

Smith Creek Area Structure Plan

Phase 2: Exploration Report

Background

The Town of Canmore and Three Sisters Mountain Village (TSMV) continue to work together to create a development plan for the Smith Creek lands in TSMV, more commonly known as Sites 7, 8 & 9. The collaborative process involves addressing opportunities and challenges from a variety of perspectives by providing multiple occasions for the public to participate in the process. Phase 1 was complete in July of this year and saw the formation of the Community Advisory Group, the development of a “terms of reference” for the Area Structure Plan, visioning and a community open house.

This report deals specifically with the activities undertaken in Phase 2 of the process.

Summary of Phase 2 Activities

Phase 2 focused on developing a draft Concept Plan and vision for the Smith Creek development. Six Community Advisory Group and sub group meetings, a site tour, three workshops and two open houses were held during Phase 2. A summary of those meetings can be found in in the Phase 2 Engagement Report on the link below. Based on the input and feedback provided at the Community Advisory Group meetings and workshop, the open houses and the community workshop, TSMV and their consultants have begun to develop a draft Concept Plan. A vision for the development that is aligned with the future objectives of the Town was also completed and is available on the website for review (see the link below).

Next Steps

Phase 3 of the process has already started. Over the next few months, the draft Concept Plan will be further refined through discussions on land uses including the mix of uses, recreation opportunities, and wildlife corridor designation as well as using various technical studies and reports. The policy within Area Structure Plan will also be drafted. Members of the Community Advisory Group will continue to meet in Phase 3 of the process and provide input and feedback as the Concept Plan is refined and the policy document is developed. More public input sessions are planned for Phase Four. Information will be made available to the community on the Smith Creek Planning website and PlaceSpeak.

Phase 2 Engagement

Development of a Draft Concept Plan

Third Community Advisory Group Meeting: August 20, 2015

In August, the Community Advisory Group (CAG) began exploring the challenges and opportunities within the Smith Creek ASP area. The Town provided an update on the Municipal Development Plan, based on early stakeholder input. The Town has drafted the Municipal Development Plan and shared plans for seeking feedback from the community through a series of engagement activities over September and October. The CAG was made aware that discussions with the Province regarding the location of the wildlife corridor through the Smith Creek area are ongoing, and that the Town is at the table and active in the discussions.

The CAG also received presentations from two members representing the wildlife constituencies in Canmore. A history of the conversations regarding corridor locations, the outstanding issues and the previous proposals for the location of the corridors provided a good background for CAG members. Some studies were highlighted to show how animals move through the existing corridors and within the subject lands. CAG members had a discussion of motivation for wildlife movements through and around existing corridors. All agreed that a focus on solutions is critical to the success of the Smith Creek process. Past issues form part of the discussion but solutions must be the focus.

In addition, notes were reviewed from a meeting with Three Sisters for Wildlife. This local group continues to have concerns over the process and the perception that there is a lack of transparency. More work will be done to clarify and detail the engagement activities proposed.

During the meeting, TSMV presented four very high level concepts for the Smith Creek area for discussion. These draft concepts were intended to show CAG members the possibilities and provided a foundation for the workshops in September. Notes from the meeting are posted on the website: www.smithcreekcanmore.ca

Community Advisory Group Workshop: September 21 and 22, 2015

Based on the August meeting, an interactive workshop with the CAG members was held over two evenings on September 21 and 22. Members of the Advisory Group presented and discussed recreation opportunities including bike trails and community needs and desires including affordable housing and economic development opportunities. Community Advisory Group members also heard from the Province and Golder Biologists on wildlife corridors and wildlife sensitive design and human use management tools. Notes from the workshops can be found on the website at www.smithcreekcanmore.ca

Development Principles:

Three overarching guiding principles for the development were crafted from the Workshop with the Community Advisory Group. The principles were used as a basis to develop a draft concept plan. The principles were reviewed by the CAG and are as follows:

Smith Creek will be an example of a resilient development balancing the built and natural environments by

- respecting our place in the landscape
- remediating and re-using a brownfield site (undermining)
- accommodating wildlife movement through the final corridor link for the area
- ensuring flood risk remediation to the area
- ensuring that viable commercial nodes are sensitive to their surroundings
- reducing human and wildlife conflict through mitigation strategies

Smith Creek will add to Canmore's position as a key Rockies' Destination Hub by

- providing an authentic visitor experience through diverse all season leisure attractions and hospitality amenities and in doing so increase the incremental visitor spend
- providing new recreational opportunities through new and longer trails for visitors and residents
- evolving and growing residential opportunities for families and others through perpetually affordable accommodation (for sale and rent) and other affordable housing mechanisms

Smith Creek will be economically viable and vibrant by

- increasing land supply and ensuring a mix of uses within the development producing an economic resilience for the Town (new funding and longer term tax base for the Town)
- offering residential housing opportunities that meet the needs of diverse markets, increases the number of new residents and spending in the community
- creating a complete community where residents can work, live and play enhancing walkability and access to products and services
- ensuring a fiscally sustainable development that benefits the initial developer, subsequent property owners, and ultimately, the long-term sustainability of the Town
- adding commercial nodes that ensure employment diversity and produces actual growth in targeted economic sectors thereby supporting community amenities such as healthcare facilities, schools including the potential for post-secondary education and other community amenities
- creating new job opportunities (both permanent and temporary) in a variety of industries not just the service industry including local construction job

Open House: October 5, 2015

Two Open Houses were held on October 5 - one in the afternoon and the other in the evening. Over 90 members of the community attended. Input varied and ranged from the need for affordable housing to the strengthening of the authentic mountain experience to a defensible placement of the wildlife corridors and improved connectivity for wildlife movement to a need for balance between wildlife and human uses and a desire for better trails and recreational opportunities.

Site Tour: October 13, 2015

A tour of the site to map the area was conducted on October 13th to map the site using GPS. The intention was to look at the landscape with respect to slope and wildlife movements. The results of the tour provided a good base for corridor discussions.

Community Workshop: October 17, 2015

A community workshop was also held on the 17th of October to further explore the options for the Smith Creek area. The viability of the development was discussed. Commercial development and a mix of uses are critical to the viability but also keeping the Town affordable. The larger view of what attracts people to Canmore was discussed as was the need for a more clear vision for the Town. With respect to the wildlife corridors, participants suggested that the landscape/terrain should determine location, that the crossing should be moved to where the animals are going and that the boundary or line of the corridor be determined based on best practice. Soft edges were preferred (e.g., no fence).

A full summary of the open houses and the workshop is available on the website www.smithcreekcanmore.ca.

Refinement of the Concept Plan

A number of Community Advisory sub groups were formed to further refine the Concept Plan developed in October and early November. In addition, the framework for the ASP policy document was advanced.

November 23, 2015: Land Use Sub Group - the Land Use sub group met to discuss the mix of uses proposed within the Smith Creek area. There has been a shift in what constitutes "authentic" Canmore over the last 25 years and land use needs to reflect that change. There was general consensus that the land use mix was right on both plans and that further analysis should determine whether commercial or light industrial will work better. The plan should be bold but not a radical plan and should build on what Canmore does well. In general, both scenarios are good and if it can work for wildlife all the better! There is a desire to see reasonable commercial real estate, specifically from an expanded and diversified tax base perspective. And, affordable housing is an important component of the ASP and future development.

November 24, 2015: Recreation Sub Group - the Recreation sub group met to discuss the opportunities for trail development and other recreational needs for the Town of Canmore. The pending application for a Highline extension is looking to cross the corridor in a direct manner and to provide a few up/down connections. If these connections aren't provided, people will build their own. There was support of moving the animal crossing connection. Use of a high quality trail along the corridor may be a good option for managing human use out of the corridor - but we need to make sure the trail is worth being on. Investing in information kiosks to inform people about the corridor and patches is important as signs don't work.

November 26 and December 3, 2015: Wildlife Sub Group

The **November 26** meeting summarized discussions to date and talked about what a win would look like for both sides. Participants expressed that we were a long way from resolution and concerns were raised that more developable land was being put forth than during the first few meetings. By the end of the meeting, both sides were discussing options and solutions and agreed that we were closer to a wildlife corridor solution than expected.

Movement on both sides was necessary and the group focused on a few outstanding questions - how do we balance developable land while respecting the environment and ensuring functional corridors? Are we able to meet in the middle and what does that look like? There was much discussion on trade-offs and whether they are workable. It was agreed that key corridor areas are needed to avoid creating pinch points and was there a possibility of movement in other areas to ensure more corridor width in the areas that mattered. QPD agreed to explore a couple of scenarios where they could salvage developable land potentially from the pods which bisected the 350m line in Site 7 (e.g., gaining more land for the wildlife corridor) and explore recouping in other areas along the proposed 2002 Wind Valley Corridor to add some additional developable land closer to Thunderstone quarry.

The **December 3** meeting continued the discussion on the boundary of the wildlife corridor. Additional trade-offs were discussed and refinements made to the boundary. The focus of the discussion continued on two areas: the developable land by the Thunderstone quarry and the additional of an across valley underpass and the width of the corridor near Site 7. While no resolution was reached at this meeting, both sides agreed to continue the discussion after the Christmas break to allow more time for further analysis of the developable area, steep creeks and other costs associated with the development.

What We Heard

The information that follows is a compilation of what we heard in Phase 2 of the process. All the information is available on the website: www.smithcreekcanmore.ca

Community Advisory Group Workshops

Two evening workshop sessions were held – CAG members, Town, QPD and their consultants attended the workshops. The sessions consisted of presentation and hands-on workshop discussion. CAG members brought the ideas and thoughts in from their constituents through the presentations. Notes from the workshop can be found on the website:

www.smithcreekcanmore.ca

Presentations

Canmore Business and Tourism

Canmore Business and Tourism (CB&T) is an independent, contract based economic management organization whose mandate is to deliver the long-term economic vision of Canmore Kananaskis while maximizing return on investment to its stakeholders.

CB + T have 5 key areas of focus:

- Growth: Canmore shows continual economic growth across all targeted sectors
- Authenticity: Growth of the economy is true to our identity, and does not diminish our existing assets
- Ease: Canmore is a business-friendly environment where barriers to opportunity are diminished
- Resilience: The economy is sufficiently balanced that not all sectors and markets are susceptible to the same risk – if one area diminishes, others present opportunities
- Affordability: Canmore residents can earn a living enabling them to live locally.

Core Strategies are to:

- align stakeholders
- make it easy to do business
- drive stakeholder revenues
- innovate and diversify, and
- drive organizational excellence.

We are promoting something quite different than other mountain towns – mountain lifestyle experience focusing on travelers not tourists and expanding mountain sports to health and wellness, unique shopping, arts and culture, and remarkable dining.

In 2012, visitors spent \$278 million in Canmore with the largest area being food and beverage. There are risks to this success, particularly in funding, workforce and infrastructure. Smith Creek and developments like TSMV can solve some of the areas of risk through the building of

interesting uses and amenities but the revenue derived from the full development for the Town and other Canmore business is critical.

CAG Discussion

- Commercial and retail development is required for sure within Smith Creek but needs to be sensitive to location – we really need to keep the community scale of our downtown and our current businesses whole. We really can't kill what we have and need to work through new markets and grow what we already have in Canmore.
- Larger commercial will be required to pay for other areas of the development. Of the 756 acres held by TSMV, over 420 acres of private land are being suggested by others for wildlife corridors, over 270 acres in terrain that may not be developable due to steep creeks, undermining, roads, etc. leaving only about 60 acres for actual development. We need to maximize the developable acres, and the developable acreage must be significantly higher.
- It will be important to locate commercial near highway and good access points – perhaps make areas multi-use commercial. We need to think about retail and/or Business Park and even light industrial within Smith Creek. We need to real jobs that pay well to keep families in Canmore. It is not just about balancing environment and growth – it is about sustainability of the future.
- The commercial area must be flexible for future business and industry that may develop in the future – we don't know what the jobs of the future might look like. Commercial development should respond to the authentic experience, and consideration of downtown businesses should be included, but can't eliminate normal commercial competition either.
- A post-secondary institution would be really great – it would drive smart growth. Technology parks often associated with these institutions could really drive the tax base up for the Town and benefit local, existing business. It will be important for us to work with CB&T to complete sector mapping.
- We do really need to be sensitive to economic viability of our community and need to balance commercial growth with our desire to be an authentic natural experience – this can be done.
- Diversification is key, used food and beverage as example for long term growth potential. In fact, CB&T has mapped out the economy in order to identify opportunities and then needs so the valley can be investment ready.
- CB&T wishes to conserve what drives people to Canmore, for example, mountain setting and the authentic experience. How we do that will be very critical for the future and, particularly critical to find the right mix within Smith Creek. Canmore business and tourism is very cognizant of this and we need to find the right mix to conservation and the right growth. We need to have the right visitor who spends the money in the right way.
- There are opportunities for major attractions in the area to support this authentic experience in Canmore. For example, an interpretive centre may tie into the need for more education around wildlife and human conflict – Canmore is already leading the world in this area. High-end authentic experiences around hiking, biking, health and wellness are important opportunities. Festival spaces are key to

the food and beverage industry so this could also be a real draw with local benefit.

- Recreation is a key component to the experience visitors want in Canmore – we are very different than other

mountain towns – we have a big opportunity.

- We should think about adding things like campgrounds and perhaps we could build while the development is phasing in – a temporary use perhaps.

Adequacy & Suitability: Affordable Housing in Canmore

“One of the most complex and challenging issues facing Canmore's desire to sustain a population of diverse residents is housing, both the availability and affordability of adequate housing” (from the draft MDP). The target market for affordable housing is a) non-permanent residents (i.e., industry workers, work visa, “stage-in-life” and b) Permanent residents (i.e., employees, immigrants, seniors, families, business owners, work from home/commuter and others).

Parents are in the peak of their productivity and are engaged in the community (school, sports, daycare, and extracurricular activities). They are employees, business owners, volunteers, etc. Families interact with numerous segments of the population, create social stability and spend money (kids are expensive!). Children will become the next generation of leaders and entrepreneurs.

Affordable housing provides young families with the money and time needed to be healthy and productive members of the community.

- Health: buy necessities, reduces stress associated with being over-worked or stretched too thin.
- Productivity: well supported young families are in a position to buy or start businesses, shop locally, enroll children in services (providing other income sources), pay taxes and generally add to the vibrancy and sustainability of the community.

CAG Discussion

- Maintaining young families in Canmore depends on affordable/accessible housing. This is the future of the Town not only in terms of population but tax base. Families with kids, assumption being that if it is affordable for couples with economic burden of children should also be affordable to families without kids.
- Affordable housing must become part of the community and it is not about putting this type of housing on the outskirts of town where land values are typically less. Walkability and connection is critical to those living within affordable housing – proximity to services and schools must be accessible

if this is to work so embed housing within the development. Families currently face isolation and the further out, the more isolated they are. For example, in the co-op housing in Exshaw.

- Housing should be a) connected to non-vehicle transportation routes (bus, pathway); b) close to open space available to children (parks, schools, etc.); c) close to commercial amenities and family-supportive service providers (doctors, daycares, and schools) and d) incorporated into the overall neighbourhood so as to reduce isolation and stigmatization and promote a sense of belonging.
- Place families in the heart of the development with a range of housing

options and price points. There is a real desire in the community to have high occupancy homes where people live. Right now, there are areas that are a ghost town.

- There is a need for: a) Three bedroom units; b) garages (attached or unattached); and c) suites and small SFH or townhomes. There is NOT a need for:

a) views, vaulted ceilings, etc. or b) high-end finishing (slate, stainless). Homes without frills – function over fashion.

- Affordable housing is also tied to supporting real jobs in the sector industries to be available – new jobs need workers and workers need affordable places to live and raise a family.

Province of Alberta

The Wildlife Corridors have been in discussion since 1998. There is still a disconnected area, from wind valley study that has yet to be agreed to between TSMV and the Province. There is a difference of opinions on the significance of the 25 degree slope referenced in the BCEAG Guidelines (see Golder 2013 report). The Province and TSMV have been conceptually considering an addition to the width of the designated 1998 corridor, but this has gone no further than the discussion stage.

The past work is great for west areas, so the question is now what can we do to the east? There are opportunities to look at land exchanges to align the corridors and solve the issue of disconnection. The province is interested in better alignment of the 1998 corridor and has been exploring roughly 350m from 25 degree slope line, which would be a significant amount of developable land in Smith Creek ASP, including potentially eliminating some land for affordable housing that would otherwise been provided to the Town. The Province would potentially get back from TSMV title to such lands, and in exchange give up lands closer to the highway.

The discussions have been about balancing social, economic, and environmental values and find a solution so it make sense on the landscape. The important connections for wildlife are through the along valley corridor into Wind Valley, as well as across the highway through underpass to Dead Man's flats (although it was noted that recent science had shown the underpass could work with development in near vicinity proposed by MD of Bighorn). In Canmore we don't want to say we have wildlife we want to actually provide for them.

The 350m minimum width comes from NRCB decision, which TSMV and the Province already agreed to with existing approved 1998 corridor. The 25 degree slope came later from BCEAG guidelines and it was explicitly acknowledged that BCEAG is not applicable to TSMV lands.

Wildlife sensitive design principles

The real problem is to find solutions to mitigate human/wildlife conflict that keeps people out of wildlife habitat and to keep wildlife out of people habitat. Wildlife sensitive design can be divided between those pertaining to construction and those that relate to the development over the long term. The overall goal is to

1. Minimize overall footprint
 - Restricted activity periods during construction
 - Minimal exterior lighting adjacent to natural areas

- Off leash areas within the development
- Avoiding wetlands and riparian as much as possible
- 2. Minimize direct mortality
 - Adhere to restricted activity periods during construction
 - Restrict speed limits on roads
- 3. Manage Attractants
 - No bird feeders, cats and dogs not allowed to roam free
 - Proper garbage management
- 4. Provide education and ensure enforcement - this is a key factor and more needs to be done in this area

The two primary effects that we wish to minimize are wildlife/human conflict within development and the erosion of wildlife use in adjacent wildlife habitat, whether it's a corridor and/or a habitat patch. In 2002, soft edge mitigation involving the following was the science of the day (infamously, page 44 of the Golder 2002 report), however it was carefully noted that this approach was now believed to be outdated, and that hard edge mitigation or other approaches were supported by more recent science:

- Wildlife habitat
- Conservation easement
- Golf course
- Large residential lots
- Business park or hotel development
- Low density residential
- High density residential

Hard edge mitigation (which current science direction supports over soft edge approach) involves the following:

- Wildlife habitat
- Business park
- High density residential
- Lower density residential
- Dispersed human use

[CAG Discussion on Wildlife Corridors
\(Combined Presentation Three and Four\)](#)

- The CAG thanked the Province for their presentation and for coming to speak to the group.
- There was a discussion about the width of 350m and whether that was enough. A member was happy to hear things like "it is a debatable number, but it serves as a good guideline". It has taken a long time to get to even this discussion stage with TSMV and the Province and
 - some members would love to see that number larger than 350m.
 - There is a lot of history here and if this is supportable, does it need to take another 10 years? The 350m figure is debatable, it could be larger, it could be smaller, but if it is a figure that is achievable, and works economically for TSMV, it would be nice to have agreement after so many years. We want to define what that line looks like/how it works from three different perspectives a) wildlife, b) developer and c) Town. The end goal for everyone

is certainty so we are not debating this in ten years. Ultimately, it is about balancing environmental concerns with the needs of the Town, desires of the community and developer bottom line.

- Through this process, we are trying to have a discussion about options. This is a useful starting point for the discussion. While the final line has yet to be determined, it is being guided by the NRCB decision (350m) and the desire for BCEAG guidelines. It could be that it is wider in some areas and smaller in others. One member suggested that perhaps there is evidence that it shouldn't be 350m and that it should be 500m? There was broad disagreement amongst the CAG on this issue, remained a discussion point.
- It is getting to the question of what defines connectivity for wildlife. How wide a corridor is will vary, connectivity is a very species specific and varies among species. For example, BCEAG primarily looks at ungulates. There is literature that would support 350m but there is also literature that would support more. There is notably less literature to support the 25 degree slope constraint – animals will go above the 25 degree slope even though they may not prefer it, and this is well documented in the Bow Valley in particular.
- The NRCB and BCEAG defined basic numbers and then it gets into other spheres like politics and business. The conversation moves away from numbers and into risk. What is risk to wildlife? What is the risk to development? 350m could meet wildlife needs and more might be better, but it's not a proven exact science. Getting certainty on wildlife corridors lets us move into management of corridors so they can actually work. A recommendation that we can move forward with and that will keep our risks

low from a wildlife perspective and still allow wildlife to move across south slopes is the key. It was widely acknowledged that Bow Valley evidence is showing that human and unleashed dogs are far larger issue impeding wildlife corridor use than slopes or width, and efforts need to be made to separate people and wildlife use.

- The existing 350m could meet wildlife needs in combination with other mitigation measures, such as specific widenings where needed. This is a finer resolution than what we are discussing. It is going from a macro level to a micro site scale, those discussions need to happen at that scale and work through it. There is a process to work through that micro scale but the Province hasn't gone there yet. There is no biophysical barrier in cross-hatched area, but what seems to be missing is incentive to move through.
- Soft edge is an attempt to increase width of the corridor, increase space and then permeability. It does make it wider for them to move through, but need to think about how to not keep the wildlife from moving in further and invading "human conflict space". When talking about hard edges we are talking about keeping animals out and humans in. When talking about permeability we are talking about two things - reducing wildlife human conflict in the development, and reduce human disturbance in the area setting aside for wildlife. The conflict in the Peaks is an example of what are we talking about; conflict in developed area or within adjacent lands.
- Ultimately, the entire ASP will be approved by Council. The landowners and the province have their own process. The Town understands that

there needs to be trade-offs and we would like to explore options and ideas through the Smith Creek process. What we really want to see is the full

development picture, not just where the line is but moving towards solutions of minimizing human and wildlife conflict.

Recreation

An assumption is that in scope discussion includes playing fields, bike parks, disk golf courses, paved paths connecting inside and outside the Smith Creek area. These will be discussed at a high level but will not be precisely located.

There needs to be a managed approach to trails – we cannot make everyone happy but need to make an attempt at keeping the majority of users on one system. We need to acknowledge that people will make their own trails when not offered any other option, and this is showing itself to be an issue in the current discussions on human wildlife conflict and use level currently experienced in the corridors.

Trails within Smith Creek should be for walkers, runners, and cyclists but not for horses or skiers (other trails exist in Canmore area for skiers and horses). Wish list for three levels of trails should be considered in Smith Creek: a) paved or stroller friendly – located near the highway at lower levels; b) dirt trails on middle bench that stay in the woods as much as possible (e.g., Loki Trail); and c) more “technical” dirt trail linking to the Highline (above major 25 degree slope). Trail design should provide for no more than 3 wildlife crossing areas across the corridors. Trails are the number one recreation asset in Canmore – we have a great opportunity to make it better. People expect to use trails in the woods – not on the roads – trails work best when they have a logical flow. Canmore and TSMV have trail documents summarizing their approach to trails.

Signs are important but not always followed. The majority of the trails now are maintained by volunteers and this can strengthen the support for a logical trail system.

CAG Discussion

- Why not softball? What is the demand for soccer? There is a real demand for soccer fields in Canmore (all across Alberta) – it is a growing sport. There was a discussion about shared or the

multi-use fields/areas in UK. There is also a potential for recreation skating areas. What about all the other things people do, what is the lifespan of these activities? Is there a bigger piece of this we need to explore for Smith Creek?

Vision and Constraint Map for Smith Creek

The Consultant group presented a bubble diagram outlining the constraints within the ASP area. Wildlife corridors, steep creeks and other constraints including the Stewart Creek Golf Course were mapped. When we talk about constraints, we mean considerations as there is a lot that needs to be balanced and some considerations go together and some considerations can be mitigated e.g., earth can be moved, flood mitigations can be implemented. The intent was to use this as a major foundation for the concept discussion.

In general, there were a number of assumptions made – that there would be roads and other public infrastructure such as storm ponds, that there would be residential (all types), commercial (larger and smaller scale) and that in general the development would follow the high level principles or evaluative criteria.

Land Use Dotmocracy

CAG members were provided with images of various types of uses. The following is a summary.

Commercial

- Gas station
- Urban mixed use

Retail

- Resort/ mixed use area
- Green node/park in shopping area
- Whole foods market
- Upscale but not outlet mall

Employment Development

- Green business parks
- Brewery

Temporary Uses and Activities

- Market
- Play park integrated in trees
- Festival and concerts
- In tree sleeper

Community Civic, educational development

- Chefs graduating (e.g., culinary school)

- Daycare

Public Realm and Open Space

- Outdoor café
- Boardwalk by side walk
- Outdoor cushioned seating area
- Large open space, with trees, cobblestone, water feature and bike parking
- Water park attraction
- Urban bike storage
- Natural/ rustic park
- Fishing scenario
- Biking and trails
- Climbing wall
- Dog park
- Bike Parking Lot

Residential development

- Mountain style apartments
- Mountain style resort accommodations
- Mountain style homes – single family
- Affordable housing

The CAG noted that the images were hard to work with due to the photos meaning something to one person, and something different to another person (land use vs. architecture).

Improvements were discussed as to how to address and use for public open house by the CAG.

Initial Ideas and Concept(s)

Based on the presentations, the discussion of principles, the dotmocracy discussions and using the constraint mapping as a foundation, CAG members were asked to work in three groups to develop ideas and concepts for the Smith Creek area.

Ideas from Group One: (Ken's Group) Big ideas!

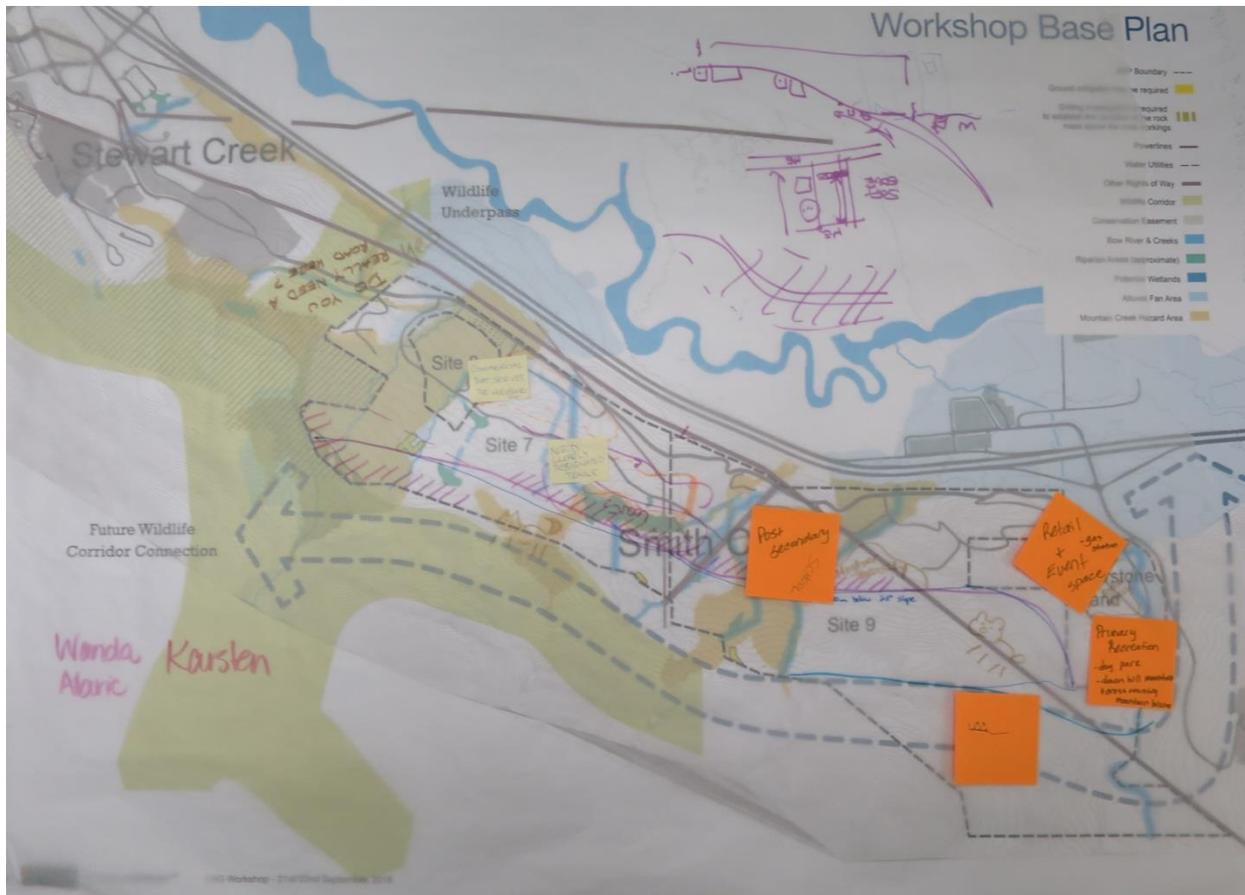
- Off leash dog trail on new lower trail by highway to keep them away from the corridors
- Commercial/business park/post-secondary education centre/affordable housing near interchange

- No exact line for wildlife corridor – based on topography and science



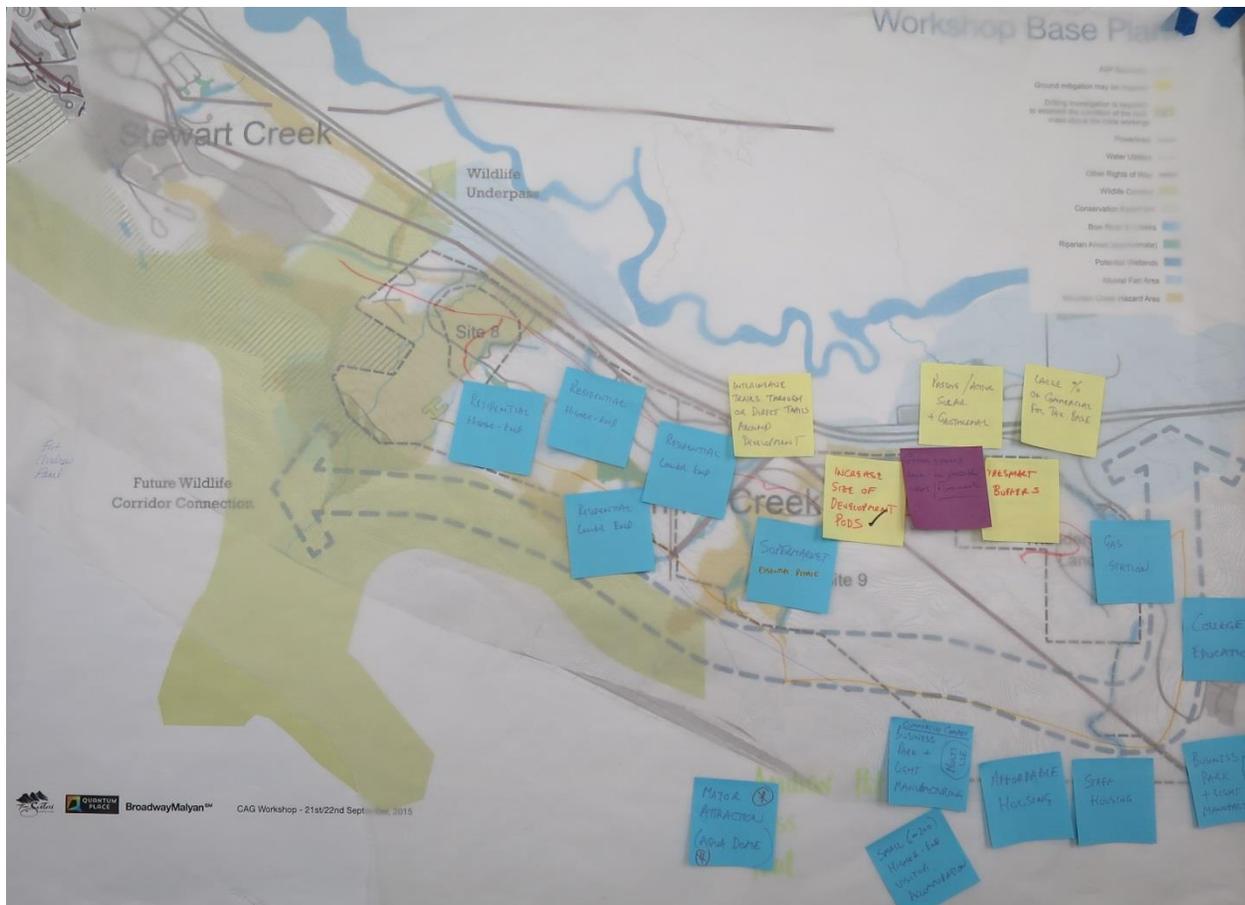
Ideas from Group Two: (Wanda's group)

- Human use amenities
- Primary recreation area at furthest east end higher use hub near roadway (including downhill biking)
- Higher density commercial hub below and closer to highway
- Higher density living spaces near post-secondary institution
- Tiers of trails throughout
- Wildlife corridor, increase effective width with long and narrow single family lots and disincentive for people to cross private land (these could be high end homes), immediately down slope of that create hard line. What continues hard edge between development pods (maybe ha ha wall or other ideas)
- We do need a road through it to keep it connected to the rest of Canmore



Ideas from Group Three: (Andrew's group)

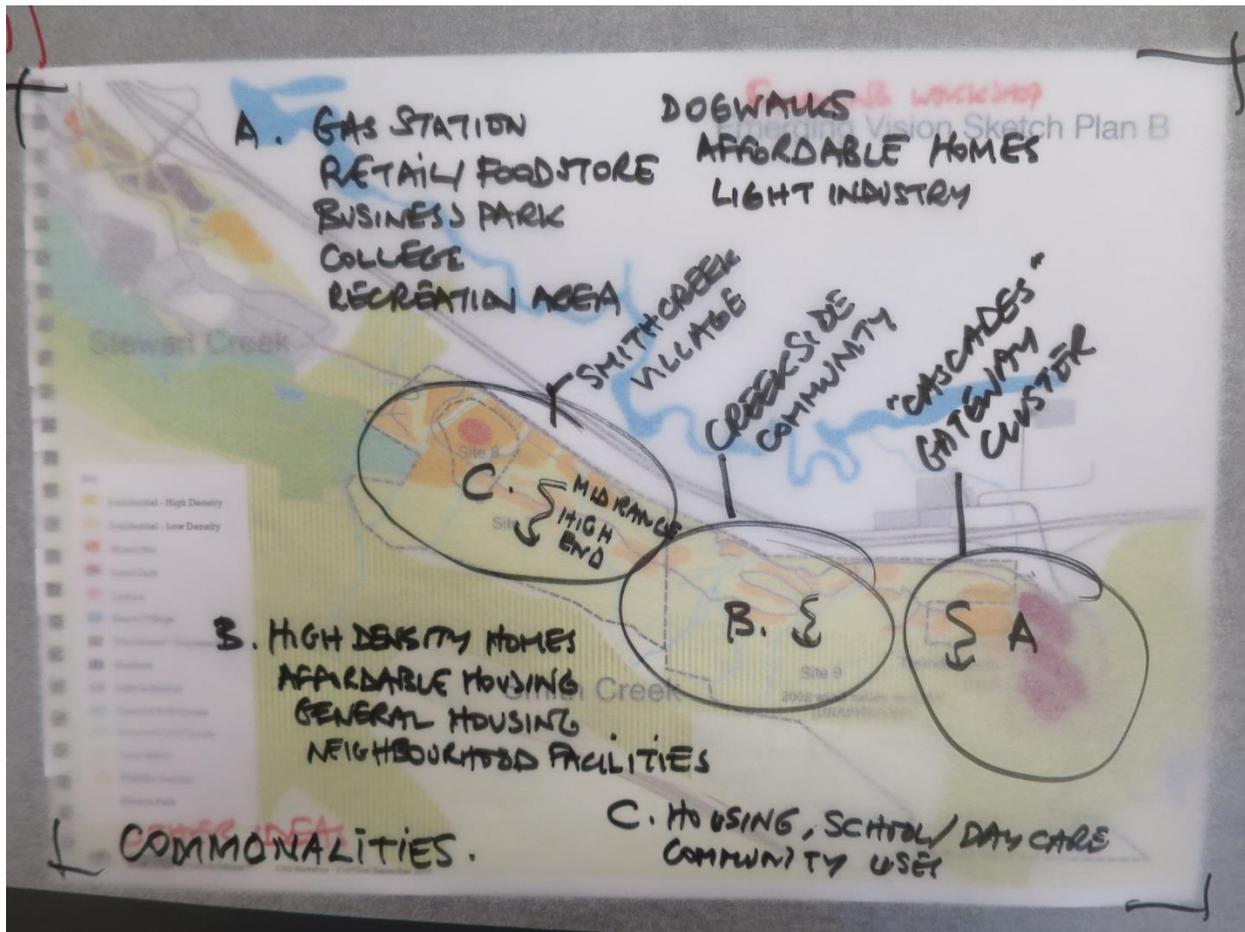
- Compromised solution for corridor as presented
- General premises like interweaving trails in and around the Smith Creek ASP area
- Green powered ideas where possible (geothermal etc.)
- How do we increase size of development pods where possible?
- Mix of residential and commercial development – make sure they are mixed and not separate
- Some higher end homes, slightly lower end concentrated in pods closer to commercial node
- Opportunity for major attractions being connected to a limited amount of hotel space
- Multi-use commercial area needed with adaptability and scalability for the future built in such a way so that it can provide different uses --- also an opportunity for upper story affordable housing and employee housing
- A gas station right at entrance to Smith Creek area
- Sector mapping --- work with CB&T



Review of the Previous Day

The consultant team reviewed the commonalities between the three groups and produced a single concept drawing with three distinct areas (based on physical constraints). The consultants provided four additional options for discussion. Each of the three areas identified would have its own centre. Option 2 involved narrowing the wildlife corridor at the bend and moving of power line right of way. Option 3 looks at phasing the development with interim uses for example, chalet resort, campground, festivals and cultural events, park and ride, outdoor gallery. Option 4 would include a major tourism attraction (style and type TBD). Option 5 includes a self-contained resort centre, although it was recognized that the context of Canmore is far different than other locales. The ideas and draft concept drawings were developed earlier today by Broadway Malyan based on the multiple conversations that occurred on the first day of the workshop and their experience globally in other areas.

Ideas and Options Discussion



CAG Key Discussion Points

- There might be a bit of a risk if an interim use is developed and it is something people get really attached too. There would need to be an exit strategy. What would the motivation be for the temporary use?
- There are likely opportunities for convenience amenities like a gas station at some point along the highway but not necessarily in Smith Creek.
- There is a general feeling the area A is primary mixed use area. The Quarry has good potential for development from clearing of rock and connection to Dead Man flat's interchange. The Creek side community has limited opportunity for development as the terrain potentially lends itself to lighter and more interspersed development use.
- Where would an attraction fit into the site? The only place it could fit is in a portion of quarry or commercial area by the interchange. The major attraction could be here instead or in combination with the Resort Centre. This is in some way aligned with our brand. The year

round aspects is major, both a destination and a diversion, retaining authenticity of our experience. The concept is right, just about getting someone to build it, building on the shoulder seasons and building on existing Canmore business growth too.

- The last option is problematic for Canmore but there could maybe be a variation of it that better fits Canmore. There is a potential model if it better aligns with the Canmore offer, and is far more inclusive of Canmore business growth of existing offerings.
- Generally, the developer likes the location of commercial but wouldn't put that much single family in that area. There should be a discussion about pluses and minuses for wildlife corridor. The school site is a serious challenge due to their funding and physical requirements, but likes the idea of recreational spaces. The roadways are a challenge and there will have to be significant earth moving.
- There are elements of these plans that work, some that don't and some areas that have been potentially overlooked (such as perhaps moving two holes of golf on Stewart Creek golf course; depending on steep creek considerations). Because there is not much land available for development, we will need to look at a range of options to get the right mix, and definitely need to increase the land area available for development to accommodate community desires and fiscal requirements.
- Is there a split on different types of development to make the draft concept acres work? The more area you have to develop the more potential. There should be more commercial and more development area overall. We will need to have more connectivity

between pods and then more can be absorbed.

- The 350m additional ask from Province was new and somewhat unexpected (which meant a corridor over 700 m wide in total). What would the development look like if took 500m more (over 850 m), what would be the gains -- -helps us understand why it is or isn't possible. 500m additional takes away most of the developable land for the Town and TSMV. The vast majority of CAG noted that everything is irrelevant if things don't make sense for the developer, no use in discussing options that won't work from a financial point of view, and essentially sterilizing Smith Creek was not seen as a desirable option. Of the 756 acres held by TSMV, over 420 acres of private land are being suggested by others for wildlife corridors, over 270 acres in terrain that may not be developable due to steep creeks, undermining, roads, etc. leaving only about 60 acres for actual development. We need to maximize the developable acres, and the developable acreage must be significantly higher.
- What is the scientifically reviewed standard for 25 degree slope? Wider is assumed to be better, certain aspects of BCEAG are guidelines and there is limited and un-reviewed scientific support for a 25 degree slope plus or minus. The slope can be steeper, it can be shallower that doesn't drive whether animals use it or not. It was noted that food, access and human use are larger drivers for wildlife movement than slope, and concern was expressed that there was too much focus for more and more land for wildlife corridors as a priority to all other aspect vs overall CAG preference for balance of all considerations.

- Some on CAG would prefer that none of the land would be developed as it could all be good habitats but that is not where we are. It really gets down to risk - there is risk that it won't work always but there is science to suggest it will. We should be more worried about how we solve the conflict between wildlife and human use through hard buffers and a more robust education and enforcement policy of human use and off leash dogs as a better bang for buck approach.
- The CAG is working hard to find a compromise that people can be happy with. We are all trying to reach a balance, if there is an increased amount for corridor space, there is decreased viability for development, and less opportunity to realize the desires and needs of the Canmore community. The point of this exercise is to bring all ideas and opinions to the table. We are not all going to be happy with every aspect.
- The current corridors allows development to have a good kind of mix (including amenities that can serve many constituents), large concern that every time it is suggested that we encroach even further into the developable area that we decrease the potential for affordable family friendly housing to be developed. Less available land has been shown to increase housing costs. Do we provide habitat for wildlife or for young families – this is the ultimate human-wildlife conflict.
- An important tool would be some helpful mapping so we can really see where the conflicts are. It is not a question of how wide the corridor is, it how well it functions and how well we are able to mitigate pinch points, if any.
- Are there success cases for hard edges in more sensitive areas (with higher risk)?

There was a lot to think about from the recreation presentation. Base conditions are not great for wildlife/human conflict - soft edges would exacerbate issues, hard edges seen as a preference. Golder approach seen as outdated by many including Golder (see 2013 Golder report).

- This issue hasn't been solved in 20 years, what are we going to do differently to do a better job?
- Let's put the trails in the right place. People will go on designated trails when they are great. The issue is that currently we are not in a good spot and we are talking about adding more people and unapproved use of wildlife corridors already the largest issue with their effectiveness as shown by science and data.
- We actually have to turn things back, increase effectiveness in regards to wild life conflict and reduce the amount of human use.
- On the flip side is the fact that we have one of the most poorly maintained trail systems in western Canada. We are hoping we can get a higher standard of maintenance, if you build it they will often come.
- Not a matter if there is going to be growth because there is a right under NRCB to develop. It is more a matter of how to manage it best, do need to change human use, and then there is the jurisdictional issue, everyone has limited resources ---- it is a conundrum!
- There was a good deal of support for retail and food store, employment, education centre, rec area , off leash area, affordable homes, light industry (all within area a).
- Area B: high density housing (meaning affordable housing?), larger homes with gardens near corridor higher density as you move away, as with all need to

locate neighbourhood facilities in the heart of the area.

- Area C: more housing, with some higher end housing potentially.
- What about a big tourism attraction – it seems to be missing. The Resort centre would be primary focus for that type of amenity but it is something to explore to also include in Smith Creek. The most likely place is lower land in area by the Quarry potentially.
- The area is constrained by size and topography and other constraints but it is possible to develop smartly. Just might not be the easiest of wins, would need to ensure compliments not compete with Resort Centre.
- The consultant provided clarification of scale of the Wildlife Corridors in one of the options. The idea is to move the power line to follow the line of wildlife corridor and use something like a ha ha wall or fence or other hard edge to delineate separation between development area and corridor area. This option could also work as wild fire separation area.
- There will be a challenge in keeping humans out of it. The Corridor gets narrower, but effective use is the same if

human use reduced, especially off-leash dogs and off authorized trail use.

- While it creates a potential for smaller corridor, it does create the potential for a bigger gap between the homes and the corridor. There would likely be a lot of push back from the conservation community because ultimately means not using 25 degree slope as “the” criteria.
- Some of the ideas being discussed are talking about 756 acres of land in total, 529 acres or 70% of the land base as a wildlife corridor, plus additional potentially undevelopable due to steep creeks with the amount of developable land shown in conceptual illustration plan at only 61 acres of the entire land base or 8%. Clearly this was not viable for the landowners to work with, and several members of CAG expressed that there was no point in discussing too much additional land for corridors if the overall economics didn't work as a result. CAG was concerned about the low acreage available to achieve everyone's goals if wildlife corridors took up too much land on a “pre-cautionary” viewpoint.

Potential Evaluation Criteria

These criteria come from all of the discussions to date. This is the first attempt at drafting discussions into criteria that will be used to guide the development but also evaluate its success. Discussion of the criteria resulted in refinement the initial criteria and the following key points.

1. Accommodate wildlife movement/ preserve key habitats (area of natural space retained)
2. Length of new managed trails
3. Incremental visitor spend
4. New residents and spend increase
5. Citizen satisfaction and social prosperity
6. New visitor numbers
7. Increase in land development supply and affordability
8. Diversified leisure attractions/ amenities
9. Perpetually affordable accommodation (for sale and rent)

10. New jobs (permanent and temporary/ diverse sector/market appropriate)
11. Flood risk remediated/mitigated
12. GDP/ tax levy increased (fiscally sustainable finance)
13. Land use flexibility for economic resilience
14. Public transportation ridership
15. Authenticity/ integrity/ sense of place
16. New routes for cycles (bikes)
17. Local construction and fit out jobs
18. Clinics and healthcare facilities
19. Community supportive facilities (daycare, seniors, schools, kindergarten)
20. Post-secondary education
21. Employment diversity/ actual growth in targeted economic sectors
22. Brownfield remediation and re-use
23. Reduction of wildlife conflict
24. Complete community (live, work, play) and walkable, accessible amenities, products and services
25. Overall resident/worker/visitor satisfaction

CAG Key Discussion Points

- Affordability can't be achieved if there is no supply of land – there needs to be some significant land unlocked for development. There is ultimately a finite amount of land you can unlock in the area. Once land is available, there is a need to make sure that diversity of choices exists. How do we control this? Is there some kind of time block around the release? The Town only has so much influence, dependent on the applications that come in and market demand. It all relates back to CB&T presentation and strategies for how we get the demographics we want into the valley.
- An important aspect of affordability is the enduring factor of affordability. We can't have that for everything but needs to happen somewhere. There needs to be a wider strategy for this in the valley.
- This development and others seeking approval will produce new jobs both temporary for construction and long term market appropriate jobs. This will be a key factor to the success of the development that is eventually built in the Smith Creek area. Technology or business parks or even light industrial will be critical.
- Is there opportunity for emergency response facilities – perhaps in the area near Dead Man's Flats interchange?
- Community supportive facilities are required. Its more than just schools, it's about daycare, senior's amenities, schools and kindergartens. Schools are part of any ASP process - one school board in Bow Valley has indicated that they may have some need; however topography may not be supportive of another full "typical" school site.
- There should be consideration given to essential services for residents in the area for example a gas station. While one doesn't need to be located within Smith Creek, there are other areas that should be considered close to the development.
- Smith Creek may not be able to deliver all the needs and desires of the Town. It's also important to remember that some of the wish list items we are discussing might not be in the control of the developer; it depends on who builds there. Also important to remember that

there are other lands being developed by others, and that we shouldn't try to attempt to fit every want and desire in this area when may be done elsewhere.

- How do we capture facilities/amenities that reflect emerging and future trends? What are the experiences we are creating that drive people to the Town - is our vision compelling enough for the future? There is a place for emerging

trends in the MDP – it can establish a vision/plan for the Town to set the direction – the MDP even shapes redevelopment direction. Land use needs to be flexible for economic change. People are looking for an authentic experience, that Canmore experience which is really emerging from our conversation.

October Open Houses

Area	Comments
Corridors	<ul style="list-style-type: none"> • What value does Edmonton bring? Why can't we have a made in Canmore solution? • Definition of the wildlife corridor should be based on Canmore expertise and knowledge – not left up to the province • Solving the Wildlife corridor should happen before anything else • There needs to be a broad based stakeholder group that discusses the corridor definition • Where the Wildlife corridor is decided to be, needs to be a defensible, defensible explanation – need to see the rationale • Set the Corridor and work the pinch points • Note the distinction between wildlife corridors and wildlife habitat: Habitat needs are different from movement needs • Need clearings within the corridor to provide good grazing and habitat for Elk or other ungulates. Perhaps would increase effectiveness of corridor and away from human use areas • Can a wildlife underpass at Dead Man's flats help with the flood mitigation/relief? For that matter, could any underpass help? • Need a progressive strategy for human/wildlife conflict • Maintain a focus on green space and recreation in Canmore • Manage the corridors – planting restrictions in developed areas • Generous wildlife corridors • Wildlife corridors will show wisdom and foresight down the line • Province has inadequate enforcement and education • Original NRCB submission was to not cut old growth Douglas Fir. Will this commitment be honoured? • Isolate wildlife and cyclists from corridors • List all the document and work that TSMV has done to make corridors work – areas less attractive • Balance must include adequate corridors as a priority • Don't compromise corridors make wildlife a priority • It makes me sick that wildlife would be squished • Needs to be taken into context – recreation for hums and protected areas for wildlife • Have clearer signage – educate people about where they can and can't recreate • Smaller footprint of development, give 550m corridor below 25 degree slope • 550m corridor width below 25 degrees – slope to connect east and west

	<ul style="list-style-type: none"> • Wildlife fencing along the highway – Province needs to come to the table • Designate and protect corridors prior to first reading of ASP • Unapproved Wind Valley Corridor should have hard boundary with development • Need to think about connectivity to wind valley for wildlife corridors and in general the overall connection to where they want/need to get to • Stop MD for developing the north side of Pigeon Creek Wildlife underpass. Wildlife needs access to the Bow River. Restrict development in Dead Man's Flats so wildlife can move east and west. Get rid of the gun club/shooting facility at south side of Pigeon Creek wildlife underpass • Slope needs to be considered with wildlife corridors • Corridor needs to be more than 350m – minimum of 450m so that there is not a pinch point. Let's not take a risk with what the wildlife will tolerate • Create big dog parks outside the corridor so dogs/walkers have a place to go not in the corridors • Who is the Biologist you will be speaking with? Someone with ongoing, local knowledge I assume? • If wind Valley is so enviro sensitive, why do development parameters include the entrance to Wind Valley? • The slope also needs to inform wildlife corridors location and width • Wildlife can handle steeper slopes than we have been led to believe! Check out all the trails on the NW side of Wind Ridge on Grassiknob • Wildlife corridors do not have to be on flat land. I've walked to wind valley and they walk on higher slopes. • Consider fire smart requirement adjacent to Wildlife corridors as per town Fire smart guidelines • Website corridors are not part of the ASP planning process? • Should the province buy Smith Creek and leave it undeveloped? I think yes and there should be a plebiscite to gauge support.
<p>Land Uses/ Transportation</p>	<ul style="list-style-type: none"> • A balance between human and wildlife use within the valley. • I like the three guiding principles • Consider the following – We support development on Three Sisters Lands that will: <ul style="list-style-type: none"> ○ Preserve and protect the environment with viable wildlife corridors and habitat ○ Actively involve the community with a made in Canmore solution ○ Mitigate and avoid undermining risks ○ Preserve the integrity of the adjacent lands • Could facilities that Olympic athlete's needs that aren't here be considered? • Who wants to buy a house on the highway? What are houses being built on the highway? • Why is development being considered in Smith Creek in advance of the Resort Centre? Development should happen here first. • What's happening to the Resort Centre? Why is that not being considered now? • If only condos and no special recreation like Quarry Lake – why would Smith Creek be a destination – more condos and pavement? • Developers statements to build, sell and profit at the Canmore expense – want recreation opportunities – not just 3 story condos • And, only consider the golf course on the unfinished golf course – no houses!! • What will the impact be on the Kananaskis gun club? • How do we know what will be promised will be built? • How many amendments will be requested down the road? • Build industrial and commercial anchors first like in North Carolina • Importance of complete, walkable communities where people can easily access services • Why are we planning detailed variety of land uses in Smith Creek when we

	<p>have 15-20 years of zoned land supply for residential, commercial, resort development in Stewart Creek and Resort Centre areas?</p> <ul style="list-style-type: none"> • Where are the five star hotels? • Website mentions possible amendment to the Stewart Creek and Resort ASP – are trade-offs being discussed? • Do you think the town can support three resorts? Silver tip, TSMV and Spring Creek? • Telluride Colorado is an example of how not to do things • More lands that TSMV is giving up should be represented more graphically • Sequencing of development – do the Resort Centre first. • Worried about total people load • Dense pads contain footprint • Pattern is that TSMV always asks for more residential but resort ½ still not happening • Desire not to see a similar style of development as Stewart creek phase 3. Less clear cut • Without all of this being developed and thought of in a regional context – everything will be made worse by humans • Use what we have learned to date about human use in Wildlife corridors • How do we encourage full time occupancy to make full use of the built infrastructure and build a community not a come and go place • Concern that there is a pinch point arising in the wildlife corridor – a consistent width should be considered (larger rather than smaller of course) • Would like to have really nice tennis courts – tennis is really important • Need for amenities for young adults and youth – what about a riding centre – maybe for adaptive sports • Develop currently zoned lands west of Stewart Creek corridor prior to zoning the east • No matter what the uses are included need to think about how the development fits with and integrates with the rest of Canmore • What about servicing and municipal infrastructure • Need to take a longer view • Best practices for mountain development, especially when it comes to slopes and trees • Vision for green community – building designs, alternative energy, shared solar, dense housing with shared green spaces, moving toward a carbon neutral, non-carbon based • Car to go and buses • Need 400 square foot residents for new commercial area\ • Need more of a community feeling in TSMV – need grocery and other amenities. A general store – don't want to jump in a car and drive to town of basics • Develop areas closer in before Smith Creek • I'm concerned about the town sprawling • Keep Canmore at 12,000 people • New development should do a better job of fitting into the existing landscape • How do we encourage full time occupancy to make full use of the built infrastructure and build a community not a come and go place • The Town sprawling, let's keep Canmore at 12,000 people. • Dead Man's underpass has to happen • Alternate transit for bikes, walking, public transit – innovation is the key • Parking and car overload in downtown • Downtown is hell in summer – downtown past capacity • Envision Smith Creek and Canmore as independent communities which are linked together via transportation similar to European Mountain Towns. They will have a symbiotic relationship • Concerned with the high potential volume of traffic travelling through the
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	<p>hamlet of Dead Man's flats – Smith Creek needs access and egress that does not disturb the residents and business of DMF.</p> <ul style="list-style-type: none"> • Must consider transportation impacts on DMF – will all the traffic from Smith Creek go through DMF? I hope not. • What is the plan for public transportation? Extend the Roam bus? This is very important to affordable living. • To ensure affordable housing that is truly affordable, connections to public transit are essential • Think about getting a second and third opinion for the steep creek hazard studies
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October Community Workshop

<p>General Comments and Questions</p>	<p><u>Process:</u> There is still a degree of cynicism in the community with regard to the planning process. People just don't believe in the process or that we will come to resolution. There is a lot of history and baggage.</p> <p><u>Wildlife:</u> Canmore should really leave the wildlife corridor decision to the province and the scientists. The majority of residents in the Town are not qualified.</p> <p>There is a complete lack of trust with government and the process of decision-making.</p> <p>We are dealing with movement corridors and in some areas we are restricting that movement. We want animals to move through to habitat areas not stay within the corridors. Wildlife will adapt to what we throw at them.</p> <p>We need to stipulate corridors and get on with the planning. There is a concern about analysis paralysis. The real problem is that animals like the same areas that humans do – so we have a conflict.</p> <p>The focus should really be on mitigation and the edges and buffers to the corridors and what happens after the corridors are defined – we need to deal with human use of corridors.</p> <p><u>Affordability:</u> We need to ensure that we address the needs of poorer families in the valley. This development has the opportunity to address some of that.</p> <p><u>Vision:</u> What is the Town's future vision? This is not clearly articulated and all plans that come forward whether land development and/or economic development should align with that vision for the future.</p> <p>This will help define what the most productive uses are within the development and how the development can support the future vision, goals and objective of the Town.</p> <p>It will also help define how the Smith Creek area supports adjacent areas.</p>
<p>Group Discussions: Group One</p>	<p><u>Economic Development:</u> The development needs to include jobs to create demand for housing (don't build opportunities for second homes) – we need to have residents living and contributing to the Town.</p> <p>The more land there is to develop the greater attraction for commercial developers – there has to be an analysis – it has to work for everyone. The development really needs to look at economic viability – how do we know</p>

people would be interested in buying larger lots, what types of business are interested in settling in Canmore and the Smith Creek area? What are the incentives if any, to encourage economic development?

There is a need for an overall vision of the land – What are the Town and community goals for the broader Town and how can this development support and enhance those goals?

Affordable housing should be on most affordable (least desirable land) – this is reality.

A business/industrial park something similar to Elk Run light industrial and a business park (maybe a business campus) with learning opportunities rolled in.

Continuity/Balance: Need to see how this fits into adjacent lands (Resort Centre, Stewart Creek, and Dead Man's Flats) – Smith Creek needs to be viewed as part of a bigger whole. Wildlife and economics may not be balanced – they may not be equal.

Wildlife Corridors: What about the interface between the Wildlife Corridor and the development – consensus was to see a soft edge rather than a hard edge

- Buffer at the edge of the corridor and a fence would site in the park – linear park outside the fence – that way the trails would be established and there would be less opportunity for people to use the corridor
- The idea of a fence is sometimes problematic – seems like it should increase developable land and allows flexibility in other areas but the fence constrains the corridors and it is a harsh transition
- Who would maintain the fence? The Town would end up maintaining the fence. That may not be the case – HOA could be established for the sole purpose of maintaining the fence
- Large lots (potentially with an environmental easement) should be explored – not sure about the market but people are less likely to trespass on private land than lands held by the province through conservation easement
- Also, large lots are likely to see owners who likely are not there full time
- Large lots may also allow the economics of affordable housing to work better
- What about the powerlines? An industrial interface likely doesn't provide enough of a barrier or edge
- Could the Wildlife Corridor crossing be a tunnel?
- Continuity of the corridors should be considered. There is a disconnect the way it is proposed in previous decisions

The Smith Creek ASP should address the following key points:

1. Viability of the development is critical – what roles do the Town and developer play?
2. Macro – larger view of the ASP – what attracts people to Canmore? What is the developers responsibility vs that of the Town?
3. Widen Corridor – use logic, look at landscape/terrain, determine line based on best practice
4. Hard or soft edge – soft edge preferred no fence.
5. Commercial on the east by the interchange and think about mixed use – some residential including affordable (keep in mind that people don't always want to live where they work)
6. Move the Corridor crossing where the animals are going – steep creek areas
7. Look seriously at educational use as an attractant to the Town

<p>Group Discussions: Group Two</p>	<p><u>Transportation:</u> Dead Mans Flat overpass – there will be an increase in traffic through the hamlet as a result of Smith Creek. Need to make sure that transit is available to connect affordable housing to work areas. This will account for the potential reduction in walking distance.</p> <p><u>Wildlife Corridors:</u> What about swapping corridor and development area – corridor down lower and development up higher?</p> <p>No fences please – it constricts the corridors.</p> <p>Be careful of useable widths lost by actual creek areas – wildlife functioning should be paramount use and not be defined by widths.</p> <p><u>Recreation:</u> Can we incent people to recreate in the right locations by providing options that keep people out of the areas for wildlife. Focus on the carrots!</p> <p>Make great trails in more developed areas to keep use out of the corridors. Most people will follow trails, especially if the experience is good (challenge and variety). What about in Grassi lakes/Quarry lakes areas? Perhaps old Pigeon Mountain ski hill for a mountain bike park (some concerns for wildlife could be mitigated)?</p> <p>We need to ensure multiple surfaces and levels of experience for the trails – shale, pavement, dirt all provide different experiences. Variety is the key.</p> <p>Would shuttles help to access trails and provide better opportunities for maintenance?</p> <p>Involve the community in trail design particularly along commuter routes or residential connections. Small jumps, skinnies, rollies, fun small features for kids – really engage young people in trail design and use as part of education to keep them out of corridors.</p> <p>The entire area must be connected with walking pathway – not only for recreation but for connectivity to areas of work.</p> <p><u>Land Uses:</u> How do different uses compare with each other in relation to areas adjacent to Wildlife Corridors? Light industrial is best – few people, less access, no lighting. Residential development particularly multifamily is problematic as there is 24 hour use (dogs, BBQs, humans, etc.)</p> <p>We need to ensure the look and feel of a commercial area is consistent with Canmore – this is the entrance to the Bow Valley and it can't look like trailers.</p> <p>Large lots may be another option but soft edges encourage animals into human areas so this has to be considered.</p> <p>Can we find more developable lands between Site 3 and Stewart Creek? It seems to be good land and could balance the Town and developer needs.</p> <p>Can we have one focal point for commercial areas – perhaps by Pigeon Creek with access via DMF interchange? What about a focal point for the commercial area being a post-secondary institution – research centre, Technology Park - multiple uses with a focus on creating sustainable industry.</p> <p>Thunderstone Quarry area could host an attraction of some kind – planetarium</p>
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	<p>perhaps or some form of interpretive centre – this would create an entrance to the Bow Valley.</p> <p>We had affordable housing at one point – that was the trailer park and now it's gone. What about modular homes or land pads but on government land not private land?</p>
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