Welcome!



Future Health & Wellness Facility + Boutique Hotel

Information Session

At this session, we invite you to:

- learn about the project and its objectives
- share your ideas to help us understand opportunities, challenges and priorities for the community

The project team will be hosting presentations at 3 p.m. and again at 7 p.m. Please feel free to attend either one.

Team members are available in the room to answer your questions.

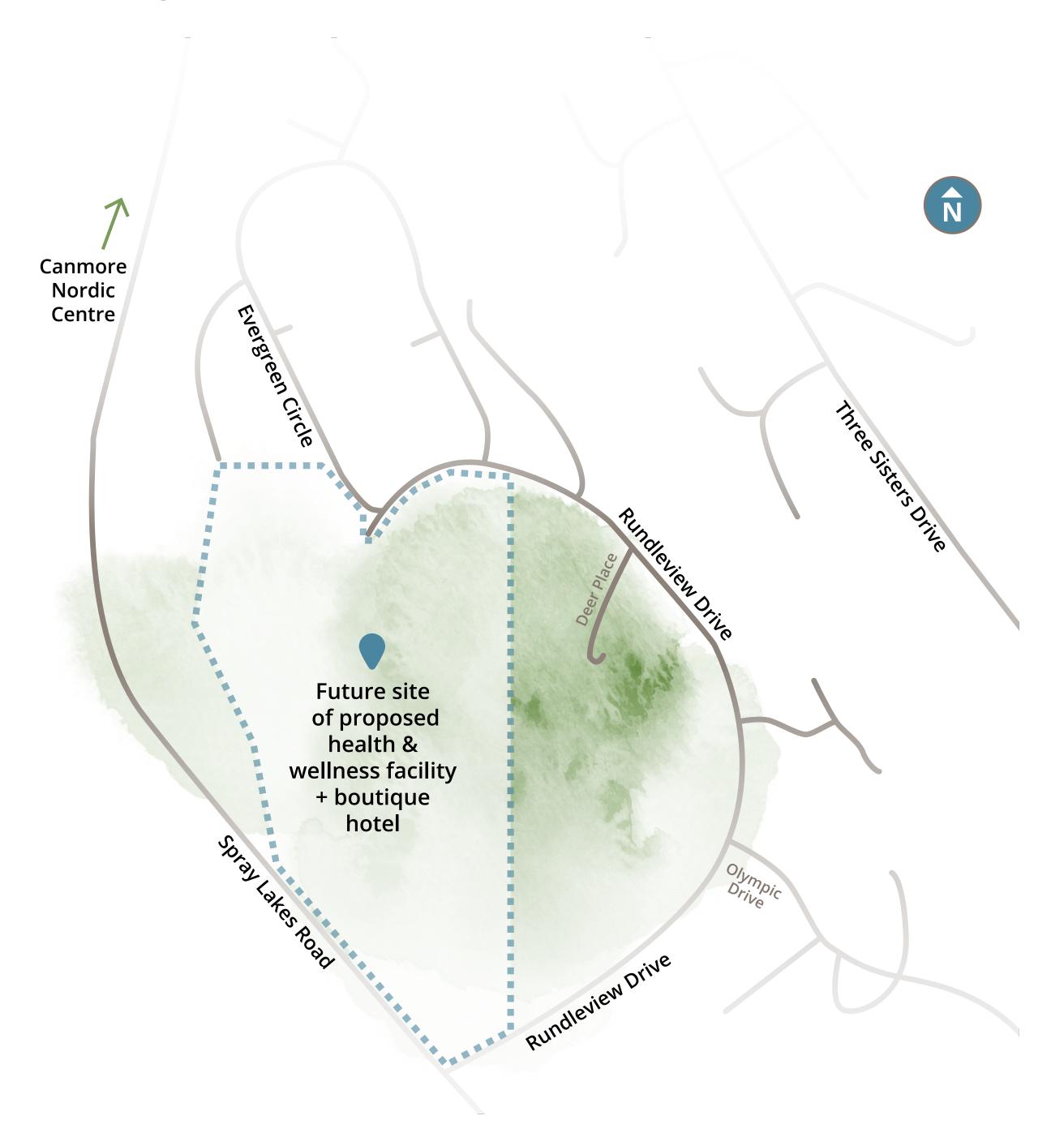
Background

Since 2011, the Province of Alberta has offered various parcels of public land for lease under the Public Lands Administration Regulation (PLAR), governed by Alberta Environment and Parks (AEP).

Approved uses of public lands have historically included recreational use, commercial use, and industrial use.

In 2019, the Government of Alberta notified municipalities about amendments to the PLAR that created a new type of disposition for *Tourism and Commercial Recreation* activity that can occur on public land and established a maximum term length of 60 years.

The proponent for this project applied to lease the land from the Province, and in 2023, the project team was notified they were successful in securing a long-term lease agreement with AEP for the disposition of the lands located within the town of Canmore, shown on this plan.



What are we planning?



Our goal is to create a world-class, health and wellness facility.

The emphasis is on overall wellness with a comprehensive range of offerings, including:

- an integrated medical wellness social lounge sanctuary with therapeutic treatments
- yoga & mindfulness
- fitness & sports recovery
- nutrition & health education
- contrast & thermal therapies

- Indigenous and traditional offerings
- on-site accommodation
- employee housing
- health & wellness, and recreation functions
- a healthy cafe

Nestled in the surrounding forest and landscape, nature will be an integral part of the experience of optimizing health and vitality.

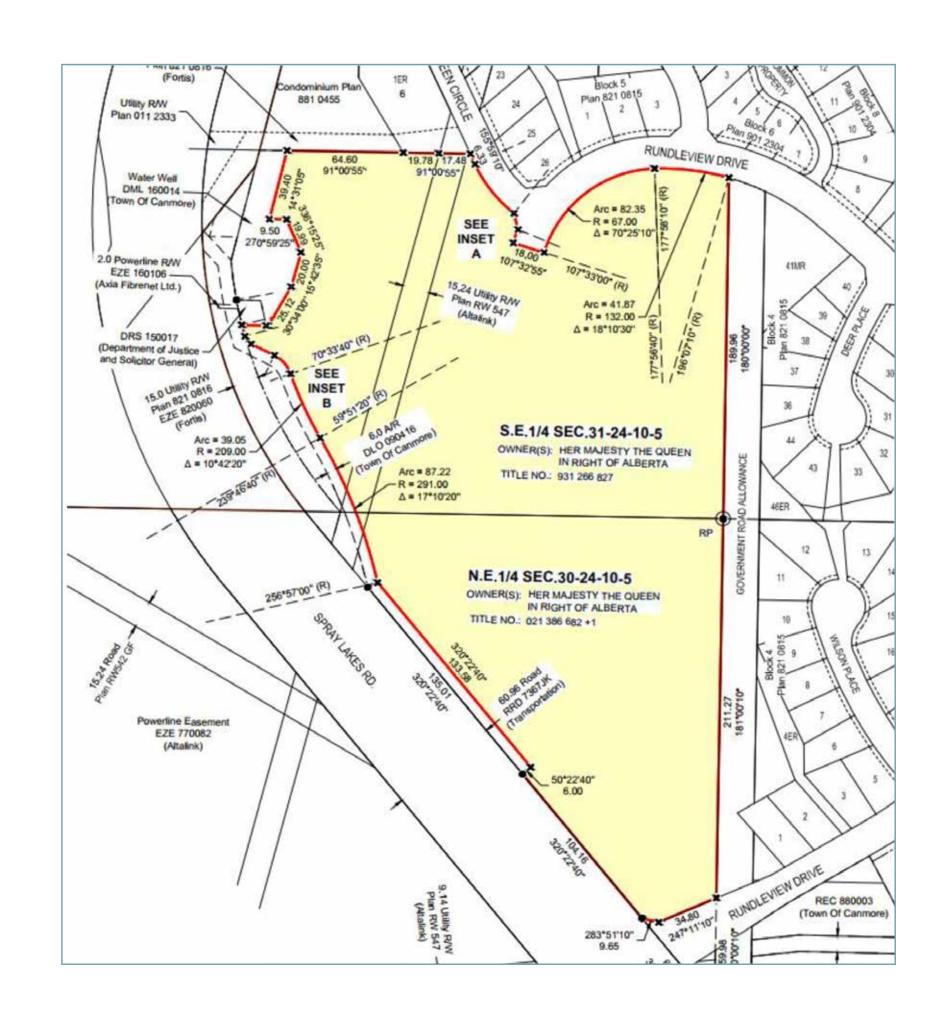
Community Context

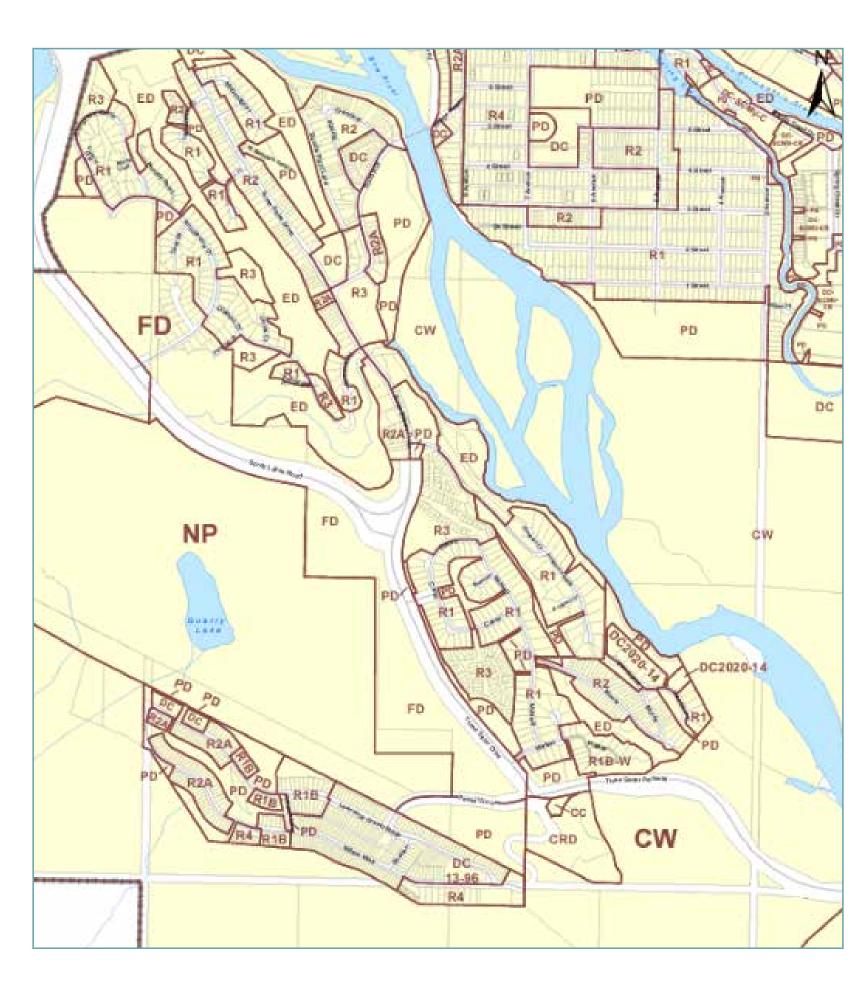
The leased site is:

- Ideally located along Highway 742 (Spray Lakes) for easy access to the facility without impacting existing neighbourhood areas or streets
- Close to walking trails, parks and the Canmore Nordic Centre
- A partially disturbed brownfield site as a result of previous mining activity contains a number of natural and topographic features that screen it from existing neighbourhood areas
- Located on a future Roam transit route
- Located near utility service connections

The land is currently designated as *Community Open Space and Recreation*. The existing zoning of the land under the Town of Canmore Land Use Bylaw is FD (Future Development) District, which allows for future urban uses including subdivision and development.

In order to develop this property, the project team will be making an application to the Town of Canmore to amend the Town of Canmore Municipal Development Plan (MDP) and Land Use Bylaw (LUB) to create a Direct Control District to allow for the development of a health and wellness facility + boutique hotel.





Process and Outcomes

The application to amend the MDP and create a new Direct Control Land Use District will be developed over three phases:

PHASE 1. Current phase.

The purpose at this stage is to conduct research and meet with community residents and stakeholders to understand opportunities, challenges and priorities. We will also prepare technical studies, mapping, and technical models.

PHASE 2.

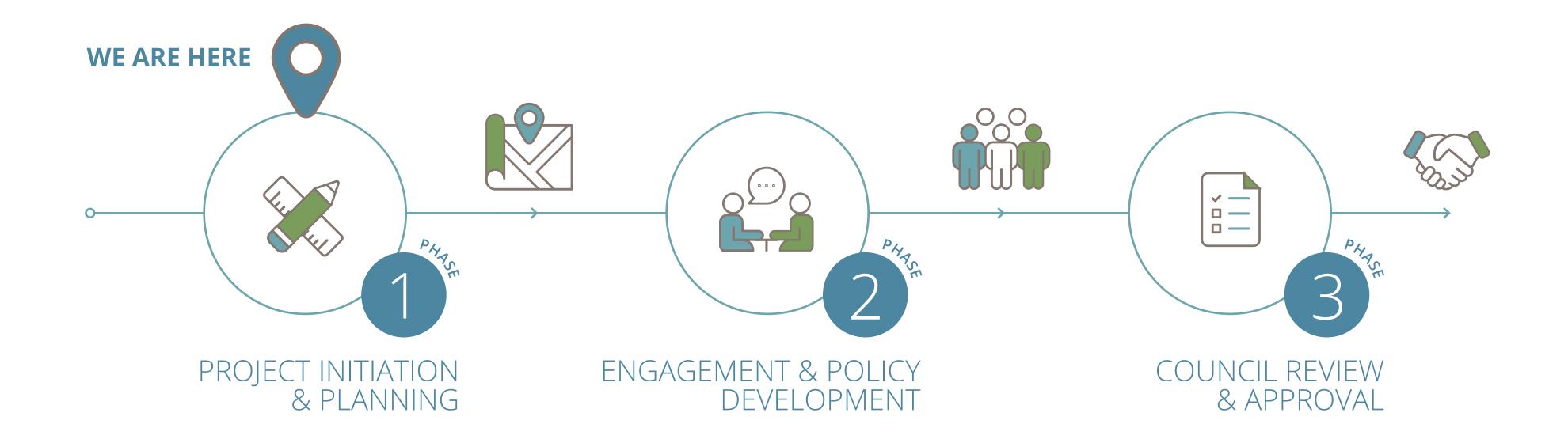
Includes developing options that address the issues or concerns we heard in Phase 1. We will engage the community and stakeholders in evaluating the options.

PHASE 3.

Includes drafting an amended policy for Council approval based on public feedback on the options from Phase 2.

The outcomes of this initial stage of the project include:

- An application to the Town of Canmore to amend the MDP and create a new Direct Control Land Use District to allow the project proponents to proceed with development.
- Preparation of detailed concept plans for individual development phases.

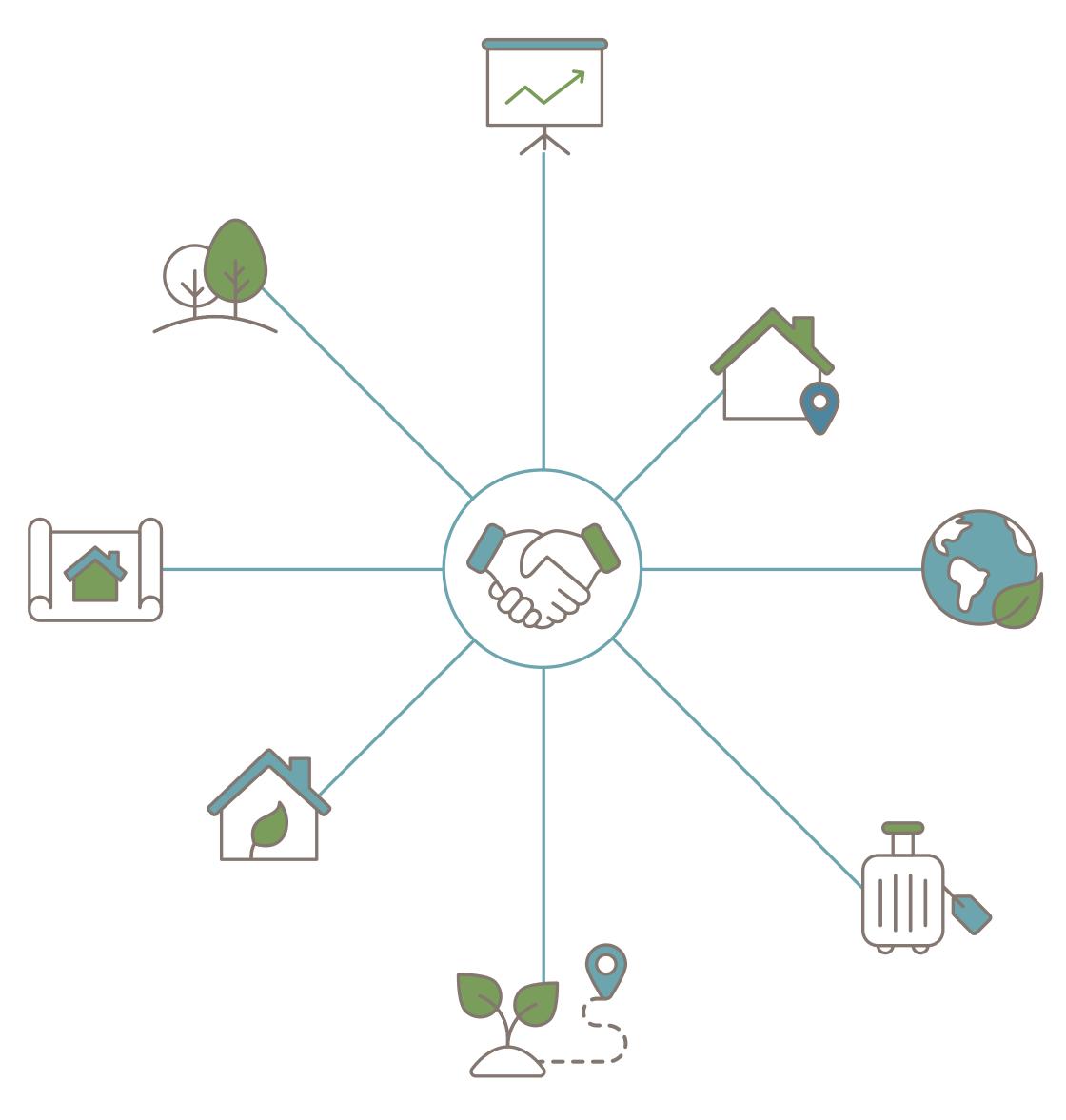


Guiding Policies/Principles

Council, resident, and stakeholder input will be used to help inform the proposed amendment to the MDP and new Direct Control Land Use District development regulations.

The following principles are important to us as we embark on this process:

- Responsible growth and development
- Acknowledging neighbourhood context
- Environmental stewardship and protection
- Tourism development and economic prosperity
- Interconnected trails, green spaces, and public open spaces
- A balance between the built and natural environment
- Fiscally sustainable development
- Sustainability and green design
- Partnerships and collaboration



The Technical Component

In addition to collecting input from the community and other stakeholders, the Town of Canmore has confirmed that the following informing documents will need to be completed before we can begin envisioning a concept for the redevelopment of the site:

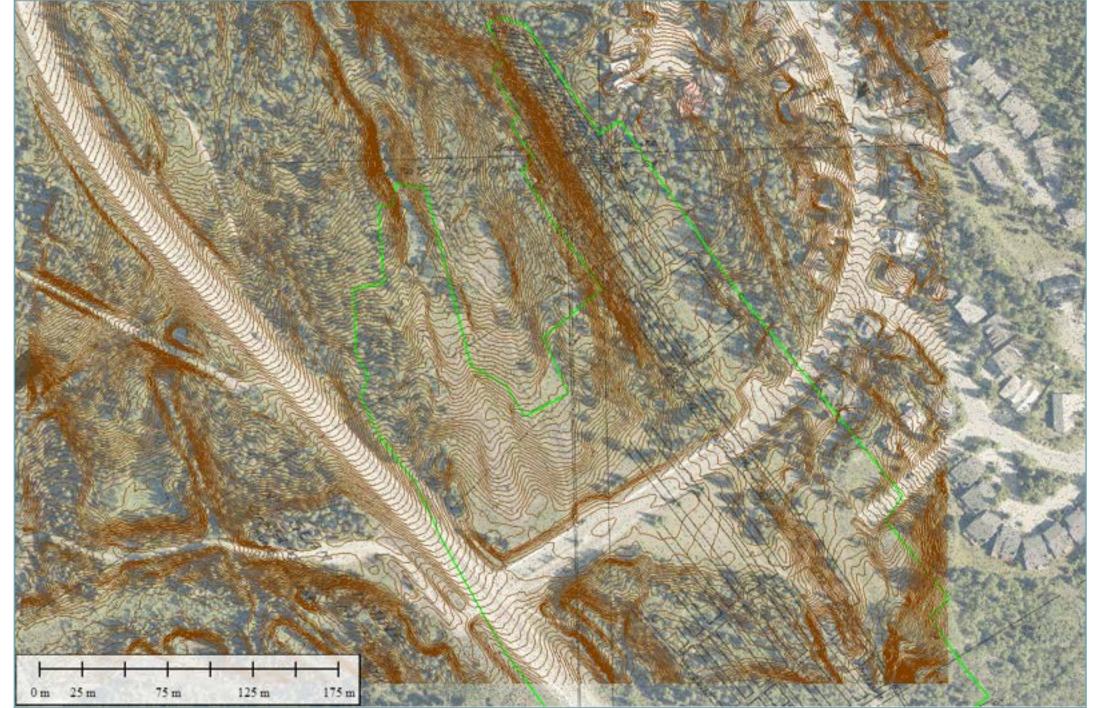
1. Planning Justification Report	10. Stormwater Management Plan	
2. Geotechnical Report	11. Fiscal Impact Analysis	
3. Phase 1 Environmental Site Assessment	12. Socio-Economic Impact Assessment	
4. Biophysical Overview	13. Commercial/Market Needs Assessment	
5. Undermining Assessment	14. Wildfire Mitigation Strategy	
6. Traditional Knowledge and Land Use Assessment	15. Renewable/Low Carbon Feasibility Study	
7. Historic Resources Overview	16. Sustainability Scorecard	
8. Transportation Impact Assessment	17. Environmental Impact Statement	
9. Water and Sanitary Servicing Study		

Undermining Assessment

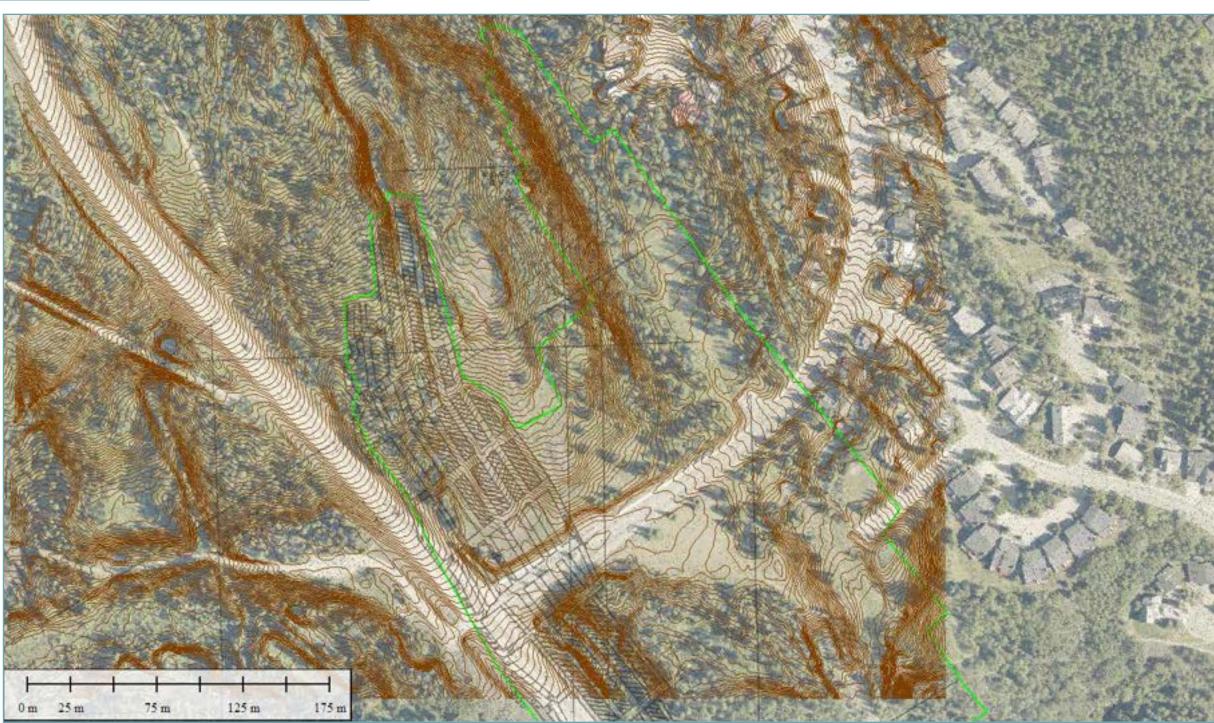
An undermining assessment will be conducted in accordance with the Canmore Undermining Review Regulation (Alberta Regulation 34/2020).

Since 1997, the Alberta Government has required that professional engineering standards be used to both do the detailed assessment and mitigation work on undermined lands, if required, and to provide a third-party review by an independent qualified professional engineer. Our understanding is that there are several mitigation techniques that can be applied to undermined land.

Raymond Haimila provided the team additional information about undermining lands in Canmore.



No. 2 Seam



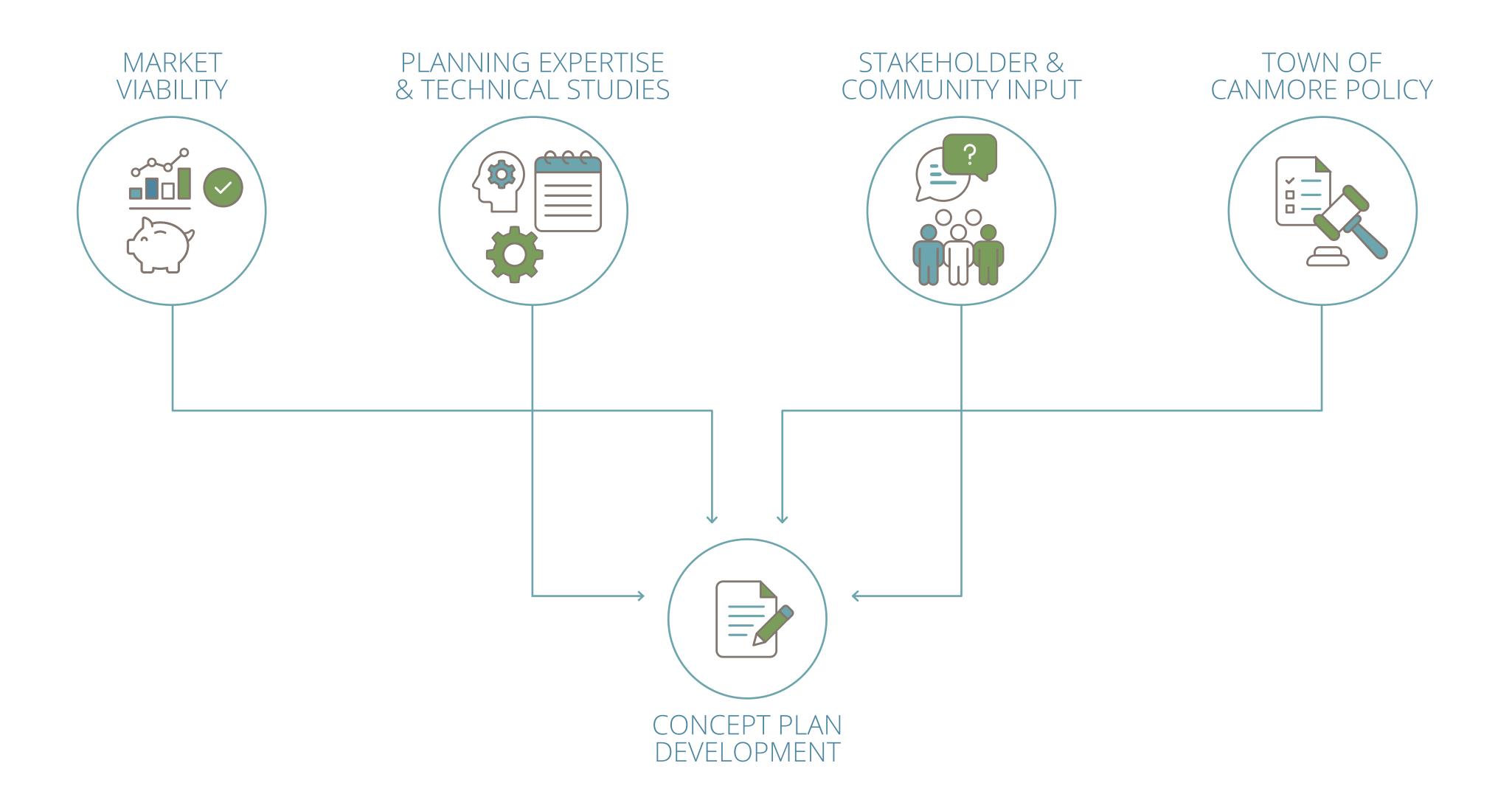
No. 4 Seam

Who We Are Engaging

- Residents
- Canmore residents and business owners
- Provincial government departments
- Town of Canmore
- Local First Nations communities
- Environmental groups
- Tourism groups
- Community organizations focused on Canmore's priorities, such as housing

How your input will be used

The project team will take the stakeholder feedback collected throughout this process, along with technical analysis and relevant Town of Canmore policies, to make an application to amend the MDP and create a new Direct Control Land Use District in a way that addresses the opportunities and concerns identified by the community.

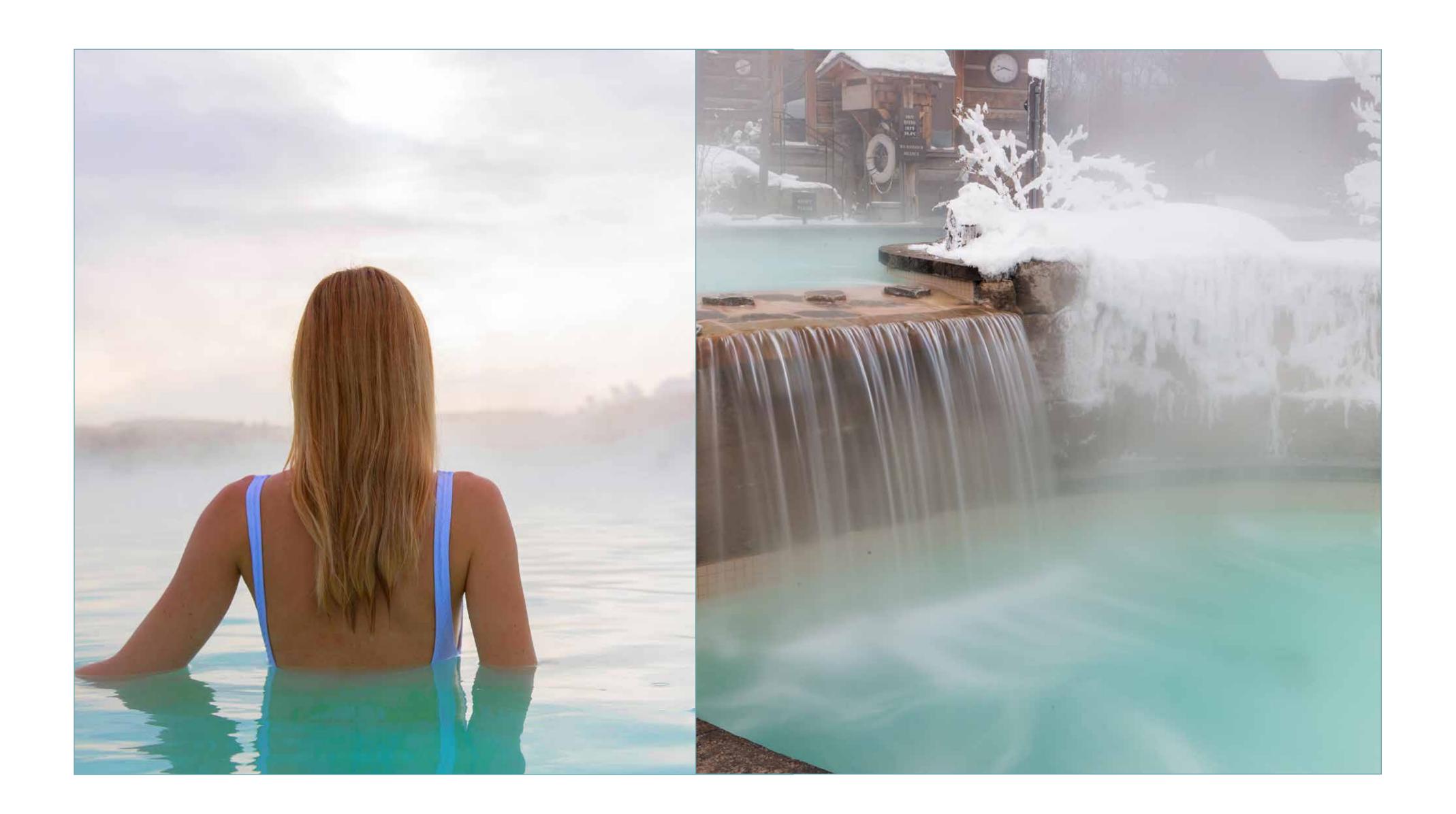


We are looking for your input

As a first step in this process, we would like to understand what you think about the proposed development. Use the Post-it Notes provided to share your feedback or complete a Comment Form.

What elements are you excited about?	What elements concern you?	Are there other opportunities we haven't identified here?	What do you want the team to consider as we start thinking about what this facility might look like and how it will be situated on the site?

Thank you



Next Steps

- We will connect with other stakeholder for their feedback and complete our technical studies
- All the feedback collected in Phase 1 will be summarized into a *What We Heard Report*
- Feedback will inform next steps and discussions with the Town of Canmore



Please complete a Comment Form and let us know what you think about the project. If you need additional time, please email your Comment Forms to wellnessfacility@gmail.com by May 31.

Thank you for attending.
We look forward to seeing you next time!