



FOR SALE or LEASE:

180 Kananaskis Way, units 1, 2 & 3

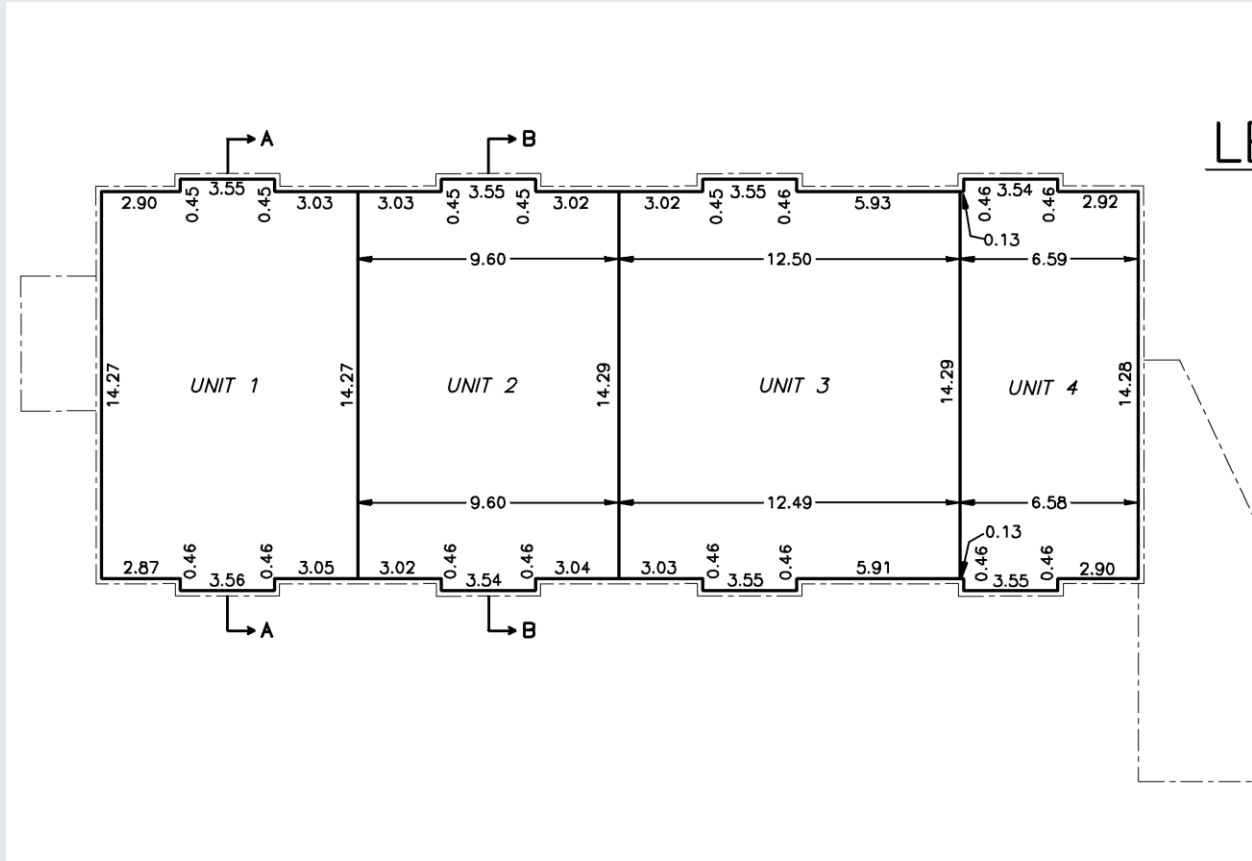


Asking \$1,369,900.00 or may consider lease

- **Three single-level, commercial condominium units facing Kananaskis Way**
- **Presently used as a fitness facility with ample common shared parking**
- **Condo plan indicates unit sizes as; 1506.95 sf, 1506.95 sf and 1959.0 square feet for a total area of approximately 4973 sf**
- **Zoned Employee Housing (EH) for employee housing, Daycare Facilities and Auxiliary Commercial Uses**
- **Condo fees per unit per month; \$272.76, \$272.76 and \$349.90**
- **Property taxes per unit 2018: \$4428.00, \$4428.00 and \$5280.00**

**Commercial Real Estate Services, Shawn Biggings, broker
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Condo Plan excerpt:



Excerpt from Town of Canmore Land Use Bylaw Section 2:

2.20 EHD Employee Housing District

2.20.1 Purpose

To provide residential accommodation for employees in freestanding buildings.

2.20.2 Permitted Uses

Employee Housing

Home Occupations – Class 1

2.20.3 Discretionary Uses

Accessory Developments [2014-04]

Auxiliary Commercial Uses

Day Care Facilities Signs

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2.20.4 Regulations

2.20.4.1 The minimum front yard depth shall be 4.5m.

2.20.4.2 The minimum side yard depth shall be 3.0m.

2.20.4.3 The minimum rear yard depth shall be 6.0m.

2.20.4.4 The minimum setback for any yard adjacent to the Trans- Canada Highway shall be 15.0m.

2.20.4.5 The maximum building height shall be 16.0m with a maximum eave-line of 9.0m.

2.20.4.6 A minimum of 20% of the site area shall be landscaped.

2.20.4.7 The maximum density shall be 148 units per hectare.

2.20.4.8 The minimum density shall be 35 units per hectare.

2.20.4.9 The maximum unit size shall be as follows:

Bachelor - 35.0m²

One bedroom- 47.0m²

Two bedroom - 65.0m²

Three bedroom - 83.0m²

NOTE: The setbacks and other regulations described in this district are minimum requirements.

Depending on the location of a proposed development (e.g. a corner lot, a site adjacent to a waterbody or a location within the Wellhead Protection Area) other regulations in the Land Use Bylaw – for example Section 4.1, Setback Regulations -may increase or otherwise vary these requirements.

2.20.5 Additional Requirements

2.20.5.1 All developments shall conform to Section 4, General Regulations.

2.20.5.2 The maximum number of employees per bedroom in all forms of employee housing shall be two.

2.20.5.3 Where the Development Authority is satisfied that the architectural integrity of a building would be enhanced, variances may be granted to allow 20% of the building to exceed the maximum height by up to 20%. No height variances shall be granted beyond the 20% relaxation.

2.20.5.4 All developments within the district are subject to Section 9, Community Architectural and Urban Design Standards. At the discretion of the Development Authority, these requirements may be relaxed in low-visibility areas.

2.20.5.5 Employee housing shall be owned and operated in a manner to ensure the housing is maintained for 'employees' as defined in Section 16, Definitions and/or for "eligible employees" as described in Subsection 2.20.6, below. The Development Authority may require, among other things, periodic declaration of solemn oaths confirming the occupancy of employee housing by "employees" or "eligible employees", and restrictive covenants or other encumbrances on title as part of any approval for employee housing.

2.20.5.6 Auxiliary Commercial Uses serving an employee housing complex and immediate neighbourhood may include, among other potential uses, such commercial facilities as convenience stores, eating establishments, athletic and recreation facilities, and laundromats, which are intended and designed to service primarily residents of the employee housing development. Maximum gross floor area shall be 150m² per retail establishment.

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2.20.5.7 The maximum floor area for all uses other than employee housing shall be 20% of the gross floor area of a development.

2.20.5.8 Indoor Amenity Space. An employee housing development shall include indoor amenity space for the use and enjoyment of the projected demographic profile of the resident employees to the satisfaction of the Development Authority.

2.20.5.9 Active Outdoor Amenity Area. An employee housing development shall include, either on site or in a location satisfactory to the Development Authority, an area for active outdoor activities appropriate for the demographic profile of the anticipated employee residents of the development.

2.20.5.10 Indoor Storage Facilities. An employee housing development shall provide secure indoor storage for each resident within the development to the satisfaction of the Development Authority. The general purpose of such storage shall be to provide space for bicycles, seasonal furnishings and other recreational goods.

2.20.5.11 Laundry Facilities. An employee housing development shall provide for on-site domestic laundry facilities either within dwelling units or in common areas.

2.20.6 Eligible Employees

Candidates for “eligible employees” shall be required to provide the Development Authority with appropriate written evidence of residency and location of employment as proof of their eligibility.

2.20.7 Sustainability Screening Report

A Sustainability Screening Report is required by the Town as part of the Development Permit application process for developments with a GFA of 500m² or more in accordance with Section 1, Administration, and the Town of Canmore Sustainability Screening Process.

Please contact our office for further information

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