

Colliery Parc
Lawrence Grassi Middle School Site Redevelopment
“What We Heard” Report
December 18, 2020

Section A: Process

On December 1st, an email and briefing document was sent to Town Council members advising them that Canadian Rockies Public Schools (CRPS) would launch its public website for Colliery Parc on December 2nd.

On December 2, CRPS:

- CRPS launched its public website for the Colliery Parc residential development on its Lawrence Grassi Middle School site. The site is interactive and asked several specific questions.
- CRPS delivered 250 post cards to homes in the south Canmore area asking them for their input through the newly launched website.
- CRPS sent an email to parents and staff informing them of the proposed residential development asking for their thoughts.

On December 3, the Rocky Mountain Outlook published an article on the proposed future for the CRPS site.

On December 9th (from 7-8 and 8-9 pm) and 10th (from noon-2 and 3-4 pm), CRPS held four virtual townhalls. Planners provided more detail on the proposed development. The presentation was followed by a question-and-answer session. Approximately 47 people participated in the sessions.

On December 18, this Report was published on the website, fully accessible to members of the public. [HOME | Crps \(collieryparc.com\)](https://collieryparc.com)

A website report follows at the end of the document. We saw significant interest in the website with over 853 sessions and 604 unique visits. The Report that follows contains information from the website, comments made on Facebook and other social media platforms, the Townhalls and specific emails to the CPRS. We appreciate the level of interest in the project.



Section B: General Comments

Overall, the feedback has been balanced. There is good support for the idea of a Legacy Fund to sustain the school board and provide quality education into the future; a fund that would help bridge the swings in education funding. There is general support for housing for staff and their families on this site as well. There are existing concerns with parking and traffic congestion in the south Canmore area. There are concerns that the proposed number of units will further exacerbate this situation, obstruct views, and lower real estate values. Of the 37 comments received, 18 are in favour, 7 are in favour with conditions, and 12 are opposed. The following comments were provided at the Townhall, via email, Facebook or through the website.

1. How exciting to see the big story in the Rocky Mountain Outlook this week about CRPS moving ahead with development of lands adjacent to LGMS! It's inspiring to think of all of the ways that the project can and will create value for our community. We're committed to being an active and supportive partner with CRPS and would welcome a conversation about how that might be manifest with this venture. *Community member.*
2. So... a high-density housing development built to generate revenue to fund the school – might call it 'Spring Creek West'. *Townhall Participant.*
3. It creates a sustainable income flow and an opportunity for housing for staff, a win-win use. *Facebook post.*
4. If there is less than 2 [parking stalls] per unit, I feel it's inadequate. *Website comment.*
5. We agree, we love our garden and utilize it in our childcare programs. *Townhall participant.*
6. CRPS is proposing to jam in the maximum number of units it can on a small property. This will negatively alter the look and feel of the south Canmore's neighbourhood. *Website comment.*
7. Overall concept is pretty good, just a tad too dense for the neighbourhood, in my opinion. *Website comment.*
8. I am not necessarily against the development but feel that units can be of lower density directly adjacent to Elk Run units. Views are a critical component of living in Canmore as this adds value to each unit. The current plan, in my opinion, unfairly impinges on this. *Townhall participant.*
9. Congratulations on moving your development idea ahead. *Community member.*
10. With NDM and OLS being at almost 100% capacity, I would think a better community investment would be to utilize the land to build a new school. A pod of educational space in Downtown Canmore has multiple community benefit, including lower community investments for future development in less than desirable location (TSMV) for a school Green space

already developed (Centennial park) and well utilized, easier access utilizing green mode of transportation, less potential conflict with wildlife. *Website comment.*

11. I really think it's a great idea and along time coming.

Way to go to get the ball rolling. *Townhall participant.*

12. This is a great idea. Innovative thinking and planning to provide some freedom from fluctuating provincial funding. *Facebook post.*

13. We are the only west facing unit and the proposed development will obscure currently unobstructed views of the mountains. We are very concerned that this development will partially or complete obstruct our views and this unit will be un-sellable or see its value diminish. *Website comment.*

14. What an opportunity for our school board and our kids future funding! *Facebook post.*

15. The population density with the buildings at 7th Avenue and 7th Street will already increased by a lot, this is increasing traffic, I think a new development will make things worse. I am in disagreement with your proposal. *Website comment.*

16. Alignment of the laneway to existing laneways for elk run is a good consideration. *Townhall participant.*

17. Just had a quick review of the proposal and I wanted to congratulate The Board and the many other CRPS Staff members who worked on and will continue to work on this plan. I think it is a first-rate idea and will address a number of challenges CRPS will face going forward. So,

it is Congratulations to one and all!!! I look forward to seeing more information as it develops. *Community member.*

18. I have lived in this area for 7 years. Parking for residents is becoming an ever-increasing problem. I feel this problem will greatly increase....we also suffer from lots of noise in the wee hours of the night in warm weather with scattered residents having back yard parties, patrons leaving downtown bars and events such as weddings at Miners Hall. However, I think this project is a brilliant idea for use of this CRPS lands *Website comment.*

19. I feel this is an excellent site for this proposal. *Website comment.*

20. Oh, here's an idea...plant some trees there! Everyone wants more money. Kids deserve better. *Facebook post.*

21. I sure like the ideas behind this. *Facebook post.*

22. When I purchased my home opposite to this park, I was told that the property would never be developed. Parking is already an issue here and the addition of multi-family homes will make parking more insane. I believe this is a money grab by the Town of Canmore that would never have been approved prior to the COVID-19 pandemic. The COVID-19 crisis is transient but changing our neighbourhood with this awful development will be permanent. *Website comment.*

23. The site is too congested and too many units. Its going to be noisy. *Website comment.*

24. Good on the Board! I hope they use this opportunity to build sustainably and aren't allowed to increase the allowable roof height, as this is a slippery slope.

Facebook post.

25. 100% the developers are taking a cut. *Facebook post.*

26. This is an excellent idea to generate funds through the sale/lease of surplus lands to support the financial needs of the CRPS. *Website comment.*

27. As a neighbouring resident, I would want to ensure that there is sufficient parking for all residents and some visitors within the project. *Website comment.*

28. This is how its done. *Facebook post.*

29. Will you have any hurdles to jump through from a public opinion point of view for this project? We are very excited! *Community member.*

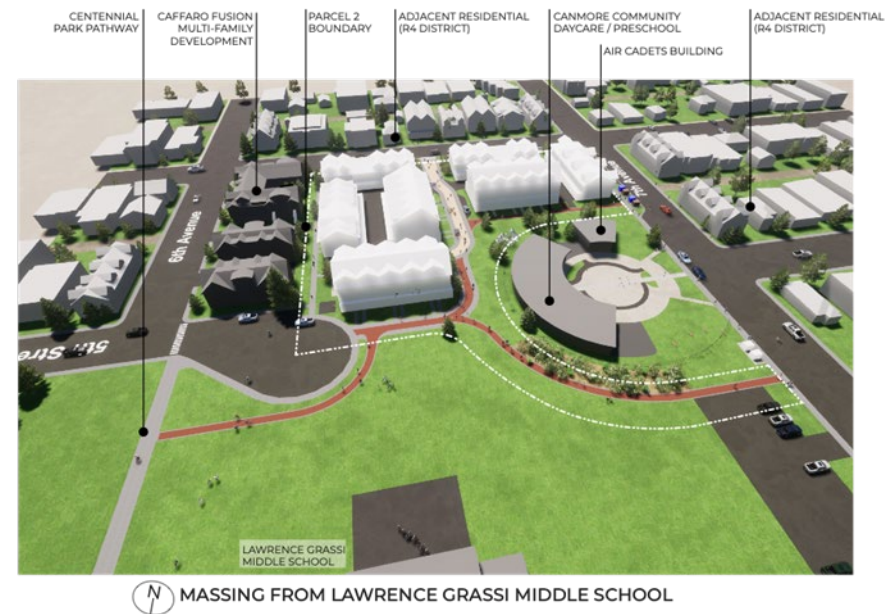
30. If they put housing there, it will curtail space used for the field events (i.e.) caber toss for the Canmore Highland Games! *Facebook post.*

31. I don't have a problem with the range of unit sizes...there should be a diverse range...only the total density is a concern. *Website comment.*

32. Public education should be funded through general taxes. Schools should not be funded through general taxes. Schools should not sell/lease assets to fund education. Education shall be equal for all Alberta schools. Other schools that haven't been gifted similar

real estate will be at a disadvantage if this project is allowed to proceed. *Website comment.*

33. At least in this case the money stays in the valley and is put to good use. Not just lining some already rich developers' pockets. *Facebook post.*



34. This is a great idea. Innovative thinking and planning to provide some freedom from fluctuating provincial funding. *Facebook comment.*

35. Parking is already overloaded. We need more parking. *Website comment.*

36. I wanted to spend some time sending some "positiveness" your way! This is a quick message to say

that I love the actions of CRPS about moving forward with building real estate on the school grounds. CRPS is taking advantage of the power of real estate, this is great for our future. *Website comment.*

37. What a great out of the box way to fund education. Well done. *Facebook post.*

Section C: Frequently Asked Questions

The following questions were asked at the Townhall or through the website.

Height, Unit Numbers and Surrounding Context

1. What are the proposed heights of the buildings? How many storeys?

The buildings within the proposed residential development will be between 2.5 and 3.5 storeys depending on the location on the site. Those residential buildings on the outside of the development will be 2.5 storeys, consistent with existing residential units surrounding the site. Those buildings within the residential development are proposed to be 3.5 storeys to allow for flexibility in unit size and form – townhomes and smaller apartment units.

2. What is the proposed elevation of the proposed buildings next to Elk Run? Same height or higher?

The proposed elevations of the buildings next to Elk Run are the same height. We are mindful of the impact of our development and have also added a 6-metre buffer between the existing and proposed residential units. This buffer is 4 times more than required under a regular R4 setback.

3. The two Elk Run complexes have a total of 20 units and represent approximately 1/3 the size of your whole complex, which is to have up to 100 units. Please explain the difference. Is it the same density?

The Elk Run development has a medium density R4 land use. We are basing our Direct Control Bylaw on medium density R4 land use consistent with the current zoning for Elk Run. Our proposed development is 89 units per hectare which is less than the density stated in an R4 land use at 98 units per hectare. What is different is in how we are scaling the development. We are asking for additional heights internal to the site to be able to mass our units differently and create innovation in how the units are built.

4. Lastly, how many units are going to be kept for teachers and other staff members? What is the % of units for staff and families?

We are still working out the mix of affordable and market units. This will be determined after the total number of units are confirmed. CRPS is committed to including affordable housing for staff and their families within the residential development. We need to ensure that the market housing can pay for the affordable units with a reasonable return to CRPS to create a sustaining Legacy Fund. A viable, resilient school board will ultimately benefit the community.

5. Would Affordable Housing also apply to the daycare staff?

Priority for affordable housing units will be given to CRPS staff and their families. There may be opportunities for other groups should these units not be required. This will be investigated.

6. How many units can we expect?

CRPS is applying for up to 100 units. We may not build all the units but would like to have the flexibility to be innovative at the time of detailed design.

7. How many people do you expect to live in the community?

The average household data for Canmore from the 2016 Census was 2.4 persons per household. Assuming 100 units are constructed and 100% of the units will be occupied by local residents and their families at this time we estimate the population of the community to be 240 persons.

8. How many of the units will be sold and rented?

At this point in time, we do not know the mix of rental and owned units. This will be completed at the detailed design stage of the project.

9. I don't feel that the proposed development adequately takes into account the lifestyle and asset values of the current Elk Run and Caffero Fusion owners. Is this a forum for discussion on this issue?

CRPS would like surrounding neighbours to consider the broader community benefits of this development – a diversity of housing and a long-term fund to support the viability and resilience of the school division. We have tried to consider the impact of our residential development on the surrounding neighbours. We have planned for a 6-metre buffer to create more distance from the existing and proposed residential buildings creating more green space than would normally be required under the current R4

Bylaw. The buildings along 4th Street and 7th Avenue and the Elk Run development are the same height as the existing residential development in the neighbourhood. We have also aligned the laneways within our development with the current residential development to maintain continuity and termination points.

10. Is the proposed redevelopment consistent with the neighbourhood?

Yes. The site is located within a neighbourhood where the urban pattern is a laned grid system with built forms that include single family homes, multi-unit residential, parks and open space, civic and institutional uses. The site is ideally situated within walking and cycling proximity to commercial, civic and amenities in the heart of Canmore. The site is located one and a half blocks south of the retail and restaurant amenities located along Canmore's commercial main street (8th Street) and directly adjacent to the Town's central open space, Centennial Park. It should also be noted that the school site has been identified throughout statutory and non-statutory plans as a site for civic and community uses with the potential for residential development.

Parking

11. Parking is always a problem with these kinds of projects, what if anything will you do to take care of this problem? How many parking stalls per unit? Where is the visitor parking located?

The proposed residential development is guided by the current policy approved for the town of Canmore. We have been thoughtful in our parking plan to ensure that all parking for the proposed residential development is captured within the site. Each unit will have either a garage parking stall or covered parking to service their unit. Visitor parking is provided within the covered parking and laybys throughout the site. All the parking requirements for the residential development including visitor parking have been incorporated on site.

12. How many units have garages?

This will be determined at the time of detailed design. All townhome units will have garages.

Traffic Congestion

13. You are putting a lot more traffic on 7th Avenue and 4th Street. Do you think both through roads can handle the extra traffic? Will only one entry and exit create congestion on 4th Street? The width of the single entry/exit road is much narrower than 4th Street and 6th Avenue – will it be a pinch point?

Based on input to date from our consultant engineering team and the Transportation Department of the town of Canmore, the proposed 7th Avenue and 4th Street will be able to handle the additional traffic volume. The width of the single entry / exit point to the site has been designed according to the City of Calgary standard for developments of this type.

14. This development could add 100 plus vehicles entering/exiting from the one access off 4th Street?

Correct. However, given the central location of the project within the Town our proposed plan puts a high degree of emphasis and accessibility to alternative modes of transportation, primarily pedestrian and bicycle modes. The higher the percentage of mode share that can be achieved on the site, the lower the peak vehicle loading will be on 4th Street.

15. How will the roadways be completed to manage and keep it safe for walking and cycling for local residents and students?

The internal traffic network will consist of an entry “mews” that will service a network of internal lanes that interface with the rear of the adjacent homes. The proposed speed limit of the development will be 15km/hr and the “mews” road will be a ‘shared’ street where pedestrians and cyclists have priority over drivers. In addition, the “mews” road will make use of traffic calming devices to ensure local traffic speeds remain low. Studies have shown that the use of shared streets reduces the frequency of car to pedestrian, and car to bicycle incidents.

16. Is the intent that this housing is restricted to full-time Canmore residents? How will you prevent it from becoming tourist-homes or just weekend-use?

It is our hope that families living and working in Canmore will be able to afford to live in our residential development. The more families that live in our community, the greater number of students attending our schools. We cannot control the market and will do what we can to ensure a diversity of housing options at a variety of price points that will meet the needs of many. We will also have affordable units for staff and families of CRPS which will provide

affordable options and ensure that we can retain and attract quality staff.

School Use

17. Okay, I get it – lots of pressures from developers to build – but once you have built on school land, its obviously no available for either green-space or for the school’s use. Is that truly what is best for the schools or its programs?

CRPS has been considering this residential development for over four years and is responding to the need for a more diverse housing stock within Canmore and for a more sustainable school division. We have balanced several factors including the growth of our school division within the town of Canmore and the need for additional school sites with the need for stable, long-term funding to support educational programs and housing for staff and their families.

We are currently in discussions with several other developers for new school sites in new communities. The LGMS site is already a multiuse site. CRPS provided a portion of our land on long term lease to the daycare. And we have an additional multipurpose facility serving the Air Cadets. CRPS has an agreement with the town of Canmore for the use of Centennial Park just east of the school site so

additional field space is not required.

18. Who Owns the current site?

The Lawrence Grassi School site is in the Town of Canmore, Alberta. The entire site is owned by CRPS. The entire site is approximately 3.59 hectares (8.8 acres).

19. This land was gifted to the CRPS for educational purposes. Is it consistent with the conditions that was gifted under?

The land was gifted for school board purposed. Proceeds will benefit existing and future students through the support of existing and new educational programming, it will provide sustaining funds for CRPS to counter the swings of educational funding experienced by a small school board, and it will benefit the broader community through the addition of a diversity of housing. Over the years, multiple ministers of provincial governments have agreed that our proposed residential development is an appropriate use for this land.

20. Has the Town addressed the need for new educational space with the Board? Can a potential agreement between the Board be established to ensure the need for housing for educational staff as expressed by CRPS and the need for a new school

building within the next few years in Canmore be evaluated? Can the land be bought for such purposes?

CRPS is working with other developers within Canmore to secure new school sites as per its growth plan. Land is usually held aside for school purposes when new communities are developed. Affordable Housing for staff is only one reason to redevelop the current site, a Legacy Fund is important as well for all the reasons mentioned in the answer to question 19. It is important to note that the land is not contiguous with the LGMS school site. The current school can increase in capacity if required in the distant future.

Legacy for the Future

21. You are hoping to make a certain amount of \$\$ every year on the rentals and the selling of the units. Do you have a yearly amount that you need or are thinking about? Do you have a business case and if so, please provide it?

We are not able to share this information as the final unit count and costs have yet to be confirmed. This will be completed after approvals when the extent of the residential development is confirmed.

22. Is there capacity to discuss one of the buildings being used for community space for educational purposes?

The current school provides for some community use specifically for educational purposes and both the daycare and air cadet facility provide a community benefit. Taking one of the buildings out of the total would jeopardize our ability to provide a sustaining fund for the future. There may be other opportunities to explore this idea on the northern portions of the site closer to the LGMS, but it is already a multiuse, community site.

Public Realm: Parks, Community Gardens and Pathway System

23. Does the pathway to the west of the roundhouse cut into the daycares current parking lot?

Minor adjustments to the plan will need to be made when the detailed design is completed. The current parking lot will be maintained.

24. Will the community gardens remain at the same scale?

Yes. The community gardens will remain as they are now. CRPS realizes how important these gardens are to the community and the value they bring to the site.

25. Has there been any environmental impact assessment done or will it be? There is significant wildlife in this park at all times of the year... will this be considered?

This site is not in a wildlife corridor or a habitat patch. CRPS believes that developing this land will help solve the Elk safety issues that currently persist. We will comply with the Town's direction on required impact assessments.



26. Due to the density close to a daycare/preschool has security been considered?

Yes. The residential buildings were moved as far south as possible to create a landscape buffer between the proposed residential development and the daycare site. Further analysis will be completed during detailed design.

27. How large is the area that comprises pathways, open/green space?

The residential development proposes approximately 51,000 square feet of landscaped area which includes pathways, front yard setback areas, the 6-metre setback and walkway along Elk Run and landscape bulbs adjacent to buildings. Some of the open space will accommodate active and passive recreation amenities and a playground. The open space adjacent to the Lawrence Grassi Middle School will also remain, including the open space and connection to the adjacent Centennial Park. Only a few blocks to the west are a series of parks and open space along the Bow River, including linear pathway connection to the Town's extensive network and the adjoining provincial park system.

28. The area is already under great pressure. How will you improve the existing streets to make them safer for pedestrian and improve parking?

The existing carriageway of both 4th Avenue and 7th Street are wider than required for the type of street function they

perform. Because of this, off-site improvements have been proposed along both 4th Street and 7th Avenue adjacent to the site including sidewalks. The introduction of layby parking and traffic calming bulbs will aid in reducing traffic speeds and eliminate 90-degree parking which will eliminate the risks created by vehicles backing out on to 4th Street. It should be emphasised that these improvements will only be made adjacent to the site and will not be made to, or impact adjacent properties and their parking arrangements.

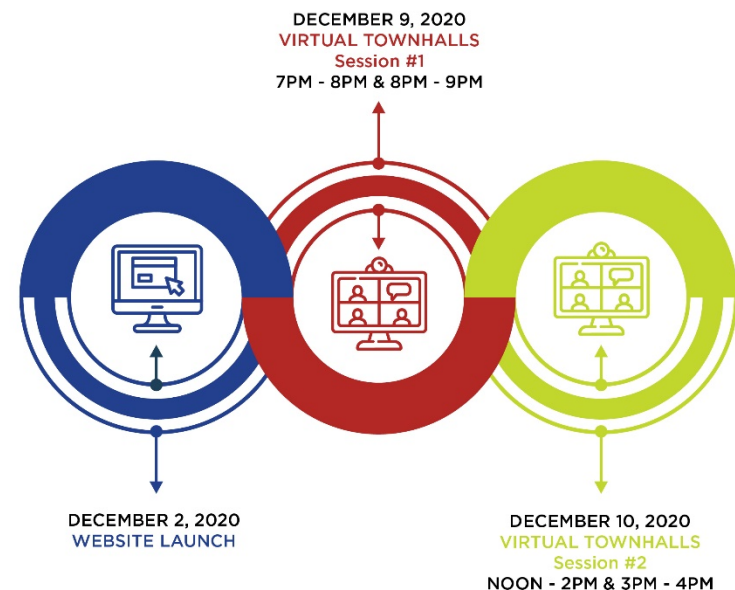
Consultation Process

29. Consultation for a project of this magnitude should be conducted in person. Please postpone until all voices can be heard through a proper in person consultation when COVID regulation allows.

Thank you for your comment. We have been working on this project now for over four years to ensure the right balance for our students, the school board, and the community. We did wait over eight months to launch our project out of respect for COVID-19 in our communities. None of us know when this pandemic will end or when our lives will return to normal. All business cannot stop because of COVID. The Town has successfully used online

tools for Council public hearings. Given their experience, we decided to launch our project and utilize online tools to engage the community.

We hosted four virtual open houses that overall were well attended and receive both positive and negative feedback. Members of the public will have two potential opportunities to provide comment directly to Council members – the first as part of the ARP Bylaw public process and the second as part of a Land Use Amendment process.



Website traffic and statistics follow.

