. The proposed massing and design concept will create a building that is unique to Canmore and still align with the mountain tradition of design, adding a modern interpretation to the aesthetic.
- b. The proposed solution aligns well with new massing and styles proposed along the Bow Valley Trail Corridor and in the broader BVT-G District for residential or visitor accommodations.
- c. The proposed design considers stepping of occupied space and guard rails above the eave's parapet height between the proposed double height volumes for loft suites. The above calculation excludes

the internal loft areas from the setback percentage. Internal loft areas along building frontages do not have usable floor areas at the mezzanine level, however carrying this as a double height volume has the added benefits of maximizing the benefit to these suites with access to views and light, while maintaining a strong architectural feature of a wrapped roof element on exterior that opens to the street, forming a unique site frontage for both Bow Valley Trail and Mountain Avenue.

d. The design accomplishes the above while considering an overall massing and design strategy that will exceed the minimum standard established by NECB 2017 by 5%.

3. Dedicated Check-in (8.5.0.3) Required: Central, Street-Facing Entrance

- a. This site will be operationally managed remotely with online check-in and out services for each unit, removing the need for a central street-facing entrance. Access control management will be utilized on site to monitor/track check-in time periods.
- b. Signage and wayfinding will be considered as part of a separate application, as per LUB Regulations, to assist in visitors' orientation and site identification.

4. Front Setback Maximum 2m along Bow Valley Trail (4.6.3.6)

- a. As noted in the pre-application comments from administration, this setback is reported to be supported due to the presence of an existing Gas Line (ATCO) utility right-of-way along Bow Valley Trail that is 6.096m wide. The building locates along this property edge have been proposed as close as possible to this setback, however building foundations must remain outside the right-of-way.
- b. Front yards have been landscaped to the provisions of Section 11, with planting supplied as close as permitted from the gas line (as advised by ATCO). For correspondents refer to Appendix 9. 1727 Mountain Ave- ATCO_Communication 221114 22.103.

5. Omission of a Loading Stall (2.7.3.1)

- a. As noted in the Bylaw Chart above, the operations for this site does not deem a dedicated loading stall as required for the following reasons:
 - i. Staff (cleaning) vs guest check-in access by visitors can be scheduled to remove any overlap or stall conflicts.
 - ii. Check-in will be done online, remotely, while move-in will be managed primarily at initial occupancy, after which restricted lengths of stay for visitors and the realities of this use type mean no large move-in/out services will be required on a regular long-term basis.

6. Overall Building Height 16m Building C (4.6.3.11) 17.37m Building C

- a. Due to the stepped nature of the site, a localized depression is proposed to permit cross site and parkade access in a location that reduces impact to the visible street frontages of Bow Valley Trail and Mountain Ave. A select area of Building C, when measured from the drive aisle grade, is over the 16m maximum building height, though remaining under a 10% variance.
- b. A special variance consideration (LUB 2018-22; 4.5.9.1) is requested as the location and heights of Building C are set to best orientate the building to the street frontage, and the realities of the site constraints do not functionally allow for a build-up of the grade on the internal side of the site due to

existing adjacent grades along either side property line. As noted previously, site grades and cross sloping naturally slope down towards Bow Valley Trail. Proposed design grades tie in to existing site property grades to reduce impact to neighbours, while managing site access requirements and site drainage/stormwater management.

7. Barrier-Free Parking (2.7.6.2)

- a. All stalls for this site are intended to be assigned to units at the minimum and maximum bylaw ratio for visitor accommodations (1:1 ratio). Included in the statistics and site plan are 2 proposed barrier-free stalls in addition to this ratio. The rationale for this proposed variance is due to the noted restriction this could pose for the majority of visitors, with stall assignments an inherent degree of flexibility is needed to service various individuals.
- b. A variance is requested permitting 2 additional stalls (barrier-free) to be allowed on site to promote on-site accessibility without impacting the flexibility needed to service parking for visitors on a short-term basis.

Enclosed Documents:

To facilitate your review the enclosed package includes the following documentation:

1727 Mountain Ave Craig's Way Station - ARCH DP 221216 22.103.pdf

1727 Mountain Ave Craig's Way – ELEC DP 221216 22.103.pdf

1727 Mountain Ave Craig's Way– Civil DP 221216 22.103.pdf

1727 Mountain Ave Craig's Way- LANDS DP 221216 22.103.pdf

1727 Mountain Ave Craig's Way Station Plot Plan 221216.pdf

- 1. 1727 Mountain Ave Letter of Authorization.pdf
- 2. DP Application Form 22.103.pdf
- 3. 1727 Mountain Ave Intermediate-Large Checklist.pdf
- 4. 1727 Mountain Ave BVT SSR Application Form.pdf
- 5. 1727 Mountain Ave SSR Sustainability Narrative.docx
- 6. 1727 Mountain Ave SSR Impact Offset Matrix.xlsx
- 7. TOC Pre-Application Comments Design Team Response.docx
- 8. 1727 BVT Rail Noise Vibration Impact Assessment 22.103.pdf
- 9. 1727 Mountain Ave ATCO_Communication 221114 22.103.pdf
- 10. 1727 Mountain Ave Phase 1 ESA 22.103.pdf
- 11. 1727 Mountain Ave Phase 2 ESA 22.103.pdf
- 12. 1727 Mountain Ave Traffic Review Letter 22.103.pdf
- 13. 1727 Mountain Ave Geotechnical Investigation Report 22.103.pdf

Urban Design Architecture Interior Design

- 14. 1727 Mountain Ave Energy Model Declaration.pdf
- 15. 1727 Mountain Ave_Civil Cover LTR DP.pdf
- 16. 1727 Mountain Ave_Civil LTR Engagement.pdf
- 17. SWM Plan (DP 1).pdf
- 18. Title and Encumbrances (Folder)

We respectfully thank you for taking the time to consider our application. We can make ourselves at your convenience to review, discuss, or clarify any aspects of our application. We look forward to discussing this further as you work through your internal circulation and review.

Kind Regards,

'suntury Ork

Courtney Clark Project Architect, Architect, AAA

Cc:

Att:





CANMORE PLANNING COMMISSION STAFF REPORT



DATE:	August 30, 2023
PROPOSED DEVELOPMENT:	Exterior Alterations – addition of two doors and glazing renovation
APPLICATION NUMBER:	PL20230133
LEGAL DESCRIPTION:	LOT I, BLOCK 17, PLAN 971 1512
CIVIC ADDRESS:	l Silvertip Trail
CURRENT USE(S):	Visitor Accommodation, Eating and Drinking Establishment (discretionary uses)
APPLICANT:	Metafore Studio (Nashrah Noor)
REFERENCED DOCUMENTS:	LAND USE BYLAW 2018-22:
	• SECTION 14.11.5.2 Silvertip Trail DC District [Bylaw 09-99]

EXECUTIVE SUMMARY

The application proposes exterior alterations to the restaurant portion of an existing visitor accommodation development. Proposed alterations include the replacement of windows and the addition of two doors. The alterations will allow for greater natural light into the restaurant, as well as allow for operable windows to allow fresh air into the restaurant. The door replacements are proposed to maintain exit requirements and function better with the restaurant layout. The renovation will face the interior of the subject site and will not be exposed to the street.

The Silvertip Trail Direct Control District directs that the Canmore Planning Commission is the development authority for this district.

BACKGROUND

The Town of Canmore received an application for exterior alterations at 1 Silvertip Trail and is designated Silvertip Trail Direct Control District (Bylaw 09-99) – see Attachments 1 and 2. The purpose of this application is to replace existing windows and add two doors to allow for better functionality in the restaurant, as well as provide more natural light and with some of the windows being operable, to provide opportunities for fresh air and mountain views.

EXISTING SITE

The subject site is the former Holiday Inn visitor accommodation site. The existing use will continue under new ownership and branding. The site is bound by Silvertip Trail to the north and west, Palliser Trail to the south-southwest, and the future Canmore firehall to the east. The proposed renovation will face the interior of the property and will not change the building's public-facing presence.

Figure 1 shows the area (in dark grey) of the restaurant that is the subject of the application.



Figure I: Existing Hotel and Restaurant Site Plan

The applicant has submitted a design narrative, which explains the need for the renovation.

The original plans for the hotel showed this area as a restaurant with windows along the exterior wall and one door. The development proposed in this package removes the existing punched windows and replaces them with larger aluminum framed glazing that allows for more natural light and views into the restaurant. Two doors with glazing have been proposed to maintain exit requirements, as well as better function for the current restaurant layout (see Attachment 4).

A portion of the glazing is proposed as an operable folding, aluminum frame glazing wall with an alternate proposal for a non-operable aluminum frame glazing. The operable glazing wall allows for the restaurant to open the walls out for the guests in summer and provide them with a better experience of the outdoors and mountain views from within the restaurant.

The existing stair coming out of the basement is located in front of the proposed operable glazing wall. The stairs will be demolished and replaced with grass to match the existing, allowing the guests to better experience the open operable glazing wall views. The current basement layout can meet the code without the stair exit.

BYLAW CONFORMANCE/VARIANCE DISCUSSION

The building footprint currently conforms with the Land Use Bylaw and will not be altered with this application.

SUBMITTED COMMENTS

No comments were received.

OPTIONS FOR CONSIDERATION

The CPC has three options:

- 1. 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

The Planning and Development Department recommends that the Canmore Planning Commission **APPROVE** PL20230133, 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 [Including sections, elevations & renderings]
- 5. Schedule A Conditions of Approval

Harry Shnider, RPP, MCIP Senior Development Planner

aurec 0

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

ATTACHMENT I – SITE CONTEXT



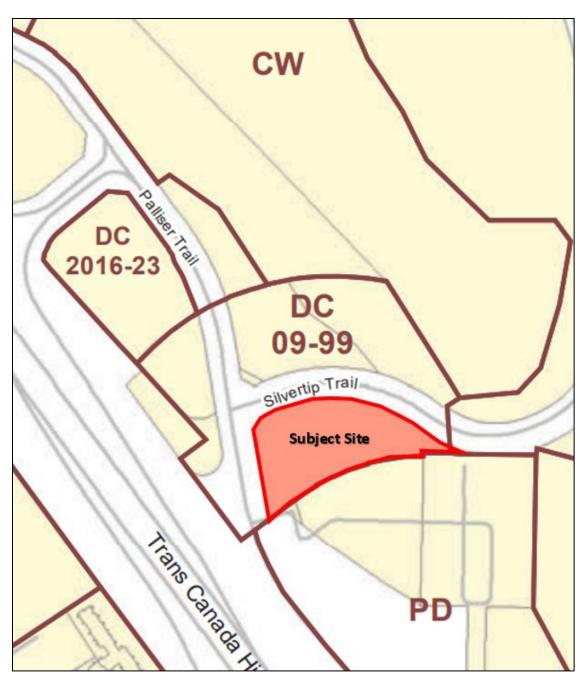
Aerial View of Subject Site



View of site looking east from Palliser Trail.



View of site looking south from Silvertip Trail approach onto property.



ATTACHMENT 2 – ZONING – SUBJECT SITE WITHIN DC 09-99

ATTACHMENT 3 - BYLAW CONFORMANCE REVIEW

REQUIREMENT	BYLAW 2018-22	PROPOSED	VARIANCE
Community Architectural and Urban Design Standards	 BUILDINGS SHALL BE ORIENTED TO DEFINE AND FRAME THE PUBLIC REALM AND TO COMPLEMENT THE CHARACTER OR IDENTITY OF THE AREA BY: (D) ENSURING BUILDINGS FACE THE PUBLIC REALM AND ALL STREETS AND SIDEWALKS WITH VISUALLY PERMEABLE WINDOWS AND FUNCTIONAL ACCESS POINTS 	Additional visual permeability to restaurant, allowing for views to mountains and exposure to fresh air	No

ATTACHMENT 4





MTN HOUSE BY BASECAMP SILVERTIP TRAIL CANMORE, AB T1W 2Z7

Architecture

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

Structural

TRL ENGINEERING 100 - 1615 10 Ave. SW Calgary, AB, T3C 07J t: 403.244.4944 www.trleng.ca

Mechanical

EMBE Consulting Engineers Inc. #204, 110 12th Ave. SW Calgary, AB, T2R 0G7 t: 403.460.2277 EMBEConsulting.ca

Urban Design Architecture Interior Design

Electrical

EMBE Consulting Engineers Inc. #204, 110 12th Ave. SW Calgary, AB, T2R 0G7 t: 403.460.2277 EMBEConsulting.ca

Civil

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



Landscape

IBI GROUP 3rd Floor - 227 11 Ave. SW Calgary, AB, T2R 1R9 t: 403.270.5600 www.ibigroup.com

ISSUED FOR DP 2023-04-20

DP0.00 COVER DP1.01 SITE PLAN DP2.01 DEMOLITION PLAN & ELEVATION DP2.02 PROPOSED PLAN & ELEVATIONS DP2.03 DOOR & WINDOW SCHEDULE

THIS DEVELOPMENT PERMIT SCOPE OF WORK PROPOSES EXTERIOR DOOR AND GLAZING RENOVATIONS ON A PORTION OF THE EXISTING BUILDING MAIN FLOOR RESTAURANT WALL.

PROJECT NO. 22.222

The Holiday Inn is an existing 3 storey short term stay visitor accommodation development with 99 rooms. This development permit proposes renovations to the window/wall openings on an exterior wall in the restaurant portion of the existing building.						
MUNICIPAL ADDRESS						
1 Silvertip Trail, Canmore, AB						
LEGAL ADDRESS						
Lot 1, Black 17, Plan 971 1512						
ZONING DISTRICT						
Silvertip Trail 'DC' District						
LAND USE REGULATIONS	ALLOWED					
Setbacks Minimum Front / Side Setback Silvertip Trail Minimum Front / Side setback (all others) Minimum Rear Setback	4.5m 4.5m 6.0m					
Maximum Building Height Building	11.0m					
Site Area 1000 sq.m (min) Maximum Eaves Line FAR	No max 7.0m 1.5					
Maximum Site Coverage Landscape Area	55% min. 25%					

PARKING

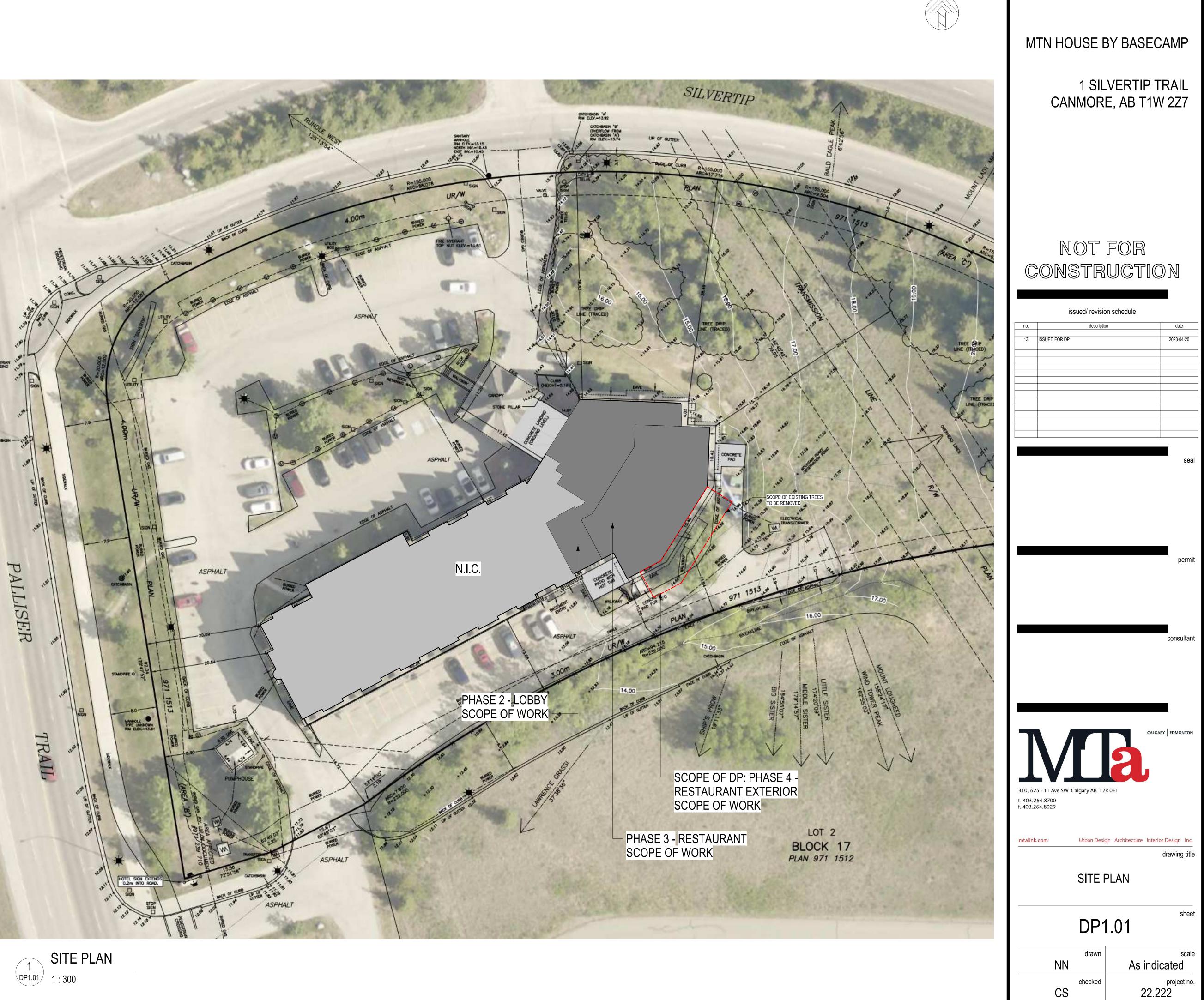
Existing 99 surface including 2 accessible stalls (plus porte cochere drop off) and ±29 stalls in the structured parkade - no change proposed based on this application.
Bicycle parking is per existing on site – no change proposed based on this application.
Loading stall is provided at the back of the hotel with waste and recycle.



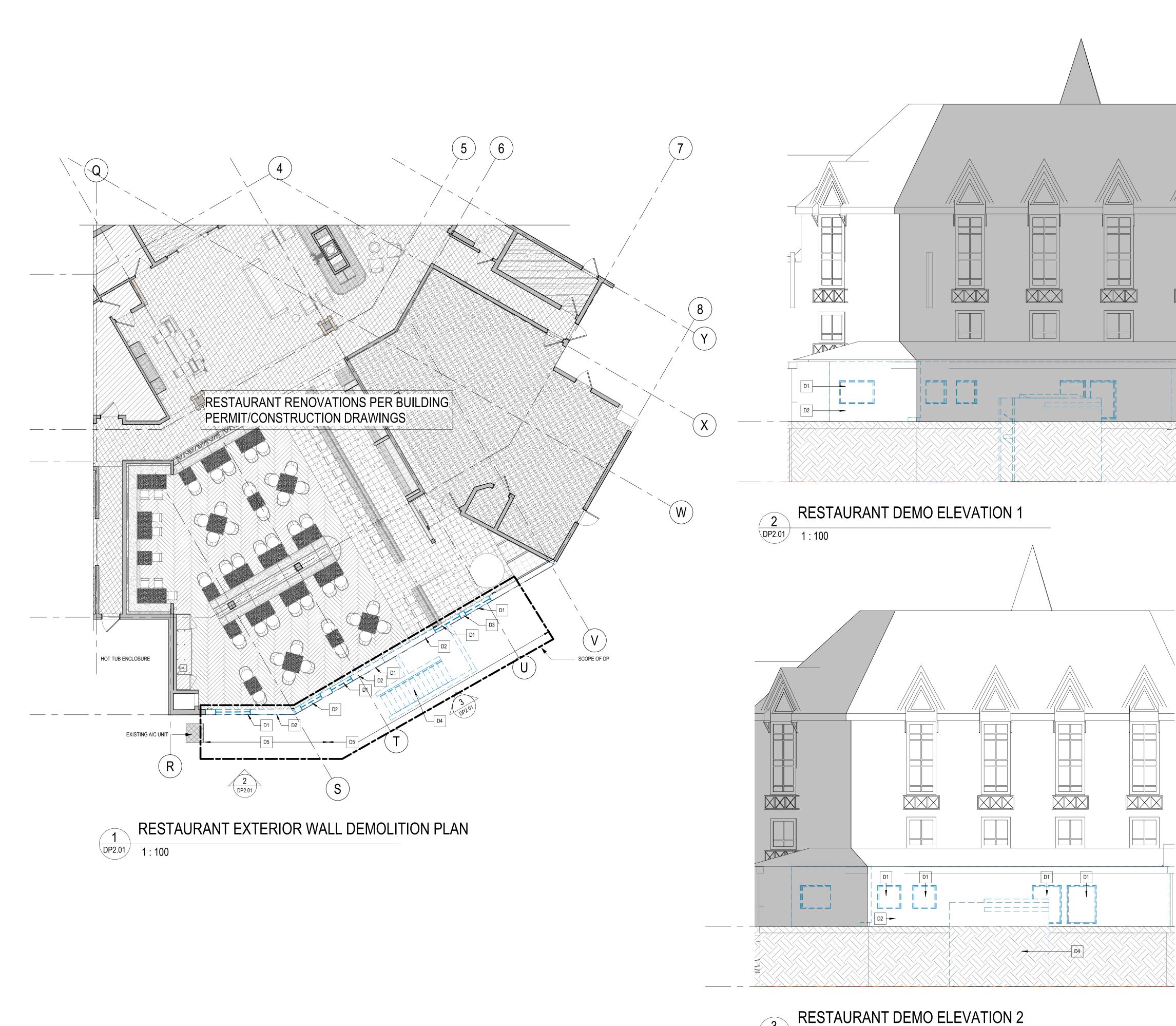




REFERENCE SITE PHOTOS



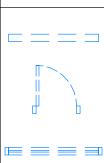




3 DP2.01 1 : 100



DEMOLITION PLAN LEGEND



INDICATES EXISTING WALL TO BE DEMOLISHED

INDICATES SWING DOOR TO BE DEMOLISHED

INDICATES EXISTING WINDOW TO BE DEMOLISHED

DEMOLITION PLAN & ELEVATION KEYNOTES

- D1 EXISTING EXTERIOR WINDOWS TO BE REMOVED IN PHASE 4
- DEMOLISH EXISTING WALL FOR NEW DOORS & WINDOWS OPENING. REFER TO CONSTRUCTION PLAN AND DOOR & WINDOW SCHEDULE FOR WALL OPENING DIMENSIONS D2
- D3 PATCH ALL WALL OPENINGS. PREP WALL FOR NEW FINISH TO MATCH EXISTING FINISH
- D4 EXISTING STAIR W/ WALLS AND ROOF TO BE REMOVED IN PHASE 4. BACKFILL STAIRWELL VOID. EXITING STAIRWELL DOORS REMAIN TO MAINTAIN FUTURE ACCESS
- REMOVE EXISTING TREES. EXISTING GRASS TO REMAIN. EXISTING LANDSCAPE TO REMAIN. SUFACE PART OF D5 FUTURE DP.

DEMOLITION PLAN SHEET NOTES

 CONFIRM EXTENT OF ALL PARTIALLY DEMOLISHED ITEMS WITH DESIGNER PRIOR TO PROCEEDING.
 WHERE EXISTING PARTITIONS, GLAZING, DOORS ETC. ARE TO BE DEMOLISHED, PROTECT ANY ADJACENT SURFACES-TO-REMAIN AND PATCH/MAKE READY TO RECEIVE NEW FINISHES/CONSTRUCTION.

LEVEL 1 100000

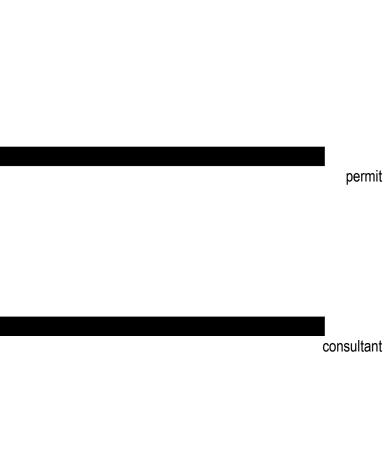
BASEMENT 96889



NOT FOR CONSTRUCTION

MTN HOUSE BY BASECAMP

issued/ revision schedule description date no. 13 ISSUED FOR DP 2023-04-20 D ISSUED FOR SI 01 2023-03-22





Urban Design Architecture Interior Design Inc.

mtalink.com

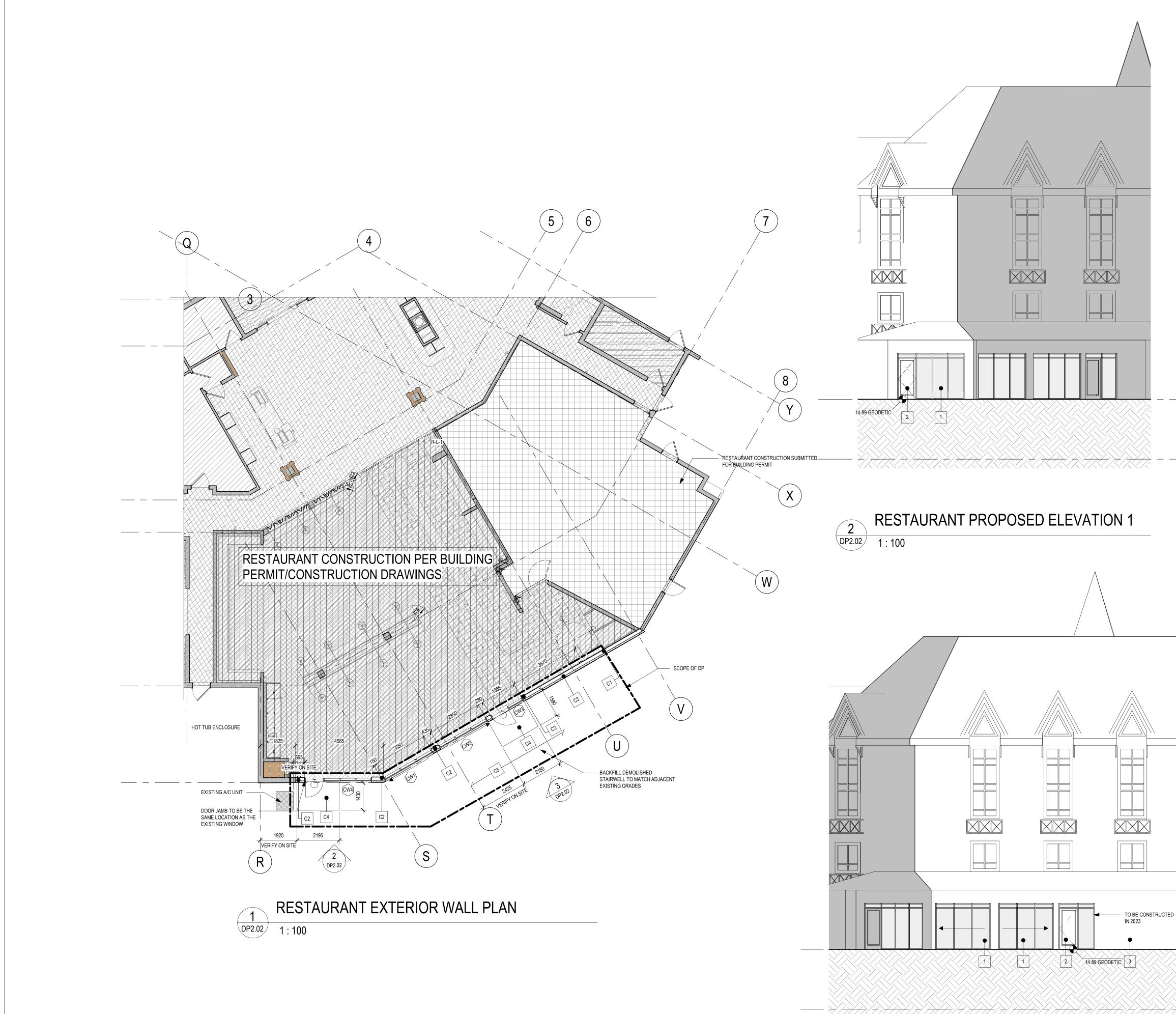
drawing title

DEMOLITION PLAN & ELEVATIONS							
bP2.01							
drawn	scale						
NN	As indicated						
checked CS	project no. 22.222						

seal

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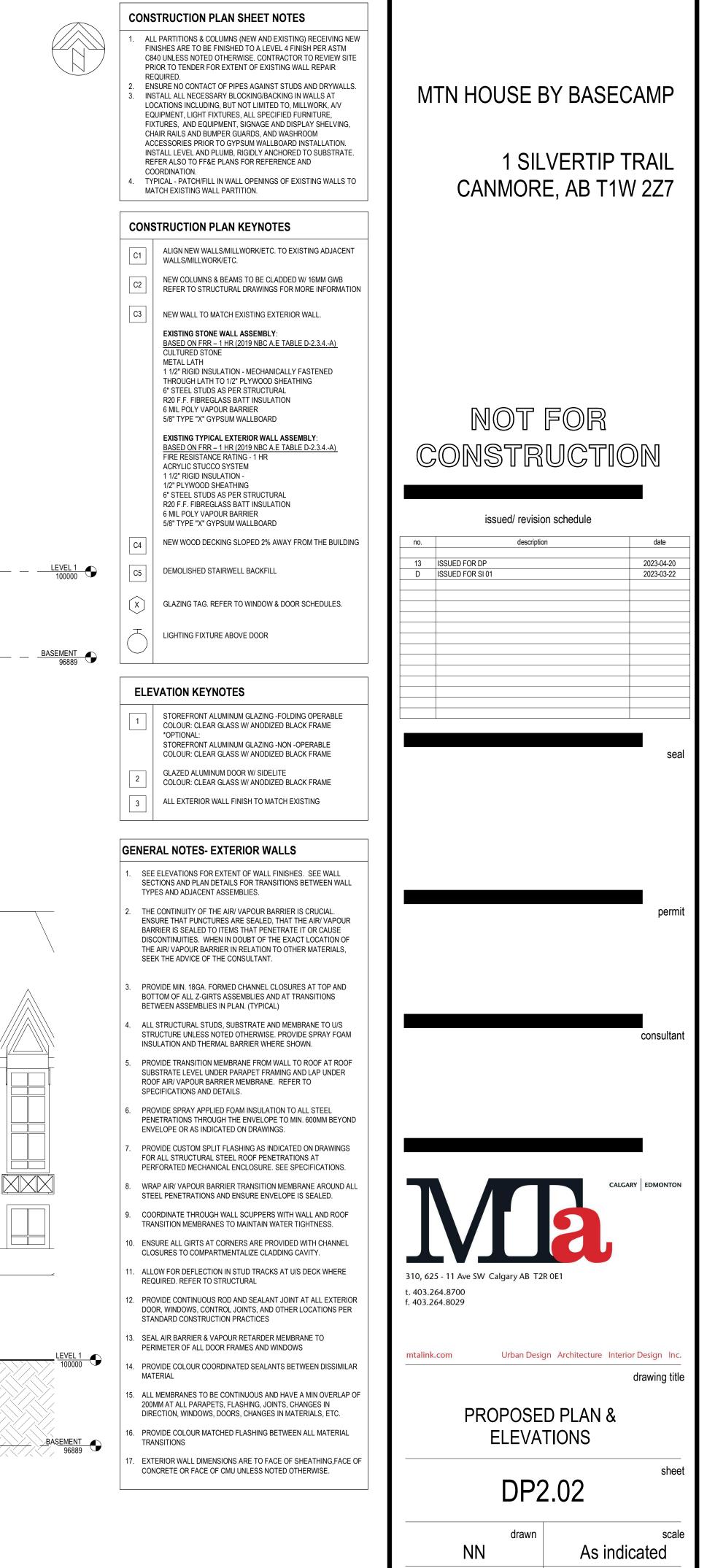
BASEMENT 96889



M 360://22.221 Basecamp Hotel Spa/22.221 Basecamp Hotel Spa _Building.

3 DP2.02

RESTAURANT PROPOSED ELEVATION 2 1:100

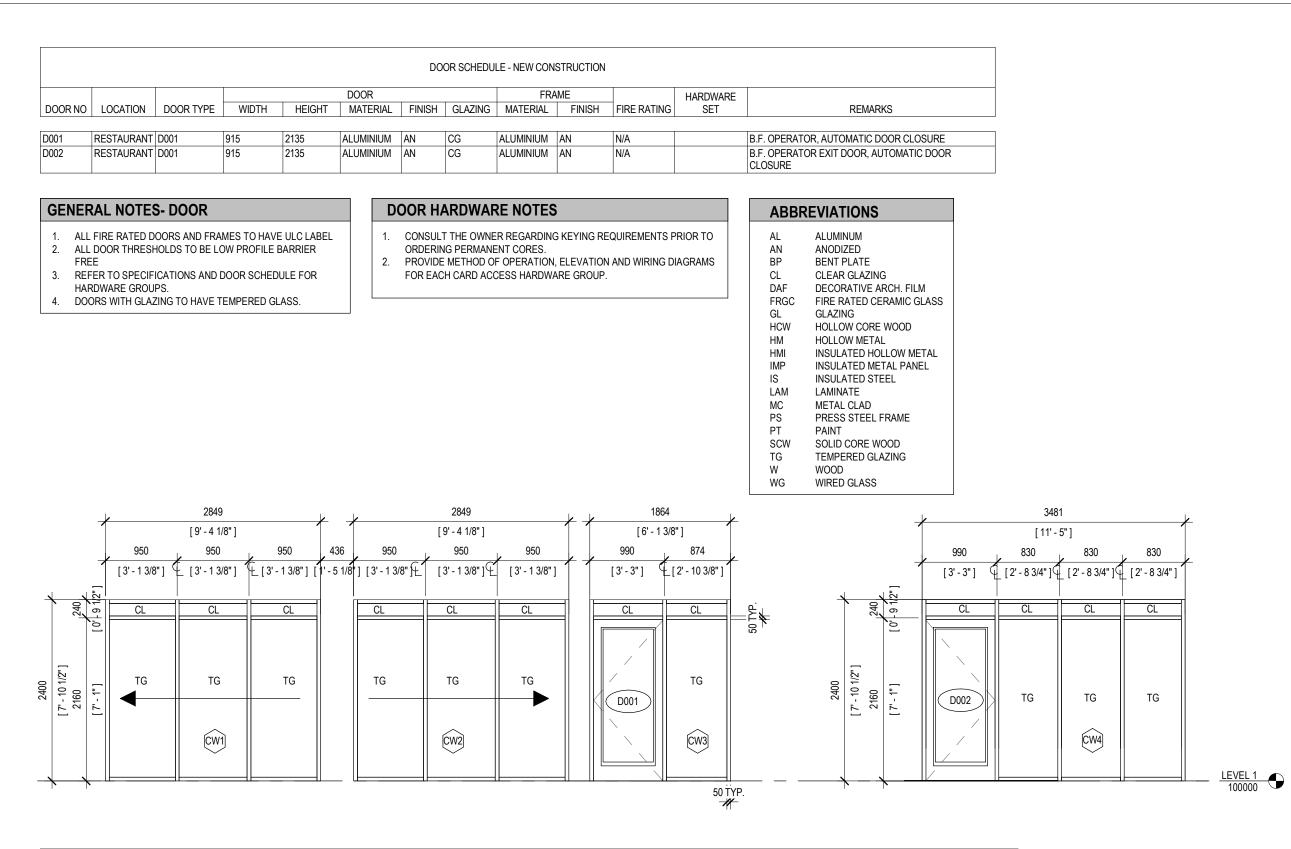


checked

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project no.

22.222



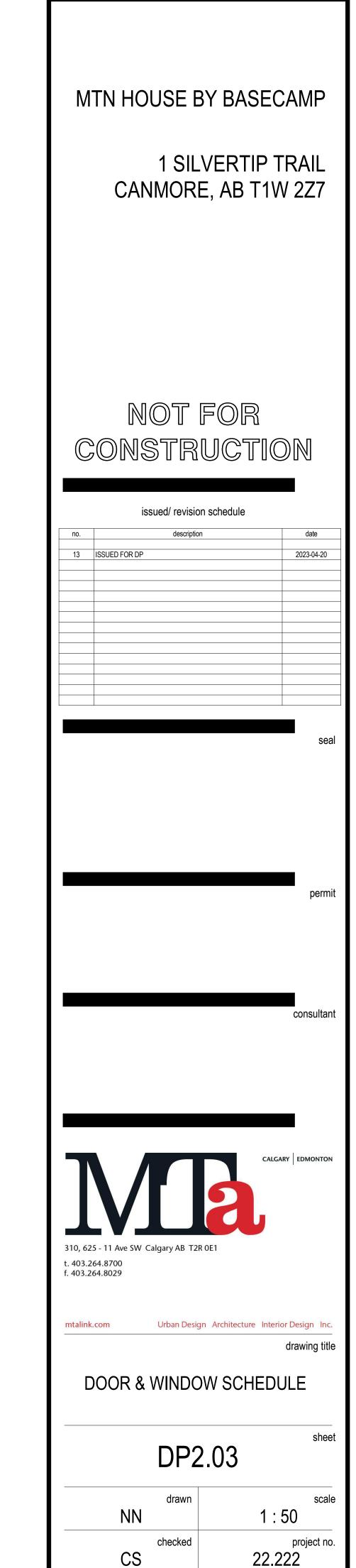
CURTAIN WALL SCHEDULE											
MARK	QTY	LENGTH	LENGTH (m)	HEIGHT	HEIGHT (m)	AREA	BASE OFFSET	BASE OFFSET (m)	TOP OFFSET	BASIS OF DESIGN	COMMENTS
CW1	1	9' - 4"	2849	7' - 10 1/2"	2400	7 m²	0' - 0"	0	0' - 0"	NANAWALL NW ALUMINUM 640	OPERABLE; TG/CL
CW2	1	9' - 4"	2849	7' - 10 1/2"	2400	7 m²	0' - 0"	0	0' - 0"	NANAWALL NW ALUMINUM 640	OPERABLE; TG/CL
CW3	1	6' - 1 1/2"	1864	7' - 10 1/2"	2400	4 m²	0' - 0"	0	0' - 0"	METROGLASS HP2025 SERIES	NON-OPERABLETG/CL
CW4	1	11' - 5"	3481	7' - 10 1/2"	2400	8 m²	0' - 0"	0	0' - 0"	METROGLASS HP2025 SERIES	NON-OPERABLETG/CL

GENERAL NOTES - CURTAIN WALLS

- 1. EXTERIOR GLAZING UNIT SIZES AS INDICATED ARE TO BE VERIFIED DURING THE SHOP DRAWINGS STAGE FOR CONFIGURATIONS AND ROUGH OPENINGS AS REQ'D BY THE WINDOW SUPPLIER. ANY AND ALL DIMENSIONAL ADJUSTMENTS
- SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND THE SITE FOR ADJUSTMENTS.2. REFER TO TYPICAL WINDOW INSTALLATION DETAILS FOR INSTALLATION OF FLASHING MEMBRANES.
- REFER TO THE EXTERIOR ELEVATIONS FOR OPERABLE WINDOW CONFIGURATIONS
 ALL OPERABLE WINDOW LOCATIONS AND CONFIGURATIONS TO BE VERIFIED AND CONFIRMED WITH THE OWNER PRIOR TO
- SHOP DRAWING SUBMISSION AND FABRICATION.ALL WINDOWS SHALL BE SEALED TRIPLE-GLAZED UNITS. THE OWNER IS TO REVIEW AND ADVISE ON THOSE WINDOW UNITS
- AND LOCATIONS REQUIRING ADDITIONAL LOW-E TREATMENTS.6. SHOP DRAWINGS MUST BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVALS.

MATERIAL

- FRAME ANODIZED ALUMINUM , NANAWALL NW ALUMINUM 640 (OPERABLE) OR METROGLASS HP2025 SERIES (NON OPERABLE), COLOUR BLACK
- CL CLEAR GLASS LOW-E GLASS, SOLARBAN 60, TRIPLE GLAZING SEALED UNIT TG - TEMPERED GLASS - LOW-E GLASS, SOLARBAN 60, TRIPLE GLAZING SEALED UNIT



ATTACHMENT 5 – SCHEDULE A – CONDITIONS OF APPROVAL

SCHEDULE A

CONDITIONS OF APPROVAL

DEVELOPMENT PERMIT No.: PL20230133 LAND USE DISTRICT: DC – 09-99

APPROVED USE(S):	Exterior Alterations to existing eating and drinking establishment, ancillary to visitor accommodation.				
APPROVED VARIANCE(S):	None.				
MUNICIPAL ADDRESS:	1 Silvertip Trail				
LEGAL ADDRESS:	Lot 1	Block 17	Plan 971 1512		

APPROVED VARIANCES

1. None.

STANDARD CONDITIONS

- 1. 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.
- All construction associated with the approval of this Development Permit shall comply with the 2 Town of Canmore Engineering requirements outlined in the Engineering Design and Construction Guidelines (EDCG).
- 3. All construction associated with the approval of this Development Permit shall comply with the Tree Protection Bylaw and ensure all tree protection measures are appropriately put in place prior to development of the site, where determined necessary by the Town of Canmore Parks Department.
- 4. All construction, landscaping and exterior finishing materials are to be as shown on the approved plans and other supporting material submitted with the application.
- 5. Access to the site for emergency vehicles shall be to the satisfaction of the Manager of Emergency Services.

SPECIFIC CONDITIONS

1. The development shall be completed in accordance with the drawings, dated April 20, 2023.

ADVISORY COMMENTS

1. None.

Signature

Date

Vice-Chair, Canmore Planning Commission

IS A NOTICE POSTING REQUIRED:

79