

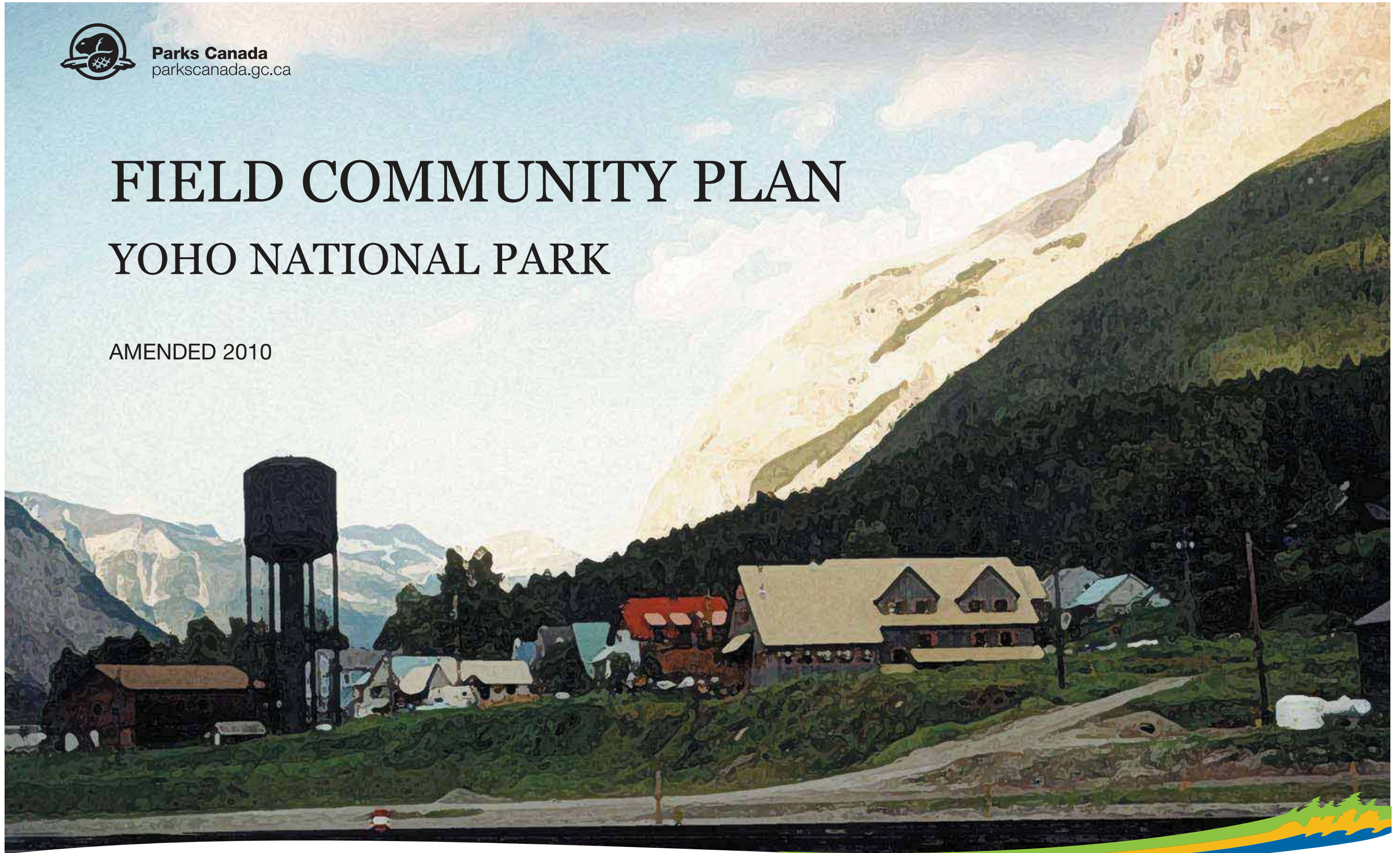


**Parks Canada**  
parksCanada.gc.ca

# FIELD COMMUNITY PLAN

## YOHO NATIONAL PARK

AMENDED 2010



**Parks Canada** **Parcs Canada**

**Canada**



## FOREWORD

Canada's national historic sites, national parks and national marine conservation areas offer Canadians from coast-to-coast-to-coast unique opportunities to experience and understand our wonderful country. They are places of learning, recreation and inspiration where Canadians can connect with our past and appreciate the natural, cultural and social forces that shaped Canada.

From our smallest national park to our most visited national historic site to our largest national marine conservation area, each of these places offers Canadians and visitors several experiential opportunities to enjoy Canada's historic and natural heritage. These places of beauty, wonder and learning are valued by Canadians - they are part of our past, our present and our future.

Our Government's goal is to ensure that Canadians form a lasting connection to this heritage and that our protected places are enjoyed in ways that leave them unimpaired for present and future generations.

We see a future in which these special places will further Canadians' appreciation, understanding and enjoyment of Canada, the economic well-being of communities, and the vitality of our society.

Our Government's vision is to build a culture of heritage conservation in Canada by offering Canadians exceptional opportunities to experience our natural and cultural heritage.

These values form the foundation of the amendments to the Field Community Plan, located in Yoho National Park. I offer my appreciation to the many thoughtful Canadians who helped to develop this plan, particularly to our dedicated team from Parks Canada, and to all those local organizations and individuals who have demonstrated their good will, hard work, spirit of co-operation and extraordinary sense of stewardship.

In this same spirit of partnership and responsibility, I am pleased to approve the Field Community Plan, Amended 2010.



Approved by:

A handwritten signature in black ink that reads "Peter Kent". The signature is written in a cursive, flowing style.

Peter Kent  
Minister of the Environment and Minister responsible for Parks Canada

## ACKNOWLEDGEMENTS

The preparation of this plan involved many people. There were many challenging and emotional issues that needed to be addressed. Their input has resulted in a successful and timely product that will guide the management of the village of Field for many years to come. A special note of thanks is extended to those who volunteered their time. The following deserve special mention:

The Field Community Council who spent many countless hours providing input, discussing and communicating issues to community members and reviewing the document as it took shape. At times they were in a very difficult situation. The community of Field is fortunate to have such dedicated people representing them.

Thanks to:  
Murray Allison  
Margie Hope  
Shelly Macklin  
Sid Brook  
Randle Robertson  
Bob Crossman

The consulting firm of OLSON + OLSON were retained to prepare this plan. In doing so they put in many extra hours to consult with community members and seek ways to adapt the concept to meet their needs while ensuring the integrity of the plan. Their efforts have resulted in a quality product of which we are proud.

Thanks to:  
Doug Olson  
Bobbie Olson  
Andrei Nicolai  
Mark Crisp

Behind the scenes there were a number of Parks Canada staff that put their hearts and souls into producing this plan. They went the extra distance when it was really needed.

Thanks to:  
Cathy Jenkins  
Caroline Marion  
Bruce Leeson  
Pat Buchik  
Trent Harder

Thanks also to Colleen McCluskey who edited this document. She helped make the ideas presented here easier to understand.

## INTRODUCTION TO THE AMENDED COMMUNITY PLAN 2010

The current community plan for Field was approved in 1999. This review of the plan is based on a state of the community report, prepared in 2006, which assessed the ecological, cultural, economic, and social health of the community. It was undertaken in collaboration with the Field Community Council, the Canadian Pacific Railway, Field residents, and other interested stakeholders. The plan will be periodically reviewed to ensure that its vision remains sound and that the direction in the plan continues to be relevant to the community of Field.

The following amendments are incorporated into the community plan:

The section "Building on the Past" has been amended to add the Field Cemetery.

The section "Strategies for Achieving the Vision" has been amended to reflect:

- Relocation of some commercial opportunities within the community, and associated changes in zoning, to better reflect the potential for commercial development at certain sites. The relocation and zoning will have no impact on the legislated commercial growth limits for Field - the location of the commercial zone is changing, but not its size. This proposed amendment will require an amendment to Schedule 4 of the Canada National Park Act. Parks Canada will pursue such an amendment but relocation of the commercial zones cannot proceed until this change has been made;
- Release of an additional lot for multi-unit residential development, and rezoning of three single-family lots to duplex development;
- Removal of the reference to the construction of a Burgess Shale Learning Centre on Canadian Pacific Railway (CPR) lands, as well as use of the Railway Station for commercial purposes, at the request of the CPR;
- Construction of additional parking in the downtown core of the community; and
- Changes to the maps on pages 28, 31, 33, 36, 41, 47, 53 and 57 to reflect the changes noted above.

The section "Heritage Tourism and Appropriate Development" has been changed to add Objectives and Key Actions related to improving the quality of the visitor experience in Field, and to fostering an appreciation and understanding on the part of visitors, residents, and staff of the key ecological and cultural values of Yoho National Park.

The section "Priorities for Implementation" was amended to reflect what has taken place since the plan was approved in 1999, and to add new priorities resulting from this plan review.

The section: "Recommended Plant List" was amended to remove plants that are attractive to bears.

References to CPR lands have been modified to reflect the current situation. See pages 7, 11, 12, 19, 57 and 64.

An updated section on cumulative and environmental effects has been added to address the above changes to the plan.

All other sections of the 1999 community plan remain in force.

Parks Canada wishes to thank all those who assisted in ensuring that the plan amendments address emerging issues in the community, and in particular the members of the Field Community Council for the duration of the plan review: Craig Chapman, Kathryn Cameron, Sally Watson, Maggie Fields, Andrew Bartels, and Hal Morrison.

### NOTE:

The Field Community Council (1999) endorsed this plan and would like to thank all of the Parks Canada staff involved in its preparation, particularly Steve Whittingham, for the concern they showed for the future of the village.



CHAIRPERSONS, FIELD COMMUNITY COUNCIL  
MURRAY ALLISON AND MARGIE HOPE

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# CHAPTER 1

## INTRODUCTION

### BACKGROUND

### GEOGRAPHIC LOCATION

### A LOOK AT THE PAST

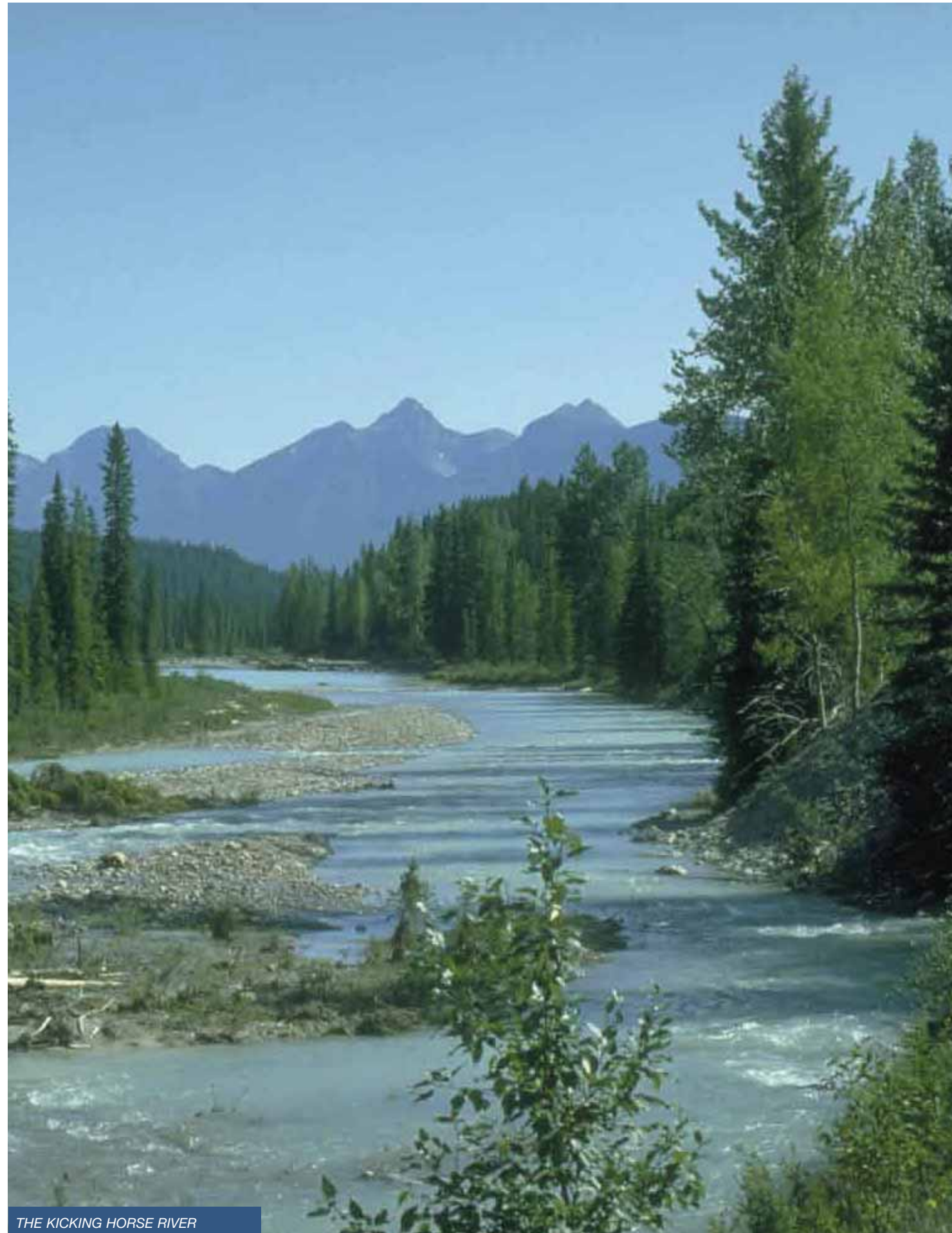
### OBJECTIVES

### SCOPE OF THE PLAN

### PUBLIC CONSULTATION

### HOW TO USE THE PLAN

### LIMITS TO GROWTH



THE KICKING HORSE RIVER

## BACKGROUND

Surrounded by an enormous wealth of natural and cultural resources, the village of Field in Yoho National Park is experiencing increasing pressure for development.

Regional growth, more and more visitors, development just outside park boundaries - these are challenges Field shares with townsites in Alberta's other mountain national parks. Locally, development proposals already under discussion could have a pronounced impact on the community.

To guide Field as it faces these challenges, Parks Canada, in cooperation with the Field Community Council, has prepared this Community Plan. The plan provides clear direction on the amount and nature of future development in the village. It is a framework for development that is based on respect. Respect for the environment, for the park's cultural heritage, for the community, for the people who live here, and for visitors who come to explore and enjoy one of the finest parks in the country.

It is a strategy that allows for some growth and is designed to see that Field is a healthy community. A community that benefits from and contributes to its national park setting. A community where both residents and visitors have the opportunity to work, live, learn, and play in a sustainable environment.

Because of its location in a national park, Field has opportunities that are unique. Along with those opportunities come responsibilities. Chief among these is the responsibility to ensure that future development reflects the village's natural and cultural heritage, as well as the thoughtful use and stewardship of that heritage by its residents. This plan is directed toward that end.

## GEOGRAPHIC LOCATION

Field is situated on an alluvial fan at the base of Mount Stephen in Yoho National Park. Surrounded by high, steep sided peaks, the village is at the confluence of Stephen Creek and the Kicking Horse River, a Canadian Heritage River. The British Columbia/ Alberta border is 15 km to the East; Lake Louise is 26 km to the east; Calgary, the closest major city, is a two hour drive from the park.

The village is bounded on the east by Stephen Creek, on the north by the Trans Canada Highway and on the south by steep forested slopes. The Canadian Pacific Railway yards and a forested area are to the west.

The village covers some 38 hectares, of which almost 28 hectares are developed or heavily disturbed.



## HISTORY

- 1858 Dr. James Hector, a geologist with the Palliser Expedition, is kicked while trying to catch his horse near Wapta Falls. Dr. Hector is “knocked down and rendered senseless” and the Kicking Horse River gets its name.
- 1881 Major A.B. Rogers, of Rogers Pass fame, recommends the Kicking Horse Pass as the shortest, if most difficult, route through the Rocky Mountains for the Canadian Pacific Railway (CPR).
- 1884 The CPR establishes a station and a divisional point on the last suitable building site before the steep climb to the summit of Kicking Horse Pass. The community is named after Cyrus Field, who built the first trans-Atlantic telegraph line.
- 1886 The federal government protects 26 km<sup>2</sup> at the foot of Mount Stephen as a Dominion Park.
- 1904 Surveys for a townsite straddling the Kicking Horse River are completed.
- 1909 Tired of operating nine locomotives to push trains up the Big Hill between Field and Hector, the CPR completes construction of two spiral tunnels. Almost a century after their completion, the Spiral Tunnels remain an impressive feat of railway engineering.
- 1980 In recognition of its international importance, the Burgess Shale fossil site is nominated to UNESCO's list of World Heritage Sites.



FOSSILS FROM THE BURGESS SHALE

## A LOOK AT THE PAST

### First Nations

One of a handful of major passes through the Canadian Rocky Mountains, the Kicking Horse Pass has been an important corridor for both people and wildlife for thousands of years. Kootenai Indians travelled through this area, stopping occasionally to prepare hides and meat. As settlers pushed west into the Stoney's traditional hunting grounds, these First Nations also ventured farther west into the mountains.

### The Canadian Dream

Field owes its origin to the Canadian Pacific Railway. The village was originally a base for railway construction through the Kicking Horse Pass. Steep gradients, dense forest, and remote wilderness made the construction of this section of the CPR the most difficult and dangerous along the whole trans-continental line.

The village later served as a divisional point for railway operations, complete with a roundhouse and extensive railway yards.

As a result of the CPR's promotional efforts, the Canadian Rockies became famous around the world as a tourist destination. Facilities sprang up, including Mount Stephen House, a forerunner of the CPR's grand chateau hotels. Converted to a YMCA in 1918, Mount Stephen House became a focal point of the village - a gathering place for residents and visitors until it was demolished in the 1960's.

### Economic Development

Along with the railway, exploitation of the area's natural resources played an important role in the region's early economy. The discovery of lead, silver and zinc deposits on Mount Stephen by a CPR guide and outfitter in 1884 led to the establishment of the Monarch Mine. The Base Metals Mining Corporation operated the mine, with production reaching its peak during World War II. The Monarch Mine closed in 1952.

Commercial logging in the area began in 1884 in response to the large demand for timber needed to build the railway. Logging continued until 1969.

The economic boom of the 1940's and 1950's attracted many services and businesses. These included three churches, a general merchant, a drug store, a bank, three hotels, six boarding

houses, pool halls, restaurants, a cafe, a movie theatre and a golf course. By the late 1950's most had disappeared.

### The People of Field

Original residents were mostly squatters, CPR employees, and construction camp followers who settled on both sides of the Kicking Horse River. In 1909, an avalanche destroyed many of the buildings on the north side of the river. The surviving buildings were moved to the river's south bank.

At its peak, the village's population numbered 600 people. Most of the early residents worked for the park, the CPR, timber companies and the Monarch Mine. In the 1950's the population began to decline as the Monarch Mine closed and the shift from steam to diesel locomotives meant fewer railway employees. Today 300 people live in Field.

It is expected that demand for services and facilities by a steadily increasing number of visitors to the mountain parks will result in a corresponding increase in the population of Field.



EARLY DAYS IN FIELD

## OBJECTIVES

The objectives of the Field Community Plan are to:

- develop a clear vision of the future of Field that is consistent with: *In Trust for Tomorrow, the Yoho National Park Management Plan, Parks Canada's Guiding Principles and Operational Policies*, the principles outlined in the Minister's response to the *Banff-Bow Valley Study* (October, 1996) and the community planning principles announced by the Minister in June, 1998
- set limits to growth, and parameters for development and use, that ensure the community is ecologically, economically and socially healthy
- provide a tool that helps managers make timely decisions about proposals for development, redevelopment and activities
- provide a strategy that:
  - reflects Field's potential contribution to national park values
  - meets the needs of Canadians, visitors, residents and business people
  - safeguards the ecological and cultural resources for which the Park is recognized internationally as a special place
  - allows both the private and public sectors to contribute to the creation of an attractive and functional community.

### NOTE:

Over time, as businesses, residents and the park improve facilities and services, this document will ensure that those improvements contribute to the vision for the park and the community.



## SCOPE OF THE PLAN

This plan applies to all areas within the current village boundary that have potential for development or are in need of conservation. This includes the north side of the river, the banks of the Kicking Horse River and Stephen Creek, the trailer court and the main village. The plan sets limits to growth and addresses the following:

- the village's contribution to the ecological integrity of the park and to the protection of its cultural resources
- the amount of overnight commercial accommodation and retail permitted
- the scale, character and extent of commercial, residential and institutional development at full plan buildout
- the numbers of residents and overnight visitors permitted in the town
- landscape and streetscape improvements
- infrastructure
- the village boundary.

### NOTE:

The Canadian Pacific Railway (CPR) has played a critical role in the evolution of the village and will continue to be an integral part of its future. CPR land accounts for almost one third of Field's total area. CPR has confirmed that these lands will remain as operating lands for the railway for the foreseeable future. The designation of specific land uses in the plan for CPR lands recognizes that any future such use will be wholly dependent on CPR's future operational requirements for the area.

The vision for Field must include the entire village, including the land occupied by the CPR. The wise use of this land can make a major contribution to the quality of life for residents and to the village's ability to provide essential services for visitors. The vision outlined in this plan proposes various uses for these lands, uses that are in the best interest of the community. Parks Canada and the village will work toward achieving this vision through discussions and negotiations with the CPR.

## PUBLIC CONSULTATION

This plan was prepared in collaboration with the Field Community Council. Councillors provided input throughout the planning process and, on their own initiative, undertook a number of discussions with residents to obtain their views.

The general public were invited to participate in an open house that was advertised throughout the region. More than 80 people attended this session; many provided written comments. Parks Canada also consulted with interested stakeholders and held several information sessions.

While there was general support for the vision, principles and many of the concepts, opinions on the proposals for the trailer court area varied dramatically. Many residents disagreed with this section of the plan.

Parks Canada recognizes the importance of involving the community and the public in its decision-making process. Parks Canada also recognizes its fundamental responsibility for the long-term health of the environment and for the protection of the park's cultural resources. This responsibility, current scientific information and government policy have guided Parks Canada as it reviewed all the information it received and as it used that information to help shape the *Field Community Plan*.

## HOW TO USE THE PLAN

This plan is a management tool for Parks Canada, the Field Community Council and people submitting development proposals for approval. The plans, renderings and diagrams in this document reflect the appropriate characteristics, look and feel that the park and the community are trying to achieve. While there is some flexibility, proposals that vary too much from the intent of the drawings in this plan will not be approved. ***The principles and parameters outlined in this document apply to all proposals for development.***

Readers should first review the general intent of the plan and the concept for the entire village described in Chapter 4. They should then refer to the more detailed recommendations for individual streets and blocks in Chapter 5. The ***Land Use Directive*** contains specific requirements for individual sites and buildings.

The ***Field Community Plan*** does not stand on its own. Anyone who puts forward a development proposal must ensure that their submission complies with the intent and requirements of the Yoho Park Management Plan and all other appropriate guidelines, directives and statutory requirements.

## LIMITS TO GROWTH

National parks play a central role in the regional tourism industry. The number of visitors to the four mountain parks, already in the millions, is expected to increase steadily in the foreseeable future. This will create demand for more visitor services and facilities. It will also create demand for accommodation for the people employed to provide essential visitor services.

The federal government supports the role of national parks in tourism through the Canadian Tourism Commission. Parks Canada has also made a commitment to the people of Canada to give priority to the protection of the park's ecological integrity and cultural resources. There is support for modest growth in Field but there must be clearly defined limits to that growth.

This plan sets out specific limits on residential housing, visitor accommodation, and commercial development. It includes provisions to make sure growth is compatible with the ecological, social, and fiscal needs of both the village and the park. The growth that takes place in Field will be considered essential to the well-being of the park, the village and its visitors.

The limits to growth included in this plan are fixed and may not be exceeded. They are based on the design parameters described in Chapter 4.



A GUIDED HIKE IN YOHO NATIONAL PARK

# CHAPTER 2

## CURRENT SITUATION

ECOLOGY

COMMUNITY CHARACTER

BUILDING ON THE PAST

SOCIO-ECONOMIC  
SITUATION

UTILITIES

TRAFFIC AND PARKING

DEVELOPMENT  
OUTSIDE FIELD



THE VISITOR INFORMATION CENTRE

# ECOLOGY

“Protecting ecological integrity and ensuring commemorative integrity take precedence in acquiring, managing, and administrating heritage places and programs. In every application of policy, this guiding principle is paramount.”

*Parks Canada: Guiding Principles and Operational Policies (1994)*

In planning for the future of Field, Parks Canada must live up to this commitment to the people of Canada. The main areas of ecological concern in Field include:

- the restricted ability of wildlife to move between areas of suitable habitat
- the fragmentation of wildlife habitat
- conflict between people and wildlife
- wildlife that are used to being near humans
- soil stability
- avalanches
- flooding
- air quality
- contaminated sites
- wildfires
- quality of the environment along streams and rivers
- the spread of non-native plant species.



THE KICKING HORSE RIVER VALLEY

# WILDLIFE

## Wildlife Movement

The ability of wildlife to move around and through the region is the single most important ecological issue in the Kicking Horse Valley. Species such as bears, wolves, cougars, lynx, wolverines, and elk range over vast territories in search of food and shelter. The home range of an adult grizzly can be more than 2,000 km<sup>2</sup>.

Many of these species, particularly grizzly bears and wolves, are wary of humans and are reluctant to approach areas where there are even small numbers of people. Increasing numbers of visitors

and development to the west of Yoho are forcing these animals into areas where the habitat is unsuitable or into situations where they come in conflict with humans. The inability to move freely and to mix with different populations also means that genetic diversity declines and the health of the population suffers.

Clearly, the long-term survival of these species depends on preserving suitable habitat and the corridors animals use to travel throughout their range.

Connecting the Columbia River Valley in British Columbia and the Bow Valley in Alberta, the Kicking Horse Valley is an important link in the web of wildlife movement corridors through the mountain parks. Wildlife have passed through this valley for thousands of years. Indeed, there are few alternatives, and as the wildlife map below illustrates, there are no other routes in the area immediately around Field.



## The Situation in Field

The *Banff-Bow Valley Study (1996)* found that development associated with communities and transportation can dramatically reduce, and in some cases eliminate, the ability of wildlife to make the best use of their habitat. This situation is not unique to Banff. Future land use in Field must recognize this problem and must be planned in a way that is sensitive to the needs of wildlife.

In some ways, wildlife are not unlike people. It is much easier for them to move through valleys than along the steeper mountain slopes. In Yoho, the valley bottom is a scant kilometre wide. The village of Field, the Trans-Canada Highway, the CPR main line, rail yards, the Kicking Horse River, the Visitor Information Centre, and the former Petro Canada station are all located in this narrow strip of land. There is little protective cover and few escape routes. During times of flood and partial freezing, the Kicking Horse River becomes yet another barrier.

The problem for wildlife, especially species that want to avoid humans, is obvious. Of particular concern is the difficulty of moving past the village's power plant and trailer court area.

There is a distinct possibility that the Trans-Canada Highway, already the leading cause of death for wildlife, may be twinned. This will make the north side of the valley almost unusable as a safe wildlife corridor.

Wildlife now travel through the Kicking Horse Valley along a very narrow strip on the lower, north-facing slopes of Mt. Dennis and Mt. Stephen. This brings them close to the village, particularly to the residences and buildings at the west end and a couple of residences to the east.

While less wary species such as elk are able to negotiate this route, recent studies show that even these animals consistently travel along a narrow bench above Second Avenue. There is evidence that, to avoid the trailer court area, they are forced to use the steep slopes of Mt. Dennis. To the east, wildlife slip behind the former RCMP residence to avoid the steep slopes of Mt. Stephen.

In planning for the future of Field, it is important to remember that animals who wander into the village must be able to find obvious ways to escape. While this is less important for ungulates, it is critical for bears.

## Wildlife / Human Conflict

Wildlife that have become habituated to humans are a serious concern in national parks. These animals are a potential danger to the people they meet, and they must often be destroyed or relocated. The trailer court area is of particular concern in this regard.

## CLIMATE AND AIR QUALITY

Yoho's mild, humid climate is modified by the park's location immediately west of the Continental Divide and by two major air masses - the polar continental air mass and the polar maritime air mass.

Cool air associated with the continental air mass travels in a southeasterly direction, parallel to the major valleys. The maritime air mass originates over the Pacific and brings warm, moisture-laden air which tends to fall as rain or snow to the west of the Divide. In addition, because of its location on the north slopes of Mt. Stephen and Mt. Dennis, Field receives little direct sun during the winter.

The snow and strong, easterly winds of the famous "Yoho Blow" are caused when high winds in the Yoho Valley are funneled down the Kicking Horse Valley by Mt. Stephen.

The mean annual temperature in Yoho is 2.8°C. June, July and August are the warmest months with daily average temperatures between 12°C and 14°C. Total annual precipitation is about 560 mm, of which some 40% falls as snow.



Air quality is a significant concern, especially in winter when temperature inversions are common. This condition, combined with emissions from idling diesel locomotives and wood burning stoves, creates unacceptable pollution levels in the valley. The amount of wood burnt and the timing of idling for locomotives are two issues that must be addressed.

## LANDFORM & GEOTECHNICAL CONDITIONS

There are five distinct landforms in the Field area (EBA Engineering Consultants, 1978):

1. The active flood plain of the Kicking Horse River.
2. The Stephen Creek alluvial fan.
3. The Ottertail Fan, a smaller, inactive alluvial fan on which the trailer court is located.
4. Colluvial morainal deposits on the slopes of Mt. Dennis, including most of Second Avenue.
5. Lacustrine sediments overlying sloping moraine material on the lower slopes of Mt. Stephen, east of Stephen Creek.

The Stephen Creek and Ottertail fans are made up of silty, sandy gravel that ranges in texture from fine to coarse. Cobbles and boulders are abundant. In most of the village, especially on the lower Stephen Creek fan, the soil is reasonably stable and should not pose any significant difficulties for development. Trees and power poles remain upright and retaining walls are in good condition.

Soil stability is, however, a problem where slopes are more than 25 degrees. This is particularly true on the south side of Second Avenue where ground water and unstable slopes could make development difficult. Retaining walls have given way on some lots with steeper slopes.

## SURFACE WATERS

Twenty per cent of the world's fresh water is in Canada. Rivers, streams, lakes, creeks - much of our country's water supply originates here in glaciers frozen high in the Rocky Mountains. As residents and visitors in a national park, we have a special responsibility to protect and enhance this precious natural resource.

### Kicking Horse River

A Canadian Heritage River, the Kicking Horse is the main river in Yoho National Park. In Field, snow storage and railway operations have caused considerable damage to the vegetation along the edge of the river. As well, little attention has been paid to improving the appearance of and access to this area. Restoring the existing vegetation, replanting native species and providing a walking trail along the river are potential projects that could improve the river's environment and appeal.

### Stephen Creek

Stephen Creek is responsible for the formation of the alluvial fan on which Field sits. Although its natural course is through the centre of the community, the creek has been diverted and now flows along the village's eastern boundary. Berms and retaining walls cause the stream to flow more quickly, increasing erosion. Because the retaining walls are in poor condition, the bank is very unstable.

A study of the creek channel above the town discovered similar problems with erosion and instability. Berms, crossings and culverts may not be designed to cope with a major rainfall. Should the channel become blocked during a heavy rain, the creek may attempt to follow its natural course, causing considerable damage in the village. It is essential to monitor and maintain the diversion dikes as well as the conditions of the upstream channel.

Vegetation is sparse along the stream because of the unstable condition of the banks. Additional plantings are required.

While a lane follows the west side of the creek, road construction along the creek is not advisable.

## Springs and Intermittent Streams

There are several springs in the town and a small intermittent stream flows along the south side of Second Avenue. It is important to ensure development near these locations provides for adequate drainage.

Surface waters are an enormously important ecological and aesthetic resource and every effort should be made to conserve and enhance those found in the town.

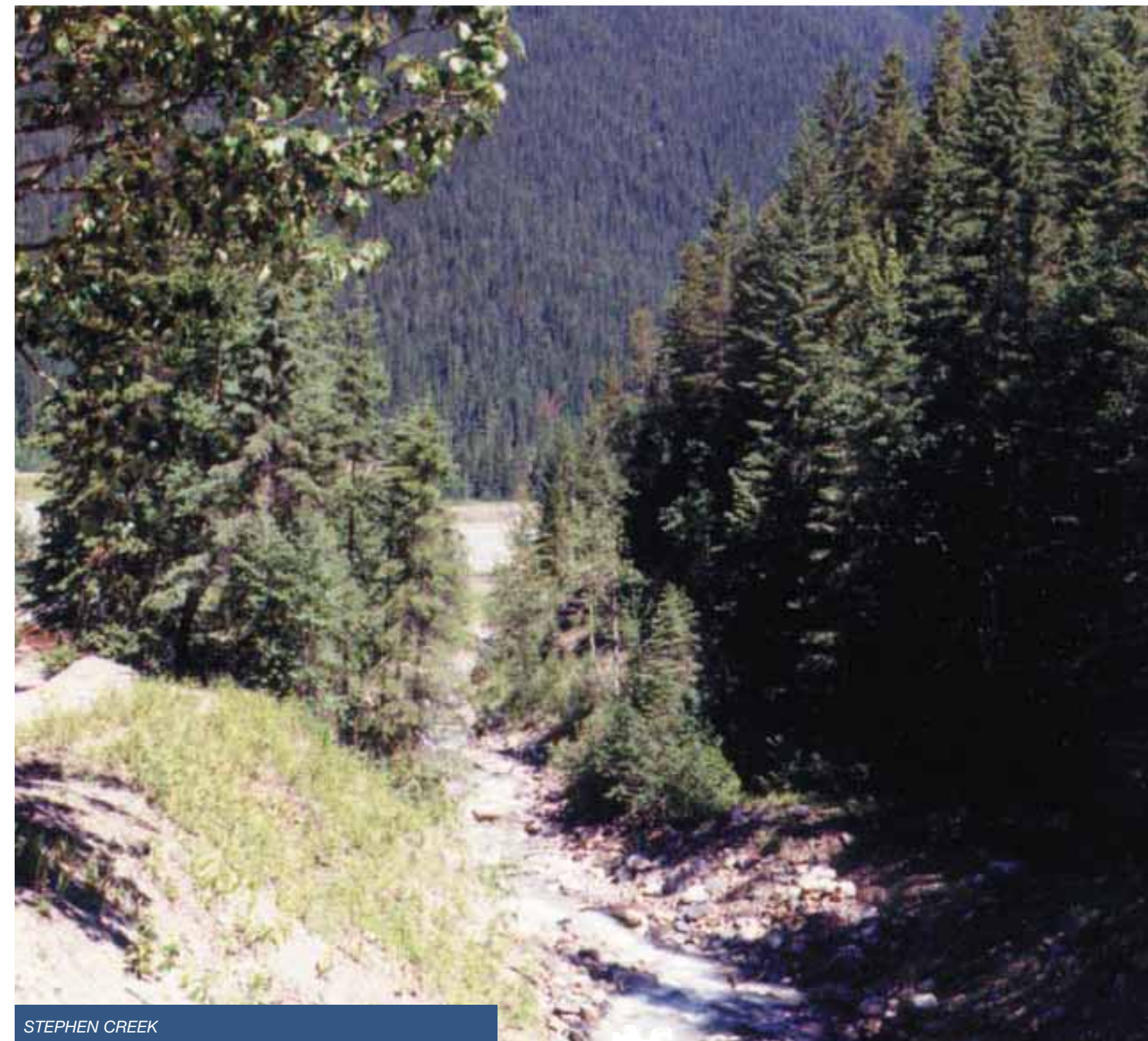
## Water Quality

Several factors affect water quality in Field. These include:

- effluent from the treatment plant
- sub-surface contamination
- surface runoff, including sediment and chemicals.

### Effluent

While effluent from the existing sewage plant meets federal guidelines for biological and suspended solids, it does not meet the criteria for nutrients. The existing plant could accommodate some growth, but will require upgrading to meet the criteria outlined in the *1997 Banff National Park Management Plan*, even without additional development in the village.



STEPHEN CREEK

### Sub-Surface Contamination

CPR continues to remediate and risk-manage subsurface contamination in the rail yard, to ensure the Kicking Horse River is not affected. Other contaminated sites, such as the former power plant and former gas station, are monitored and do not pose a threat to water quality.

### Surface Run-Off

Surface runoff is not a major problem, although the practice of dumping snow along the Kicking Horse could introduce salt, oil or other contaminants into the river. To preserve water quality, another snow storage site should be found.

## VEGETATION

Field lies in the Interior Douglas Fir zone. The mature forest on the north facing slopes above Field is characterized by a predominantly mossy ground cover, lodgepole pine, white spruce, balsam poplar, aspen and paper birch. On more westerly aspects and rockier sites, species such as common juniper, small willows, bearberry, saskatoon and buffaloberry are found.

The importance of soil texture, moisture and nutrient conditions on tree species is obvious in Field. The lower slopes above Field consist of well watered, fine, nutrient rich soils. Planted and naturally occurring trees in this area are doing exceptionally well and exhibit very good growth and form. Field is an excellent site for native trees and most are large and thrifty. The paper birch are among the finest in the region.

In the flood plain, sparse growth of shrubby and herbaceous plants occur and are good colonizers of these rocky areas.

Throughout most of the town, the natural landscape has been converted to lawns, gardens and other urban development. Most residential landscapes have adopted a design dominated by horticultural turf and exotic trees and shrubs. Unfortunately, there are very few exceptions and the majority of residences contain few references to the natural ecosystem (refer to the Appendix for recommended species lists).

# COMMUNITY CHARACTER

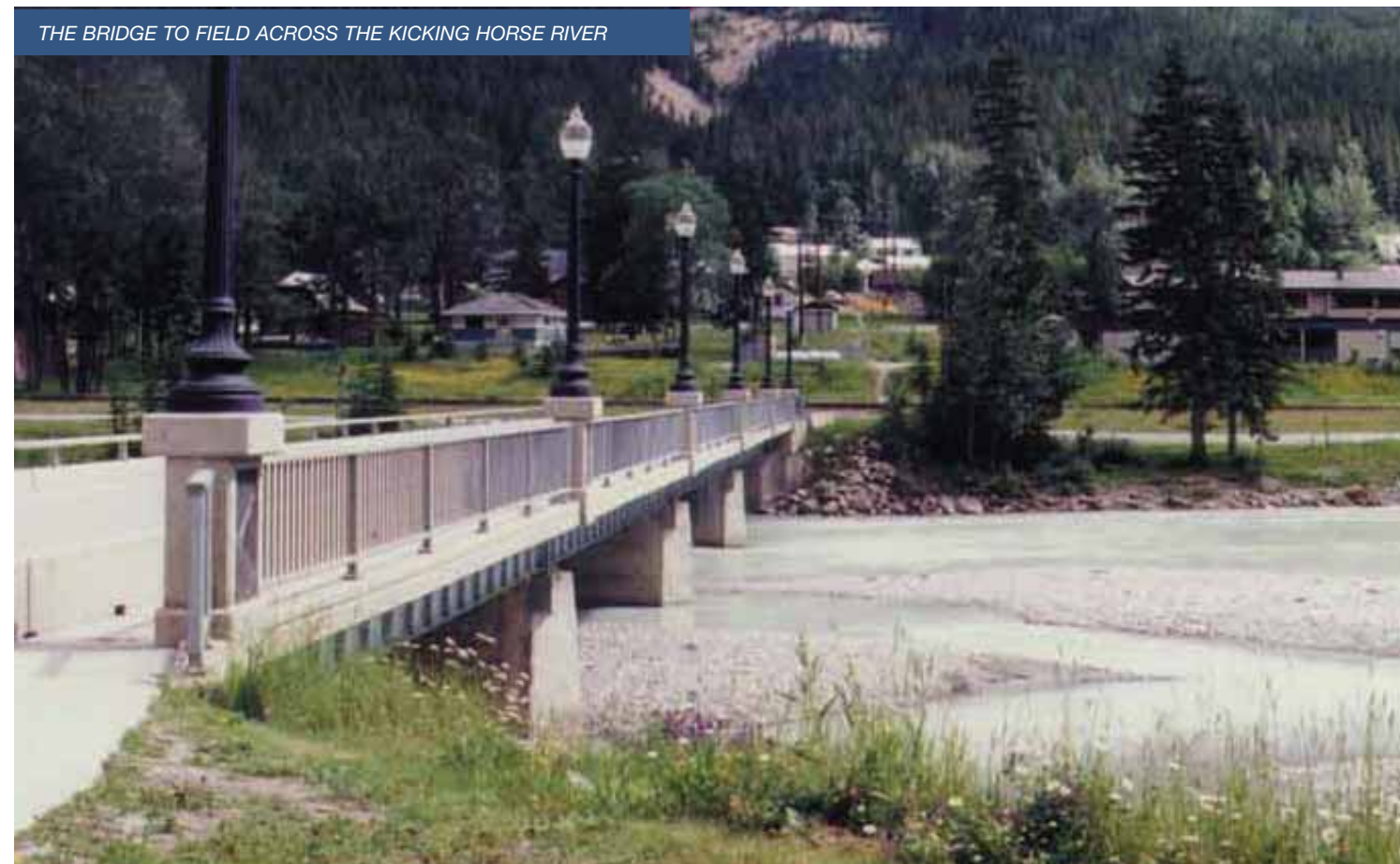
## SETTING

The site of the village, at the base of high Rocky Mountain peaks and on the banks of a mighty river, is dramatic and exceptional. Located on the Stephen Creek alluvial fan and flanked by avalanche paths, the village appears unified when seen from a distance. The backdrop of forested slopes spilling into the town is an important asset.

## THE VILLAGE ENTRANCE

On the north side of the river, the Visitor Information Centre and the Yoho Brothers development are located on each side of the entrance to Field. These areas are disjointed and require improvement.

The view from the bridge across the Kicking Horse is of the main village on the south side of the river. The view of the CPR bunkhouse from this location detracts from the overall impression of the village. Across the bridge, all traffic must follow the road as it swings east, crosses the CPR tracks and enters the town through a residential neighbourhood.



# ARCHITECTURE

The village consists, for the most part, of modest, single-family detached houses. Commercial development is limited. Businesses and institutions are concentrated at the intersection of Centre Street and Stephen Avenue and at the turn-off from the Trans-Canada Highway.

Built mainly of wood, Field's homes were created by and for working people. Their charm and their power lies in their diverse style, their similarity of scale and the way they work together. Few buildings in the town draw attention to themselves, although many can serve as models for new construction.

Open space is as important as the appearance of the buildings in creating an attractive community. The design of this space should receive the same thoughtful attention as that of the buildings. It should not merely be a leftover with little potential use. Pleasant, usable space where people can walk must be a part of the design of every new building. The Village Centre is in particular need of this type of attention.

# VIEWS

From almost anywhere in the village the view of the mountains is outstanding. For this reason, it is important to limit the height of buildings to 2 - 2.5 storeys and to locate trees carefully.

First and Second Streets offer a view of some of the village's fine historic buildings while the water tower, an important landmark, provides a fine "finish" to the view down Centre Street.

Several aspects of the views within Field merit special attention. They should be protected and connected by:

- developing and enhancing the visual link between features, both natural and cultural, in the village and those in the surrounding area
- protecting the trees between First and Second Avenues
- weaving nature throughout the village, literally and symbolically
- maintaining the open space at the end of Centre Street and the existing outdoor hockey area
- planting native species where practical
- emphasizing the view of heritage buildings (e.g., the church and Telegraph Building)
- protecting the character and configuration of groups of buildings and streetscapes, especially in the village centre, along Burgess Avenue and in the commercial core.

## The Highway View

Because travellers can see the village from the Trans-Canada Highway, it is important to consider the overall appearance of Field. While it is neither possible nor desirable to screen the village from the highway, some effort is required to draw attention to the best views and to hide less attractive areas. The atmosphere of the community could also benefit by screening the highway from the main village and the Visitor Information Centre.

## Night Views

Star gazing is one of the highlights of a park visit for many visitors, particularly city dwellers. Parks Canada will work with CPR to mitigate the impact of the lights in the CPR yard on night-time views. The style and extent of street lighting is also a problem for star gazers.

Some commercial signs are large and backlit, a style that is not compatible with the desired character of the village.

# STREETSCAPES

The attraction of Field's streets varies greatly. On one hand, Kicking Horse Avenue is well treed with raised walkways and stone retaining walls. On the other, First Avenue is very wide and exposed.

## EDGE CONDITIONS

The border between the village and the park defines the size of Field and helps to create an image for the community. In many places there is a clear edge to the village. The forested slopes above Second Avenue and Stephen Creek are good examples. This type of strong clear separation emphasizes the contrast between the natural environment and the built-up area and strengthens our appreciation of both.

The river and the railyards mark the edge of the main village to the north. The railyards highlight the on-going importance of the railway to Field. Although the tracks separate the village from the river, the area's vegetation is low and the visual connection remains strong.

In addition to being attractive, a strong edge to the village is also practical. It improves the ability to control wildfires, maintain stable slopes and direct wildlife around populated areas. Wildlife are much less likely to wander into the village if the boundary between the natural and populated areas is sharp and clear.

Potential development south of Second Avenue would be particularly vulnerable to wildfires. It is far easier to control a wildfire if the road is used as a break instead of trying to set up a fire line behind buildings.



FORMER MOUNT STEPHEN HOUSE, C. 1902

## BUILDING ON THE PAST

Change has been a constant factor in Field. The evolution of the community can be clearly traced in the range of its heritage resources. The *Community Plan* recognizes the importance of preserving these links with the past in a way that maintains the village's heritage character and supports its changing needs.

Parks Canada has completed a report entitled the *Built Heritage Resource Description and Analysis (BHRDA)*. This document identifies and describes significant heritage buildings and is a valuable reference for anyone considering alterations and repairs.

Most of the heritage buildings in Field are privately owned and are located on lands leased from the federal government. Many are on CPR land. Owners who propose changes to these structures or the surrounding landscape should consult Parks Canada for specific information about their site.

Residents must also consider the combined effect of the village's cultural resources on its heritage character. The layout of the village, its walkways, streets and vegetation is considered a heritage resource, albeit one that requires some improvement.

Heritage protection must come from the community and Parks Canada. Public education is vital, as is the preparation of a cultural resource management plan. Such a plan would address issues such as public awareness, stewardship, research, incentives and the future of the CPR's historic resources.

## HISTORICAL PRECEDENTS

The style of Field's buildings, both past and present, has made a significant contribution to the village's character. By looking to these buildings for inspiration, much of this character can be preserved for present and future generations to enjoy.

## Mount Stephen House

Built in 1886, Mount Stephen House was the first major resort in the Rocky Mountains. The original hotel was a simple, shingled, wood-frame structure designed by T.C. Sorby. In 1902, the architect Francis Mawson Rattenbury created a “much more elaborate composition with self-conscious pseudo half timbering, with shingles below and with an asymmetrical picturesque profile (Architectural Motif, Yoho National Park, 1989).” The renovated hotel, known around the world, included a large dining room, movie theatre, barber shop and pool hall.

In 1909, Mount Stephen House welcomed 7,974 guests. Less than a decade later, the arrival of more powerful steam engines meant the CPR no longer needed the hotel as a stopover and the building was turned over to the YMCA. Mount Stephen House was completely demolished in 1963.

Incorporating reminders of this once thriving resort into the design of future buildings, particularly on the hotel’s original site, would create a strong link with the village’s history.

## Other Canadian Pacific Railway Buildings

Over the years the CPR has built a number of buildings in Field including a roundhouse and three railway stations. Most of these buildings, including the roundhouse, were demolished in the mid-80’s.

The first train station was a “Boxcar Shack”. This was followed by a fieldstone and log building in the Arts and Crafts style. The third station, built in 1953 on the north side of the tracks, was a modern building finished in cedar siding and trimmed with stone.

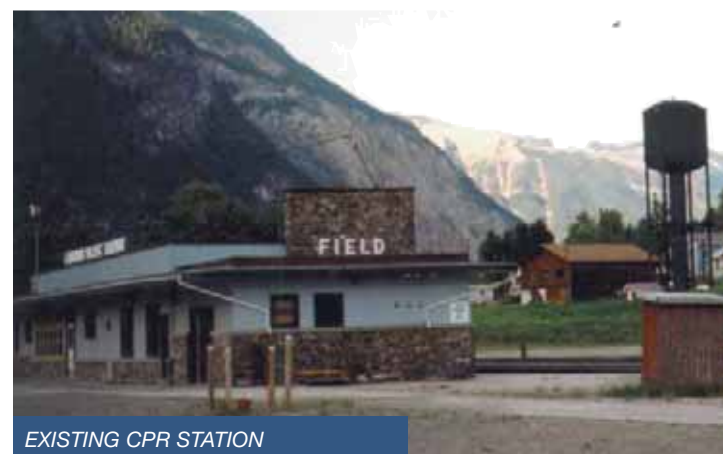
Built in 1931, the Telegraph Building served as a communications repeater station until 1979. Located near the entrance to the main village, this building is a heritage resource and an important landmark. An example of the Picturesque Arts and Crafts style, it is unique in its use of materials. Concrete foundations and walls are finished in red brick and square rubble stone. These are topped by a hipped roof and boxed bracketed eaves. The overall effect is of a building more substantial, elaborate and sophisticated than other buildings in Field.



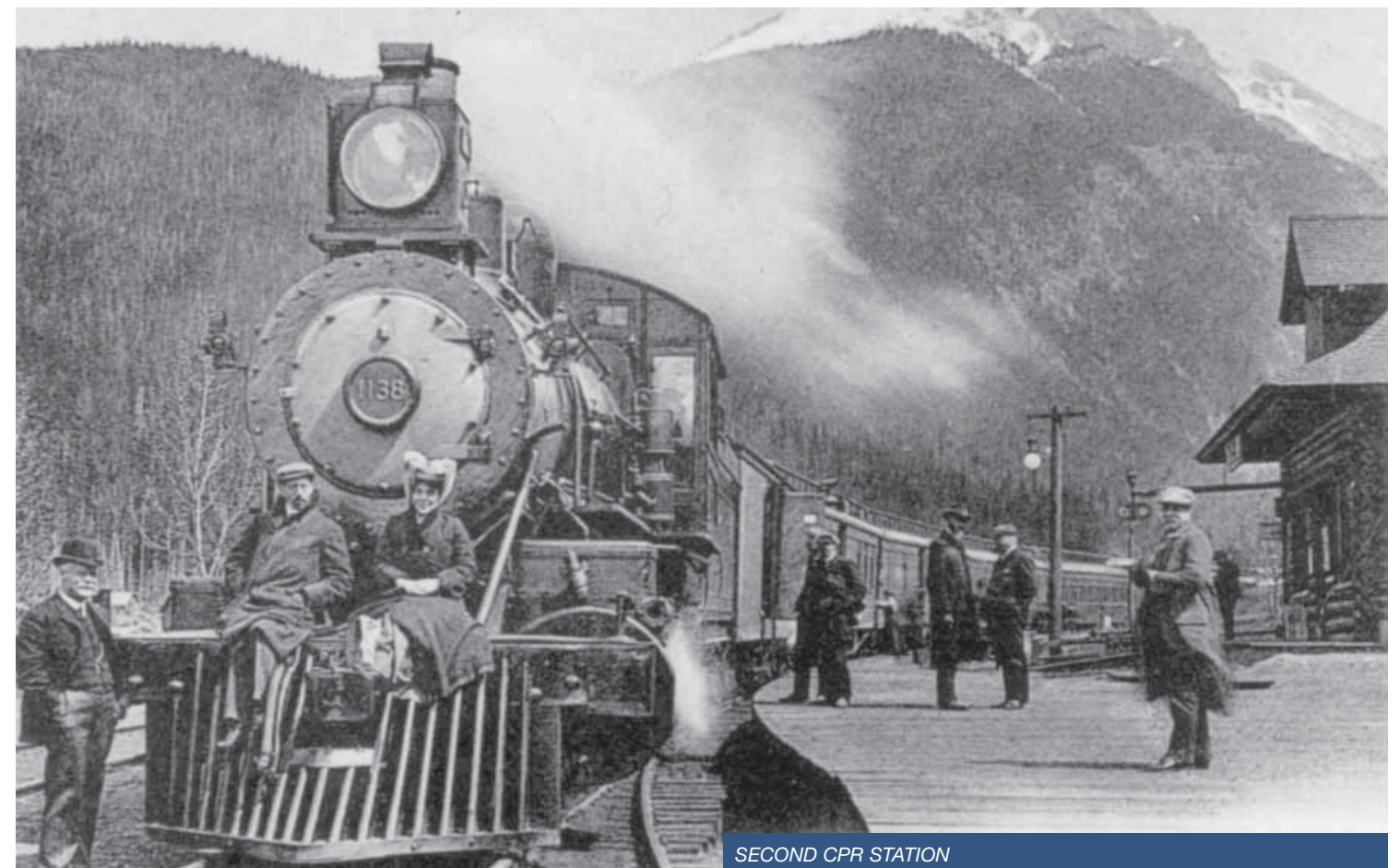
MOUNT STEPHEN HOUSE, C. 1886



SECOND CPR STATION



EXISTING CPR STATION



SECOND CPR STATION



## Commercial Buildings

Early commercial buildings in Field followed the western model of “boom town”, false front construction, hurriedly put together from lumber supplied locally or shipped in by rail. A more refined false front style lasted well into the 50’s, as illustrated by the 1954 photo of the Field Trading Company.

The Monarch Hotel, completed in 1921 and destroyed by fire in 1978, is a good example of the Classic Revival style commonly used for commercial buildings.

## Municipal/Institutional Buildings

The water tower is an important landmark in the centre of the village. Thanks to its height and distinctive shape it is clearly visible from the highway.

The only surviving church, St. Joseph’s Catholic Church, is also one of the oldest buildings in Field. It was built in 1908 on a hill overlooking the village at the corner of First Avenue and First Street. It is a simple and very attractive building in the Carpenter’s Gothic style.

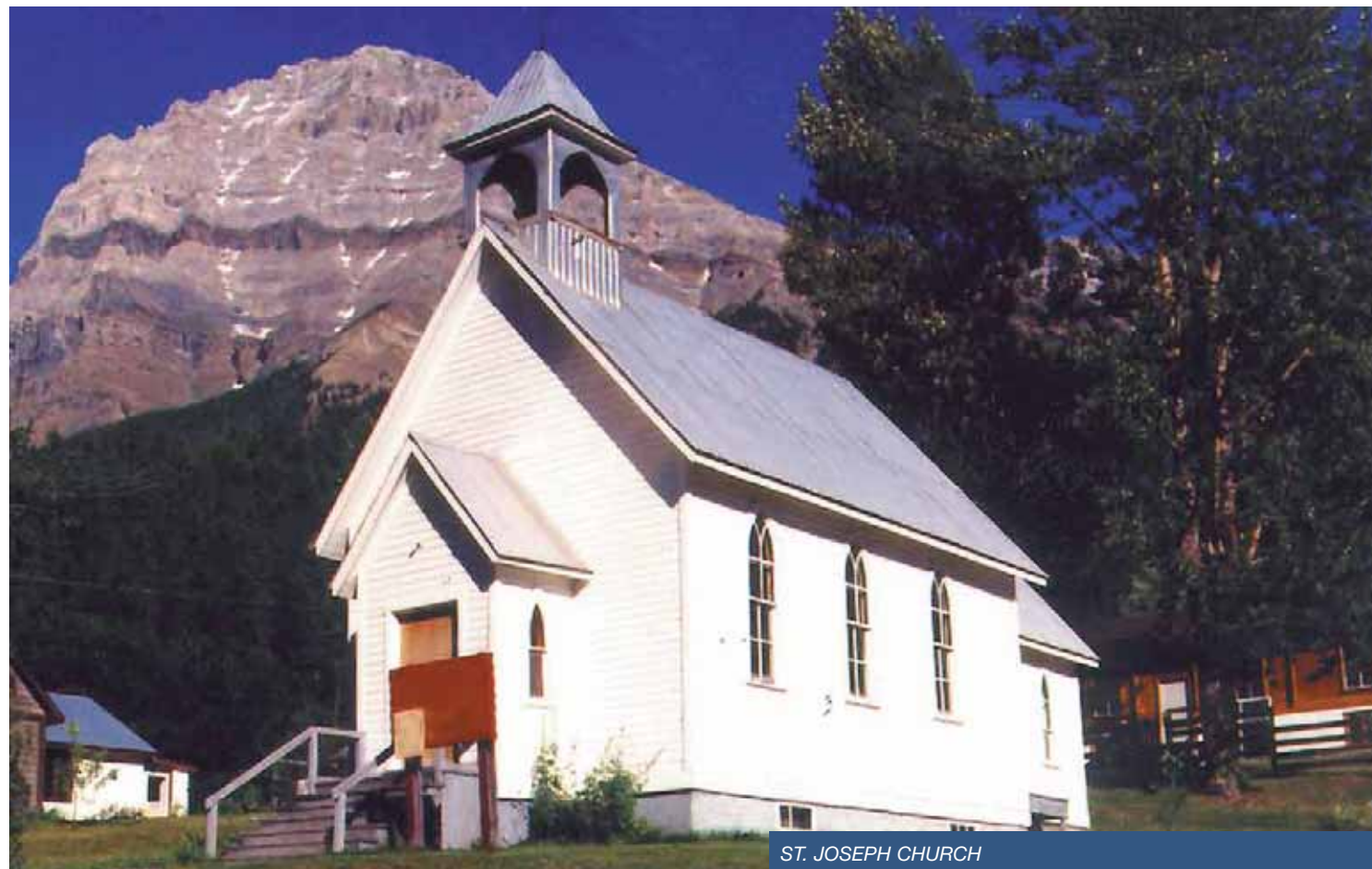
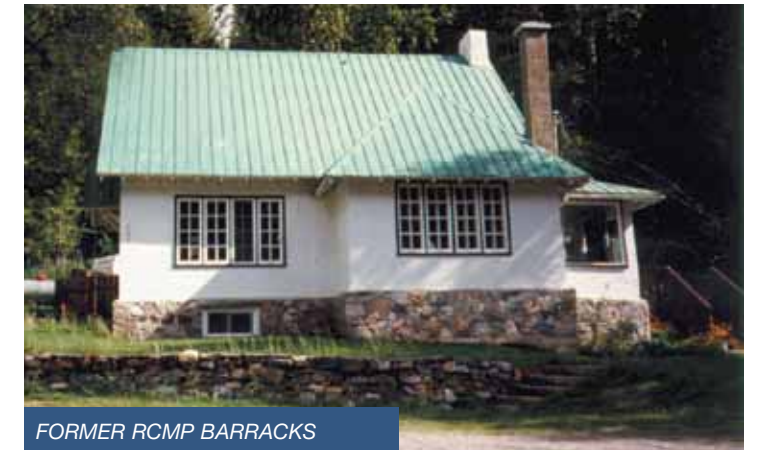
The park superintendent’s residence, built in 1929-30, is a fine example of residential architecture. The influence of C.F.A. Voysey, a leader in the English Arts and Crafts movement, is apparent. This residence is designated as a heritage building.

In 1932 the RCMP moved into a new building at the south end of First Street East. Now a residence for park employees, it is similar in style to the Superintendent’s house.

## Residential Buildings

Field’s residential buildings reflect several architectural styles. Many, if not most, of these homes have been modified over the years. For example, historical photos reveal that porches and fences were once much more common and have been removed on many buildings.

One of the earliest and most common styles of home was the Classic Revival. Based on archeological studies of ancient buildings, this style originated in England in the 18th century. By the time it made its way to the West, the style had lost most of its decoration (columns and capitals), and only the overall shape of the building suggested a temple. These homes were usually wood frame structures finished with painted wood siding. English designer William Morris (1834 - 1896) had a major



influence on the Arts and Crafts movement. The emphasis here was on handcrafted art and attention to details. Materials such as wood, stone, and tile were common. Natural and earth colours dominated. A building's structural components were often exposed and carefully finished. A fine example of this style, complete with cobbled garden walls, is the Superintendent's residence.

Cottage and Bungalow style residences, built with local lumber, were popular from 1900 to the 1930's. These homes had "gable or truncated gable roofs, horizontal wood siding, often with shingled upper walls or gables, stone chimneys, hip knobs and pendants with carved barge boards, and a general modesty of appearance" (Architectural Motif, Yoho National Park).

Cottage Style was part of the picturesque movement. These buildings, in addition to their "true, honest, and functional" architecture, fit the landscape in a romantic, "picturesque" way. Builders used natural materials and colours that harmonized with the land. Porches, window gables and projecting roofs were common.

Bungalow Style shares many of the Cottage Style's characteristics. Homes built in this style usually had a low pitched roof over a one-storey structure and a porch facing the street.



COTTAGE STYLE



CLASSIC REVIVAL



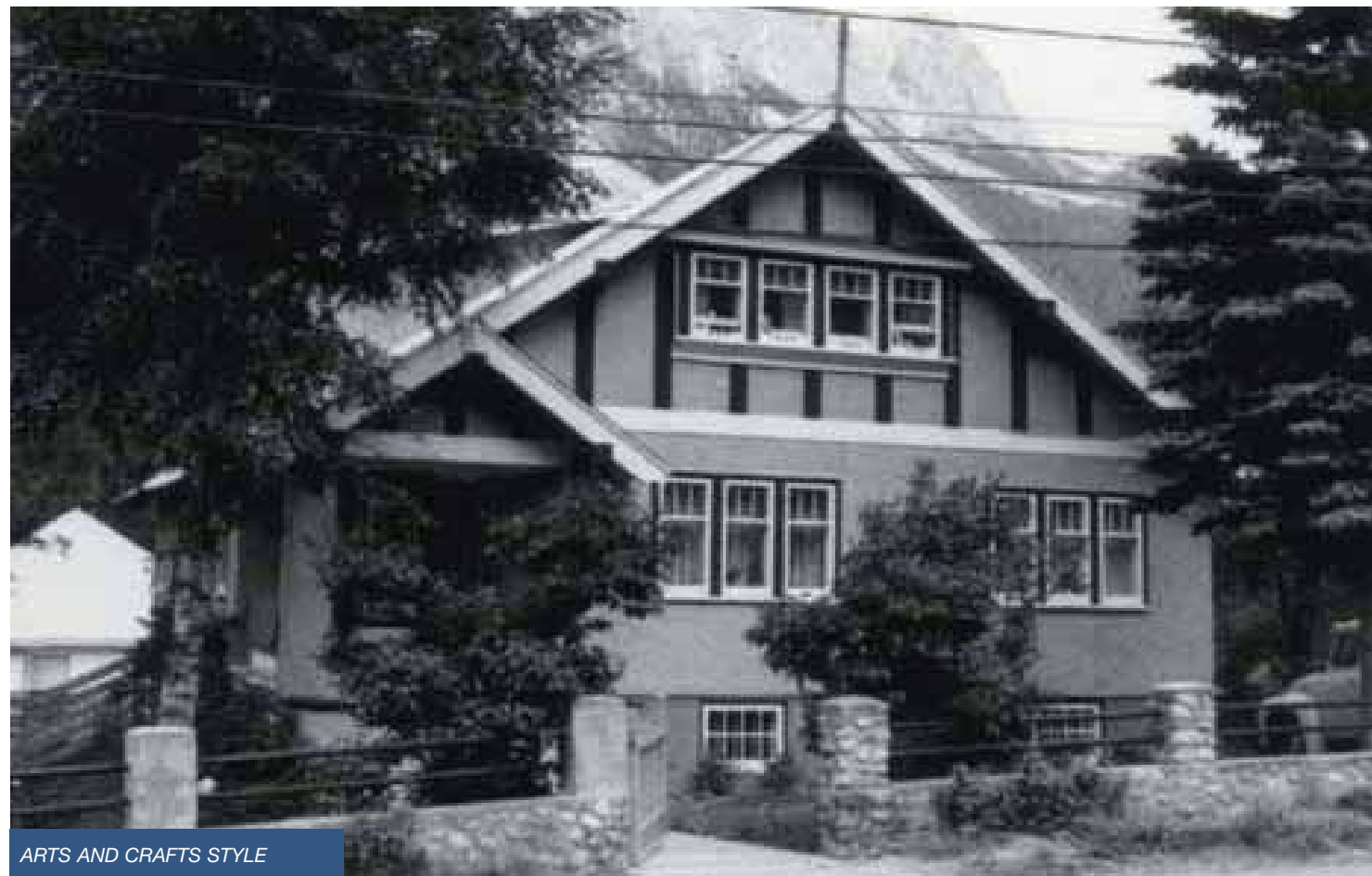
BUNGALOW STYLE



CLASSIC REVIVAL

## Field Cemetery

Established in 1913, the Field cemetery is the oldest national park cemetery still in existence. It has at least one burial dating to 1914 and continues to be used today. The cemetery represents the social history of the community.



ARTS AND CRAFTS STYLE



ARTS AND CRAFTS STYLE



## SOCIO-ECONOMIC SITUATION

Once mainly an administrative centre, Field now welcomes more and more visitors seeking to experience the flavour of a small, mountain town. Quieter and less expensive than Lake Louise, Field is an ideal base from which to explore Yoho's many attractions. As facilities in other parks reach capacity, Field will continue to have pressures to grow, especially for day use facilities and services.

### ECOTOURISM



## Trends

After a period of decline, Field is experiencing pressure to grow. Contributing to this pressure are:

- the expansion of commercial operations outside the community
- controlled growth in Lake Louise and the need for housing for people who work there
- restrictions on growth in other parks
- an increase in the number of visitors, particularly day-users
- the popularity of ecotourism
- the desire to distribute the cost of municipal services among a larger number of taxpayers
- residents' desire for educational and recreational facilities
- potential educational facilities such as the Burgess Shale Learning Centre.

The prospect of steady growth raises several critical issues. The first is the state of Field's infrastructure. Another concern is the changing pattern of residential development. To offset construction costs, residents often apply for permission to include one or two rooms or suites for visitors in their home. These larger homes change the village's small scale, low density character.

## Population

The population of Field has shifted over the years in response to changes in the mining, forestry, railway and tourism industries. Government restructuring has also affected the number of park employees in Field.

Censuses are sporadic and as a result the population is difficult to track. From 1966 to the present, the population has ranged from a high of 395 to a low of 200. A census carried out in 1989 by the Field Recreation Advisory Association set the population at 267. The current population of the village is estimated at 300 people.

New residents tend to be young adults. Approximately 18% of residents are under 11 years old.

## Tourism

Strong growth in tourism in Western Canada is expected well into the 21st century (Otton, 1996). The number of visitors to the four mountain parks has increased by 13% over the last five years and there is every indication that this trend will continue. Changing demographics, ecotourism and better highways have all contributed to this increase and to the demand for different types of services.

This park is particularly well suited to the ecotourism market. These travellers are looking for an uncrowded setting where they can learn about and explore the natural and cultural heritage of the region. Through careful management of the amount, character and quality of growth, Field could see significant benefits from this rapidly growing sector of the tourist industry.

The park already offers some services and facilities for visitors. These include the Visitor Information Centre, a new hotel and private accommodation. New initiatives designed to expand Field's role as a tourism destination and the community's economic base include the proposed Burgess Shale Learning Centre. Many home owners are also interested in distributing the benefits of tourism throughout the community by operating bed and breakfasts.



CYCLING NEAR FIELD

## UTILITIES

Originally built by the CPR and later expanded by Parks Canada, the water, sewer and electrical systems have all had recent improvements.

### Sewage

Sewage treatment facilities include:

- a wastewater treatment plant designed for a population of 400 (1984) and limited commercial activity
- a sewage dump station (1988)
- sewage lagoons to treat sludge (1992).

These facilities currently operate near capacity. This is the result of water infiltration into the sewer system and the use of “bleeders” (which are installed in virtually every house to keep pipes from freezing in the winter). Fixing these problems will increase the capacity of the plant but not likely to the level needed to accommodate commercial growth.

### Storm Sewers

While there is no overall drainage system for storm water, pipes and culverts regulate the flow of storm and melt water in some areas.

### Drinking Water

The village’s water supply comes from a 3-million litre concrete-lined reservoir at the base of Mount Stephen. Built in 1951, the water system underwent a major overhaul in 1967. Improvements included the installation of a pressure reducing station and an asphalt membrane to reduce leaks.

Aside from the replacement of some sections of pipe along Stephen Avenue and the road to the Visitor Centre, maintenance of underground facilities has been sporadic. Freezing, over-pressurization, leaks, and breaks due to unstable soils and frost are chronic problems.

### Power

The CPR used steam driven and later diesel generators to supply power to the community until 1959 when the Northern Canada Power Commission built a diesel-powered generating plant in Field. In 1997 the community linked up to B.C. Hydro’s regional power grid, eliminating the need for the generators.

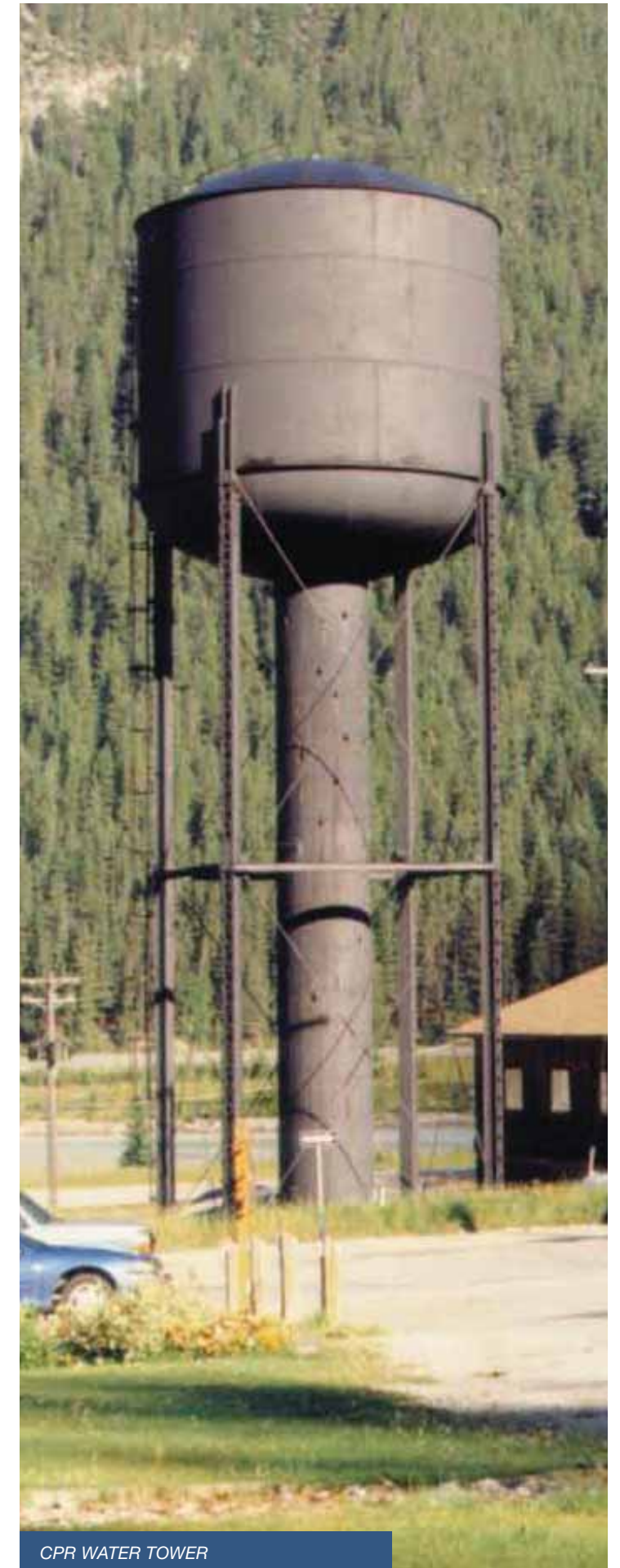
Sections of the electrical system no longer meet standards set out in the electrical code. For example, the area east of Centre Street is served by the original electrical equipment installed by the CPR.

Burying overhead wires would improve the appearance of the community, particularly east of Centre Street along Stephen Avenue and First Avenue.

Modifying the street lights would also contribute to the atmosphere in the community after dark and reduce glare inside some residences.



OVERHEAD POWER LINES



CPR WATER TOWER

# TRAFFIC AND PARKING

## ***Pedestrians***

The community would like to keep Field “pedestrian-friendly” and encourage people to explore the village on foot. In spite of the fact that there are some sidewalks, many people use the streets as walkways. For most of the year this is not a problem. During the summer, however, traffic on Kicking Horse and Stephen Avenues is very heavy.

While sidewalks are not needed everywhere, in some locations they could prove attractive and improve safety for pedestrians.

- the sidewalk along one side of Stephen Avenue needs repair and is not wide enough to allow for dining, outdoor displays or street furniture (e.g. planters, benches)
- a boardwalk that once provided a connection between the village centre and the west end of the community has been lost
- pedestrians commonly walk between the Telegraph Building Park and the bridge; pathways would be an asset in this area.



WINTER CREATES A CHALLENGE FOR PEDESTRIANS AND DRIVERS.

## ***Vehicles***

The existing network of roads is adequate for the current amount of traffic. One-way traffic on Kicking Horse and Stephen Avenues works well and congestion is seldom a problem. Road widths vary from the excessively wide Second Avenue to the charmingly narrow East Stephen Avenue.

Although there is an exit from the village to the west, most people enter and leave Field along the road past the Visitor Centre. This traffic passes by the school and through a residential area, creating a dangerous situation for children and disturbing residents; an alternative route for summer traffic would reduce unnecessary traffic in these areas.

Other concerns about traffic include:

- the edge of the pavement is often undefined
- the road surface in many areas has deteriorated
- the number of vehicles will increase as the village expands.

## ***Parking***

Approximately 150 cars can now park on the street in the village. This type of on-street parking tends to slow traffic, making the streets safer for pedestrians.

Small lots near the Telegraph Building, the bunkhouse and the park’s administration building provide parking for another 30 vehicles. More lots will be required as development proceeds and the number of visitors increases.

## ***Trans-Canada Highway***

Any proposed changes to the Visitor Centre and the former gas station property must consider the possibility that the Trans-Canada highway through Yoho will be modified sometime in the future. At the very least, any construction on these sites should not be any closer to the highway than the existing footprint.



THE COMMERCIAL CORE OF FIELD



LAKE LOUISE



THE NATURAL BRIDGE



EMERALD LAKE

## DEVELOPMENT OUTSIDE FIELD

While the focus of this plan is on Field, it is important to understand how Parks Canada intends to manage development in the park and the immediate area. The following section summarizes the park's approach to potential development outside the village.

### Cathedral Mountain Chalets, Emerald Lake Lodge, West Louise Lodge

- development is managed by the *Redevelopment Guidelines for Outlying Commercial Accommodation* in the Four Mountain Parks. These guidelines are currently under review.

### Backcountry

- a new backcountry management plan is in preparation
- *Redevelopment Guidelines for Backcountry Lodges* will apply to overnight accommodation in the backcountry.

### Lake O'Hara

- the Lake O'Hara Area Plan will guide development
- Parks Canada will manage limits on overnight use, day use, and the number of visitors and staff in the area
- the park will continue to monitor bears and trail use.

### Boulder Creek Compound

- the compound will not expand and will be used by the park's trades people and the warden service
- locating support services (e.g., trades, storage) for the community in either of the compounds is a possibility.

### Trans-Canada Highway

- expansion of the Trans-Canada Highway is possible
- planning for any expansion would include an environmental assessment and would address concerns about wildlife movement
- Parks Canada will pursue alternatives to twinning the highway near Field.

### Lake Louise

- the *1997 Banff National Park Management Plan* and the *Lake Louise Community Plan* will guide development in the area.

### Ecological Integrity

- the park will begin to draft benchmarks for ecological integrity; this will include a study of wildlife corridors throughout the region.

### Adjacent Landowners

- Parks Canada will continue to work with managers of land on the western boundary of the park.



LAKE LOUISE

# CHAPTER 3

## POLICY DIRECTION

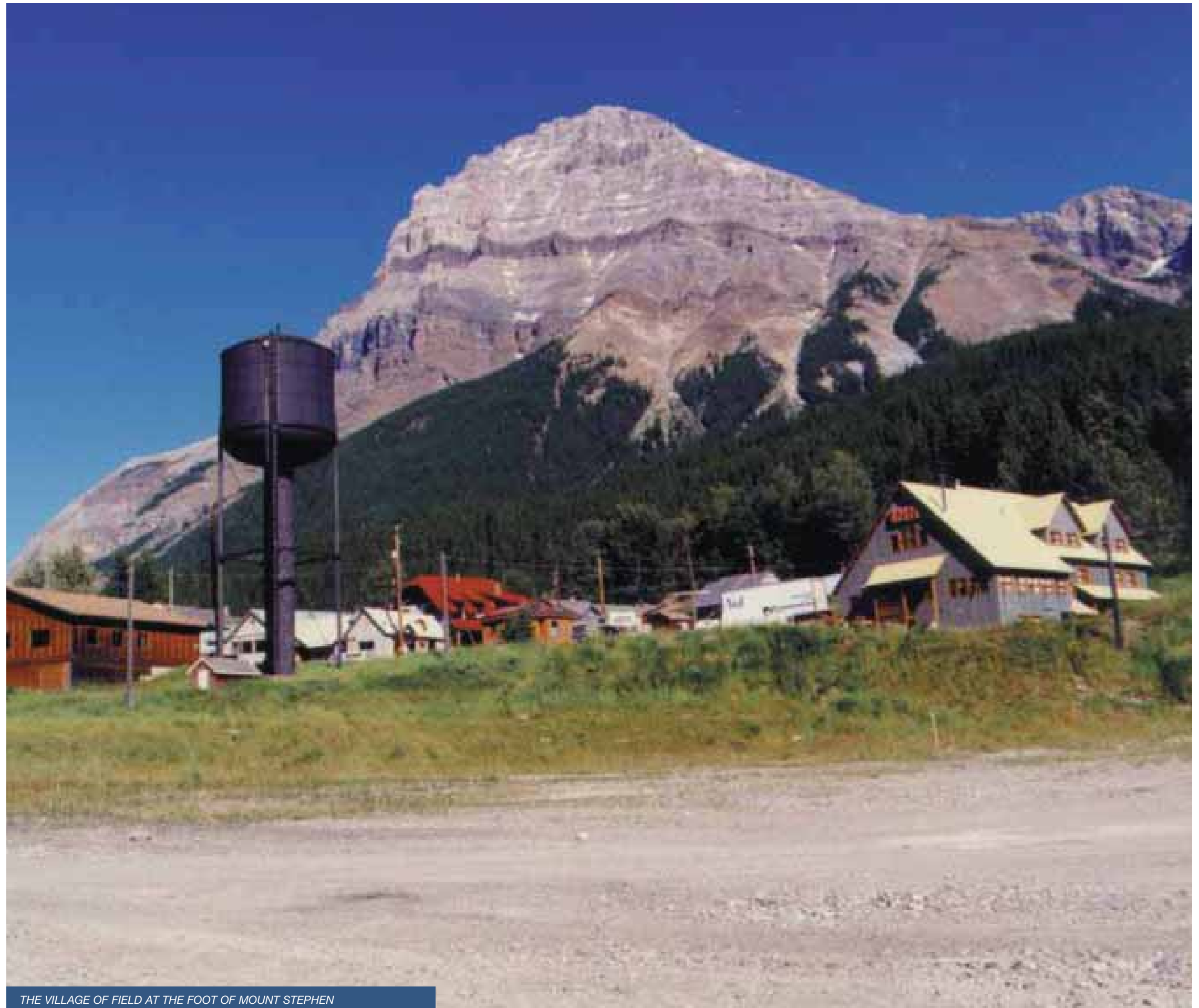
PROTECTING ECOLOGICAL  
INTEGRITY AND CULTURAL  
RESOURCES

IMPORTANCE OF VISITORS

ROLE OF FIELD

DEVELOPMENT AND  
CHARACTER

FACILITIES



THE VILLAGE OF FIELD AT THE FOOT OF MOUNT STEPHEN



## PROTECTING ECOLOGICAL INTEGRITY AND CULTURAL RESOURCES

- Protecting ecological integrity and cultural resources is the cornerstone of the park's mandate. This principle is paramount and takes precedence in managing the park and the community.
- Most services and facilities should be located in communities outside the park. This will protect park ecosystems and will contribute to regional economic development. In national parks, preference will be given to basic accommodation such as campgrounds, hostels and shelters.
- The manipulation of naturally flowing water will be kept to a minimum.
- Every effort will be made to eliminate or prevent pollution and to practice sound effluent management.

## IMPORTANCE OF VISITORS

- The Park welcomes visitors and will work with business operators and residents to ensure that rewarding, high quality, appropriate services are provided, without compromising the park's ecological and cultural resources.
- Within national parks, essential services and facilities will serve the basic needs of the public, and will be directly related to the understanding, appreciation and enjoyment of the natural and cultural resources.
- The Park cannot meet the needs and expectations of every visitor. Emphasis will be on providing a quality experience that is consistent with the park's mandate.

## ROLE OF FIELD

Field will continue as:

- a service centre for visitors
- an administrative centre for Parks Canada and an operations centre for the Canadian Pacific Railway
- a year-round residential community for people with a need to reside in Yoho or Lake Louise.

## DEVELOPMENT AND CHARACTER

Future development will:

- provide a suitable living environment for residents. Field and Lake Louise are considered one community in terms of providing staff housing.
- provide new services for visitors and residents. The type and extent of these services will be clearly defined.
- provide playgrounds and recreational areas for residents
- evaluate the need for additional services in Yoho in light of available services in Lake Louise and Golden
- recognize the importance of working with the Canadian Pacific Railway to ensure the railway yard is safe and attractive
- respect the community's compact form, low density, small scale and village character. No additional land will be impacted.
- ensure that residential buildings are limited to 2 storeys and commercial buildings to 2.5 storeys
- use indigenous species for landscaping
- place power lines underground where highly visible.

## FACILITIES

- The design of future development/redevelopment will be compatible with the surrounding environment. The natural landscape will dominate and the visual impact of new structures will be kept to a minimum.
- Architectural regulations will protect the village's basic character. Historic buildings and facilities, reminiscent of by-gone days, will serve as the primary motif. There will be a unity among structures.
- Colour and texture will blend with the natural surroundings. Natural materials such as stone and wood should be used wherever possible.
- Ensure efficient use of institutional facilities.
- A youth hostel providing low cost roofed accommodation is a possibility for Field. This hostel must be of a high standard.



VISITORS TO YOHO NATIONAL PARK

# CHAPTER 4

## THE VISION

### GUIDING PRINCIPLES & DESIGN PARAMETERS

ECOLOGICAL INTEGRITY

PROTECTING CULTURAL RESOURCES

CULTURAL HERITAGE ZONES

CHARACTER AND SCALE

SOCIAL & ECONOMIC HEALTH



#### VISION STATEMENT

*The vision statement for the village was developed with the Field Community Council in a series of workshops and reviews. Every effort was made to ensure that it represents the thoughts and aspirations of the residents of Field and the interests of all Canadians for whom this park is dedicated.*

The village of Field will strive to be a model of a safe, economically self-sustaining, family oriented community that respects the ecological and cultural importance of its national park setting. It will be a place that values the quality of life of its residents and the satisfaction of visitors.

These residents will be proud to share their special place in Yoho National Park, a World Heritage Site. Visitors will meet with residents and appreciate with them the tranquil beauty of Field, where the natural landscape dominates the visual experience. Residents will accept their role in protecting the park for future generations and in helping visitors learn about Yoho National Park, past and present. Visitors and residents will enjoy Field's slow pace and will be encouraged to explore the village on foot.

The village will maintain the style and scale that gives it its small, mountain village character. Intrusions to the natural setting will be kept to a minimum. An eclectic mix of small scale homes and buildings will define the village's unique architecture. Select heritage buildings will be protected, while the style of new buildings will conform to thoughtful architectural standards that reflect the natural surroundings.

A mix of small commercial operations and home based businesses will meet the basic needs of visitors and residents and will offer products and services that support the national park experience. Owners will be committed to providing high quality, personalized service. The village will be economically and socially viable, within its physical, ecological and cultural limits.

The village will provide recreational, educational and essential community services that encourage people of all ages to visit or reside in Field. It will actively support the sharing of services with the neighbouring communities of Lake Louise and Golden.

The community will protect its heritage and will reflect its history of the railway, logging, mining and natural resource protection. Field will, above all, be a place that reflects national park values and supports the well-being of residents and park visitors.

## GUIDING PRINCIPLES & DESIGN PARAMETERS

These principles and parameters are the foundation of the *Community Plan*. They apply to all development and will guide everyone who has a responsibility for fulfilling the intent of the plan.

Associated with each guiding principle are several design parameters. The parameters serve as a checklist against which we can measure the success of the guiding principles. All new development, redevelopment and activities must conform to the principles and parameters.

## ECOLOGICAL INTEGRITY

Parks Canada defines ecological integrity as “a condition where the structure and function of an ecosystem are unimpaired by stresses induced by human activity and are likely to persist.”

### Guiding Principles

- The ecological integrity of Yoho National Park will be protected.
- The park will manage visitor use, residential accommodation and commercial activity so that ecological integrity is not threatened.
- Precautionary Principle: Decisions about development should “err on the side of caution.” Uncertainty about the impacts of development, both within and adjacent to the community, particularly on wildlife movement, means that a cautious approach to development in the village must be taken.
- There will be no net negative environmental impacts on adjacent lands. New Business applications and development proposals will only be considered if it can be demonstrated that this principle is met.

## Design Parameters

The following design parameters will help achieve ecological integrity and will support sustainable development within the village.

### Wildlife movement and habitat

All development will respect the importance of maintaining wildlife corridors and protecting or improving habitat by:

- locating buildings and activities so they do not block wildlife movement
- ensuring animals that come into the village are able to find an easy route out of the area
- consolidating development and using previously disturbed sites in the village.

### Water Resources

The following actions will contribute to protecting water quality:

- reclaiming contaminated sites and other potential sources of pollution
- maintaining a wide, vegetated strip beside the Kicking Horse River
- maintaining an effective sewage treatment system.

### Air Quality

Improving air quality will require:

- keeping emissions from Canadian Pacific Railway locomotives to a minimum
- using more efficient wood-burning stoves and reducing the use of these stoves, particularly during temperature inversions.

### Riparian Ecosystems

The community will enhance the ecosystems along its rivers and streams by:

- restoring native plants on disturbed lands along the Kicking Horse River
- stabilizing the channel through which Stephen Creek flows, and planting trees along the edge of the creek
- keeping the number of roads along rivers, creeks and streams to a minimum.

## Vegetation

To protect trees, shrubs and native plant communities, Field will promote the following practices:

- respecting existing vegetation during any redevelopment projects
- using native species for all new plantings
- encouraging residents to shift, over time, to the use of native species or to plant exotic species that have historical importance and do not threaten to take over areas of native vegetation
- discouraging the use of herbicides and pesticides
- adopting an integrated pest management approach on all public lands
- giving priority to removing non-native species.

## Resource Conservation and Waste Management

The following practices will encourage conservation:

- requiring all new development to adopt basic, cost-effective measures to conserve water and energy
- encouraging the entire community to recycle solid waste.

## No Net Negative Environmental Impact

This principle will be achieved through:

- ensuring individual projects are fully mitigated in accordance with the *Canadian Environmental Assessment Act*
- using environmental indicators/stressors to help determine the environmental health of the area. Baseline data will be established and periodic monitoring will take place.
- ensuring only appropriate development and business activity
- ensuring infrastructure has the capacity to support growth; where necessary upgrades will need to be in place prior to new development
- providing leadership in environmental stewardship.

## Education and Interpretation

All commercial operators must help educate park visitors about the natural and cultural resources of the area by:

- presenting information about how visitors can practice personal environmental stewardship and contribute to the ecological integrity of Yoho National Park.



THE EDGE OF FIELD

# PROTECTING CULTURAL RESOURCES

Commemorative integrity will be achieved when the resources that symbolize or represent its importance are not impaired or under threat, when the reasons for its significance are effectively communicated to the public and when the heritage values are respected by all whose decisions or actions affect the site.

## Guiding Principles

- Protecting the heritage value of important historic buildings and their settings will be the primary concern. Parks Canada will protect built heritage of national importance or federal significance.
- Stewardship of heritage resources will be encouraged.
- The evolution of Field should be understood and respected.
- Protecting the character of groups of buildings and the associated built landscape is as important as protecting individual properties.
- The need for measures to protect archeological resources threatened by development must be assessed.
- Redevelopment, alterations or additions will respect the elements that define the heritage character of individual historic structures and of the village as a whole.

## CULTURAL HERITAGE ZONES

The village is divided into four cultural heritage zones. For each zone, a heritage character statement describes the elements of its built heritage and setting that need protection. These zones are based on both land ownership and function.

### Zone 1: Canadian Pacific Railway Land

This zone includes the land traditionally used for activities associated with the railway. It also includes sites of historical and archaeological interest, and sites which have commemoration potential or landmark status. Features that require protection in this zone include:

- the water tower
- the railway station
- the Telegraph Building
- the site of the CPR's former roundhouse.

### Zone 2: Canadian Pacific Railway Residential Area

This area currently consists of residential lots leased by the Canadian Pacific Railway. It is similar in character to the adjacent

park's Residential Zone. A combination of landscape elements and groups of structures create the heritage character of this area. The defining characteristics of this zone are:

- log and wood frame construction
- frame garages
- asphalt brick, stucco and wood siding
- fencing
- modest-sized buildings.

### Zone 3: Commercial Zone/Village Centre

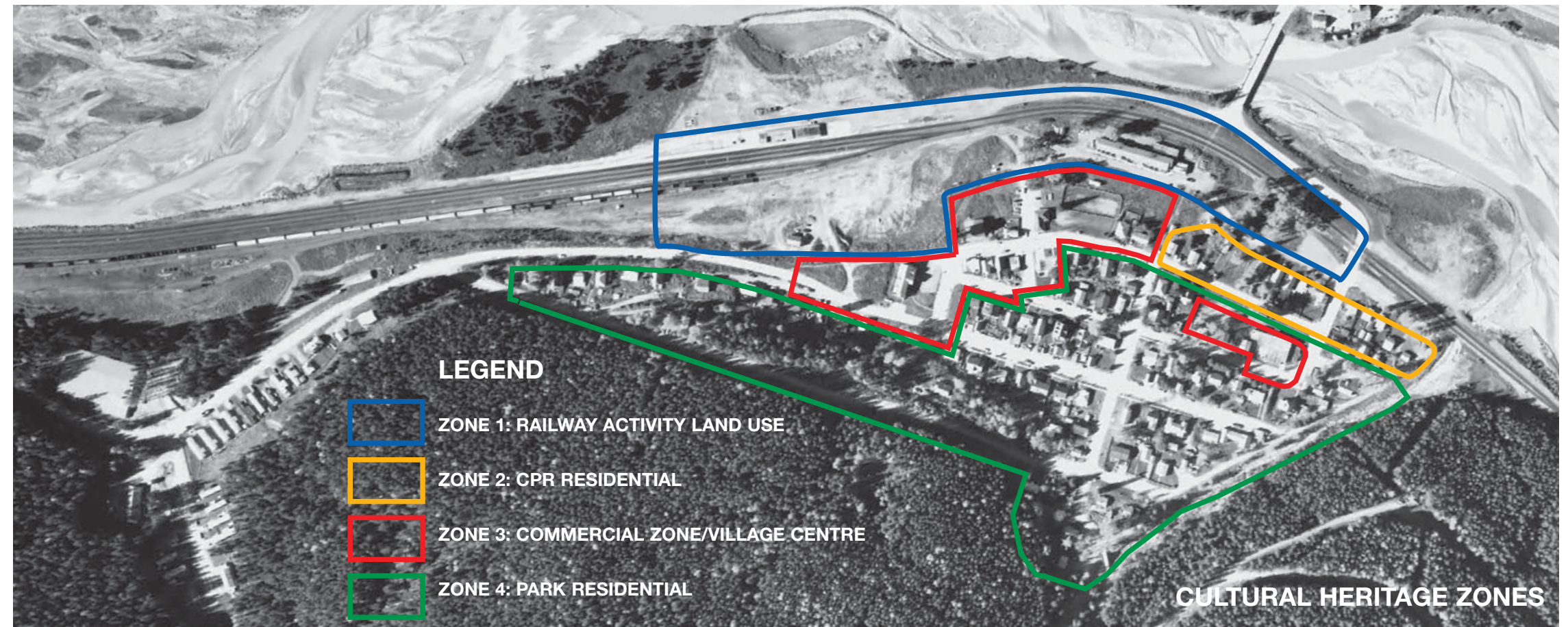
Field's commercial, institutional, and educational facilities are located in this zone which has two distinct segments:

1. This segment includes land under the jurisdiction of both the Canadian Pacific Railway and Parks Canada. Elements that define the heritage character in this zone include:
  - one and two-storey frame buildings
  - buildings that extend to the property line
  - stucco and wood siding
  - modest scale
  - individual entrances to businesses; no interior malls.
2. This segment is defined by the school and the associated open space.

### Zone 4: Park Residential Zone

Significant buildings, supporting structures and the associated landscapes reinforce the heritage character of this zone. Defining elements include:

- frame houses and garages
- horizontal wood siding and stucco
- historic architecture
- utilitarian designed railway working-class housing
- stone and wood fences
- stone faced retaining walls
- boundary markings, hedges
- porches
- elaborate detailing on some houses - multi-paned windows, brackets, exposed rafter ends, wrought iron
- rich details of stone in the design of some houses and the associated fencing (e.g., the Superintendent's Residence)
- sloped sites.



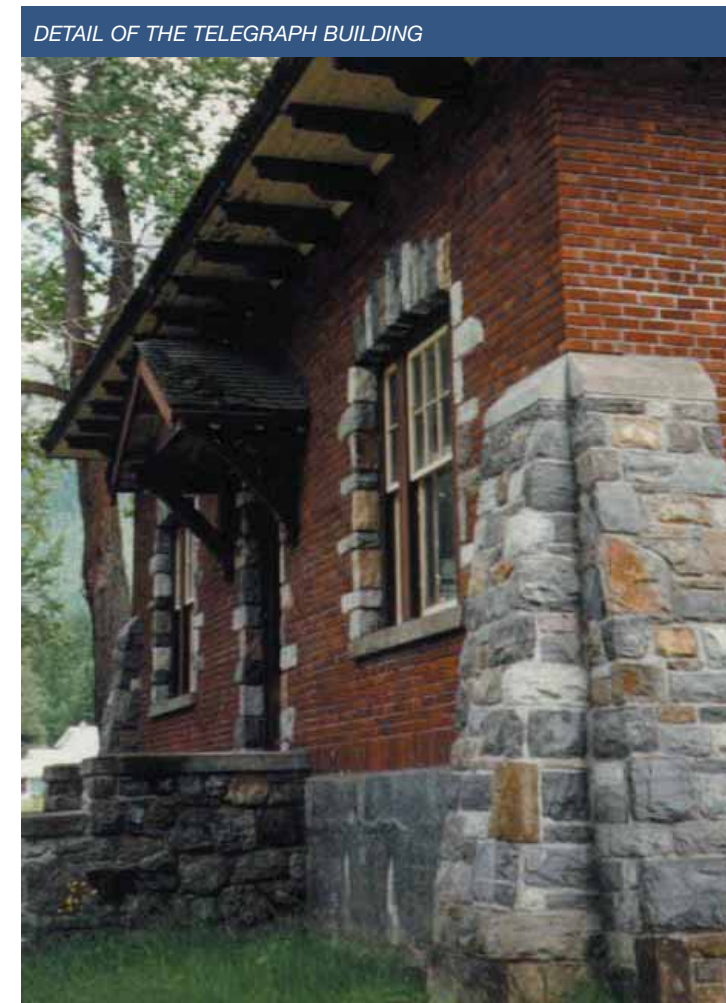
## Design Parameters

- consider the heritage values and condition of cultural resources in all recommendations for protection
- preserve all structures and their surroundings designated by the Federal Heritage Buildings Review Office (FHBRO)
- preserve all structures and sites (subject to their condition) identified by Parks as high priority for conservation or that support the community's heritage character
- protect groups of buildings, and their setting, that enhance the heritage character of the area
- ensure that development next to heritage structures respects their character and setting
- use the site's **Heritage Character Statements** when making decisions about changes to heritage structures or settings
- protect the community's strong railway character by interpreting the importance of the Canadian Pacific Railway in the history of Field and by highlighting the heritage resources associated with the railway
- protect the view of the Superintendent's Residence, St. Joseph's Church, and the former RCMP Station
- ensure that changes to high priority structures, supporting structures and their settings comply with the FHBRO Code of Practice
- consider only those uses for high priority structures that have a minimal impact on their heritage character
- ensure awnings and signs respect the heritage character of a building
- leases will be amended to ensure priority structures are protected.

## CHARACTER AND SCALE

### Guiding Principles

- All new construction and renovations will respect the historic character and scale of existing developments and will follow traditional patterns of land use and landscaping.
- The natural beauty of the surrounding environment must dominate; building placement, type, scale, material and construction methods will reflect this principle.
- New development will be compatible with the surrounding buildings and the natural environment.
- The character of the village should emphasize the experience of being in a national park. Businesses will provide facilities and services that help visitors experience and appreciate the park's natural and cultural resources.
- The community and the park will support heritage tourism through appropriate activities, services, education and information.
- The architectural and landscape requirements set out in the Land Use Directive will apply to ALL development proposals.



## Design Parameters

- preserve a major green space in the village
- protect and/or enhance important views of natural and cultural features
- keep manicured landscapes and the use of exotic species to a minimum
- avoid traffic in residential areas
- enhance the ability of pedestrians to walk in the streets
- plant vegetation in natural groupings and avoid rows of evenly spaced trees along streets
- use the mass and location of buildings to create well-defined outdoor spaces
- encourage people to explore the village on foot through a continuous system of well-marked trails, sidewalks and pedestrian-friendly streets
- provide adequate parking that is easy to find
- offer parking on-site, on-street and in small screened lots with easy access to the village core
- require businesses to provide adequate parking for their customers
- consider the need for snow removal when designing streets, sidewalks and parking lots
- ensure that traffic routes are clear and well marked
- provide barrier-free access to all new and substantially renovated commercial buildings, institutions and streetscape improvements
- ensure that residential development conforms to the existing pattern of development in terms of its scale, detail, massing and placement on the lot
- ensure that sidewalks, fences, retaining walls and other landscape elements are consistent with the **Land Use Directive**
- keep the lighting of streets, pathways, parking lots, buildings and signs to a minimum
- use lighting that is of low intensity, naturally colour balanced and directed downwards
- allow small shops that have individual entrances from the street
- provide the essentials that visitors require to enjoy the national park experience and that meet the basic needs of residents. Offer goods and services that relate to the character of the park. Visitors and residents will purchase non-essential items outside the park.
- encourage, where practical, businesses to adopt interior designs that reflect the national park setting
- apply the Development Review Process to all development including Parks Canada activities.

## SOCIAL AND ECONOMIC HEALTH

Parks Canada and the community have a strong desire to see the village socially and economically healthy, within the limits imposed by its ecological and physical setting.

### Guiding Principles

To achieve its social and economical goals the village needs:

- an economic base that, through taxation (or its equivalent), user fees or grants, will generate enough revenue to help offset the village's operational and capital costs
- a large enough permanent population to support a variety of essential social and cultural activities as well as to adequately serve visitors to the park
- support for the well-being of all village residents and business people
- support for local educational facilities and opportunities
- a year-round operating season that will strengthen the local economy and attract more permanent residents to the community.

### Design Parameters

- encourage businesses and institutions to remain open year-round
- permit additional residential accommodation for people with a proven need-to-reside
- encourage a range of commercial accommodation for a variety of income levels (e.g., single rooms in residences, small cabins, hostels, B&Bs, small lodges, etc.)
- give preference to small scale, family-oriented commercial accommodations
- permit a range of basic recreational opportunities
- maintain an appropriate ratio of commercial/institutional development to residential accommodation
- ensure infrastructure keeps pace with development.

# CHAPTER 5

## STRATEGIES FOR ACHIEVING THE VISION

CONCEPT OVERVIEW

LAND USES

LIMITS TO NEW DEVELOPMENT

ACCOMMODATION

Residential

Visitor

AREA CONCEPTS

The Entrance

Burgess Avenue

Kicking Horse and  
Stephen Avenue East

First Avenue

Second Avenue East

The Village Green

The Village Centre

Stephen Avenue &  
Second Avenue West

West of the Sewage Plant

CPR LANDS

LANDSCAPE STRATEGY

HERITAGE TOURISM

HOME OCCUPATION AND  
APPROPRIATE DEVELOPMENT

NO NET NEGATIVE IMPACT  
FRAMEWORK

ENVIRONMENTAL STEWARDSHIP

MANAGING GROWTH



## STRATEGIES FOR ACHIEVING THE VISION

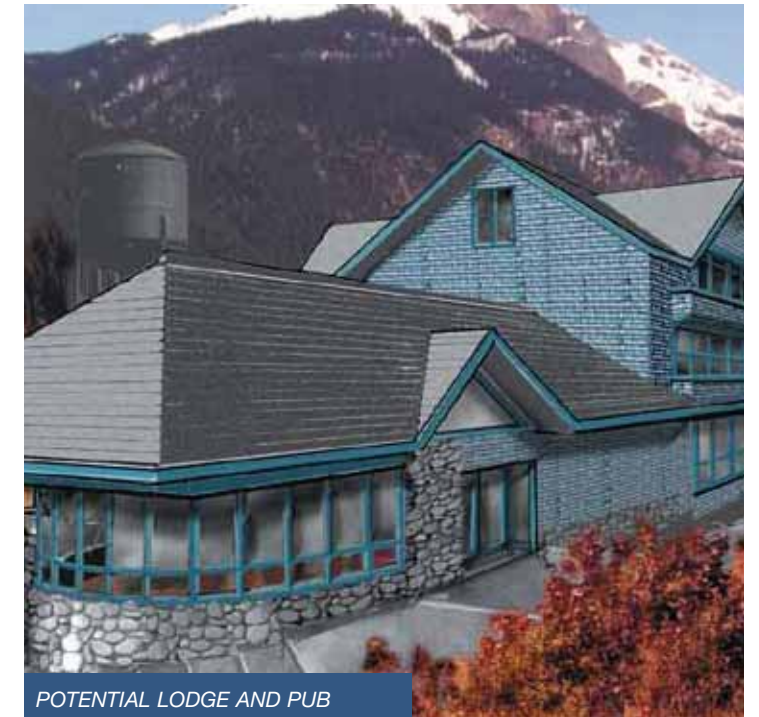
This chapter illustrates how the design parameters and principles will affect the village and describes strategies for achieving the vision for Field. It includes an overall concept, land use plan, and specific actions for areas in the village.

## CONCEPT OVERVIEW

The concept allows for a relatively small amount of growth in visitor accommodation, commercial retail space and residential housing while at the same time maintaining the ecological integrity of the park and the character of the village. The main components of the plan are:

- the reduction of the village boundary to address ecological issues. Approximately 15.4 hectares (40%) of the original town area will be removed. Of this amount, approximately 12 hectares are undevelopable lands (ie. riparian zones and water). This action will help protect an important regional wildlife corridor and riparian environments. Areas removed from the village will be rehabilitated.

- the removal of the trailer court, buildings and unfinished recreation center at the west end of the village. This will improve the ability of animals to move through this important wildlife corridor.
- strict limits on the size, placement and appearance of new development
- a balance between new commercial operations, visitor accommodation, and residential housing
- maintenance of heritage buildings to a standard that reflects their historic value
- small-scale visitor accommodation spread throughout the village
- access to affordable housing through reasonably priced lots, duplexes, carriage houses and rental suites in single family homes
- the release of a maximum 24 lots for new residential development
- a new road into the village to reduce traffic in residential areas
- additional commercial retail space in the village centre
- a small, ten-room lodge complete with a restaurant and pub
- the addition of a hostel
- residential suites located above new commercial development
- a revitalized community centre with an adjacent, multi-season recreational space
- public open space. A square in the heart of the village will provide a focus for the commercial centre. A village green will ensure that Field retains a significant, landscaped open space.
- improvements to the appearance of the main commercial street
- a site for the proposed Burgess Shale Museum and Learning Centre
- the identification of basic and essential services that support heritage tourism
- a framework for ensuring no net negative environmental impact
- a growth management strategy that phases development.



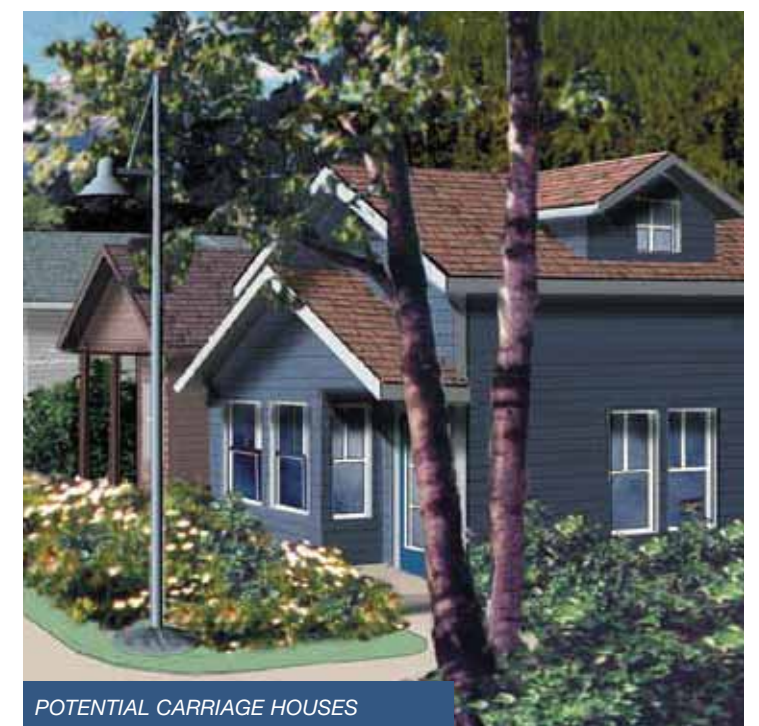
POTENTIAL LODGE AND PUB



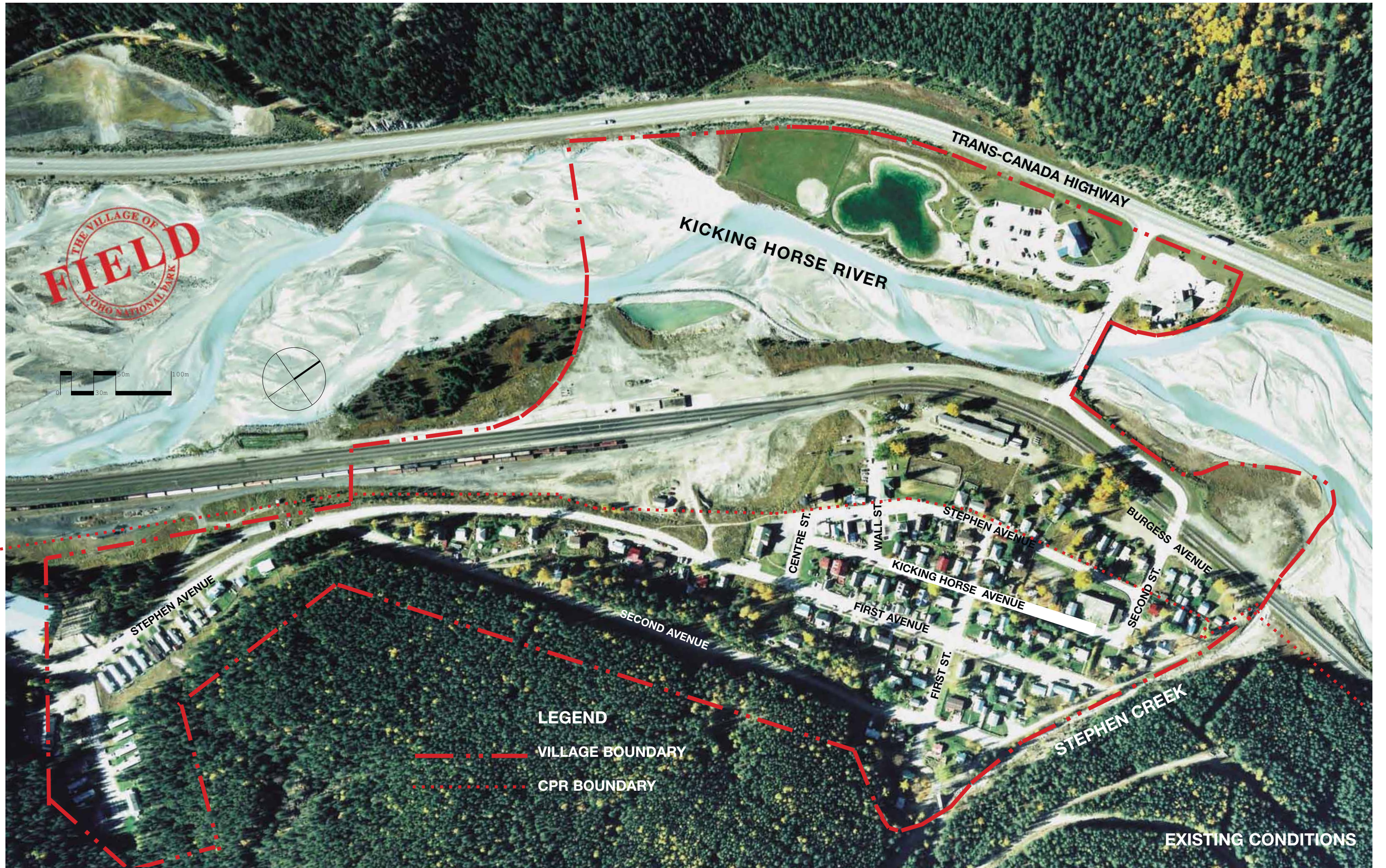
POTENTIAL BURGESS SHALE MUSEUM



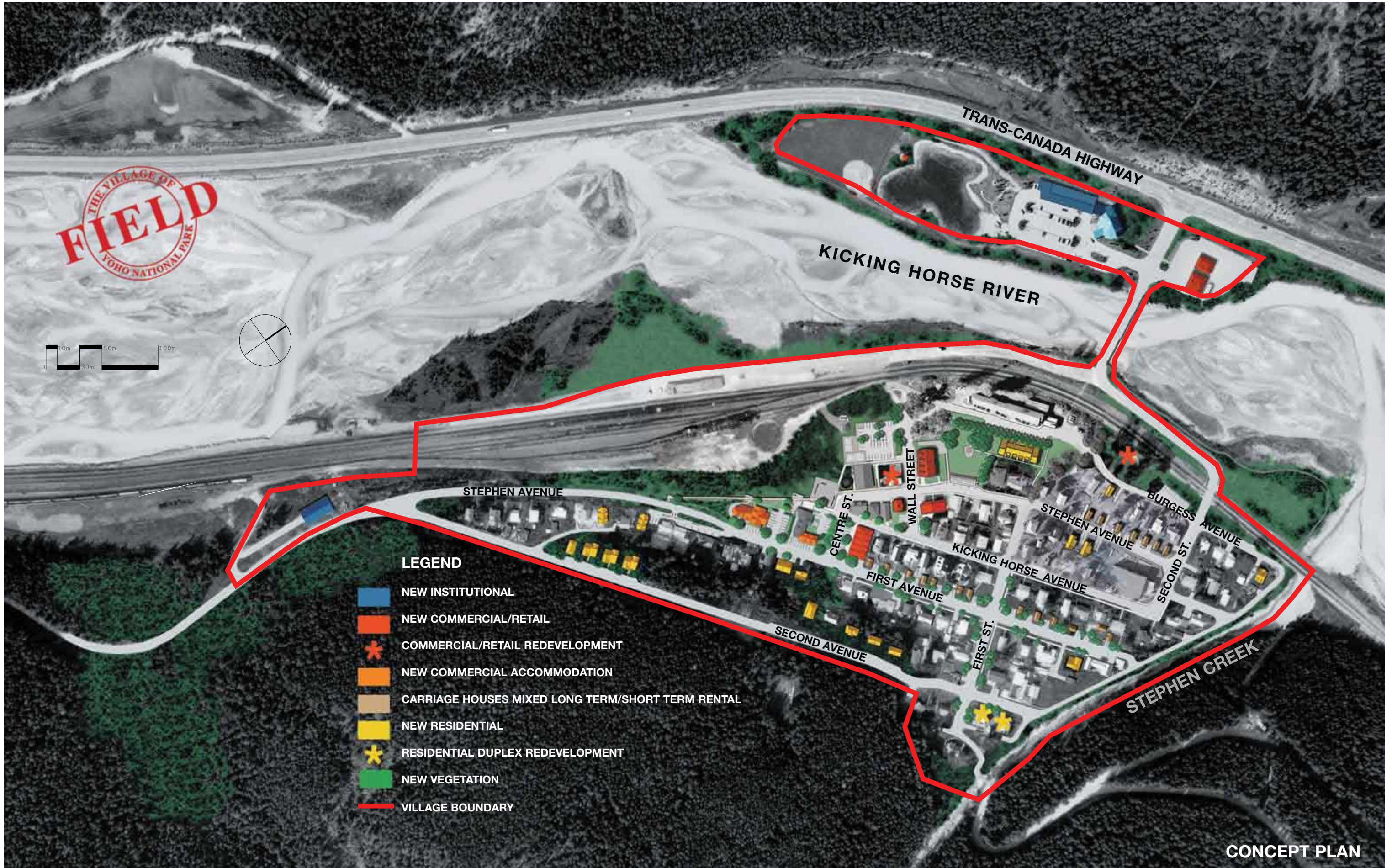
POTENTIAL COMMERCIAL DEVELOPMENT WITH STAFF HOUSING ABOVE



POTENTIAL CARRIAGE HOUSES







## LAND USES

Changes to both the village boundary and land use zoning address several issues:

- the ecological integrity of Yoho National Park
- the social and economic well-being of the residents
- the demand for more residential accommodation, limited additional commercial development, and a fair distribution of the benefits of a moderate increase in commercial accommodation
- institutional and recreational needs such as the proposed Burgess Shale Museum and the Learning Centre, changes to recreational facilities, and the possibility of a smaller school facility (or building).

The Land Use Map illustrates the new zoning and the following is a summary.

### The Village Boundary and the Trailer Court Area

Ensuring a safe wildlife corridor will require:

- the removal of trailers and buildings at the west end of town
- replanting with native vegetation
- a ban on new development south of Second Avenue
- moving the village's boundary to the right-of-way of Second Avenue.

Protecting riparian environments from potential development requires their removal from the village.

### Environmental Reserve

The lands described below are protected from development because of their environmental sensitivity and aesthetic importance. While passive recreation will be permitted, the only development allowed will be trails.

- Block 5: lot 15.
- Block 6: lots 1 to 8 (unsuitable for development).
- The area along Stephen Creek.
- The slopes above the rail yards and immediately below Stephen Avenue west.
- Block 7: lot 2a
- Block 5: lot 22
- Block 4: lot 8

### Recreational / Public Park

These lands are to be used for recreation and may include some development:

- the Village Square, next to the Community Centre at Centre Street
- land adjacent to the Community Centre
- the area west of the Visitor Information Centre
- most of the area north of Burgess Avenue
- the area east of Wall Street and the Park Administration Building
- the park around the Telegraph Building.

### Commercial Accommodation

#### Hotel

The Kicking Horse Inn falls in this zone:

- Block 3: lot 7.

#### Lodge

This land is zoned for commercial accommodation with 5 to 10 rooms. The facility will include a restaurant / small pub.

- Block 3: lot 8.

#### Hostel

The Hostel is included in this zone.

### Retail / Other Commercial

This zone allows for businesses that provide basic and essential services for Field residents and visitors.

- Block 8; lots 7 to 9 and 16. This will result in a better defined commercial area
- Block 2: Lots 7A and 7B
- Telegraph Building and parking lot
- Parks Canada's administration building
- Former RCMP building (Block 8 Lot 14 and 15b)
- New service station (Yoho Brothers site).

### Institutional

Government and community service are located in this zone. It includes a proposed Burgess Shale Museum and a Learning Centre:

- the current school lot is zoned Institutional but may also be considered as a site for the Learning Centre and residences
- St. Joseph Church
- the Community Centre and adjacent parking lot / sport courts.

### RAILWAY & UTILITIES

The Railways & Utilities zone will include the railroad and public utilities, and is intended to regulate development and operations for the benefit of Field residents:

- the active CPR rail yard
- the sewage treatment plant.

### Residential

#### Single Family

This zone will apply to most existing residential lots. It will allow for:

- low-density, residential development consisting of single-family detached housing
- one rental suite per house up to a maximum of 40 suites in the village. Twenty of these suites could be rented to overnight visitors.

#### Single Family with Guest/Rental Cabin (Carriage Houses)

The purpose of this zone is to provide for additional accommodation in a separate building, while improving the appearance at the back of lots that stretch between two roads. A total of 20 accessory buildings are allowed - 10 for long-term rental to residents and 10 for overnight guests:

- Block 1: lots 1 to 5
- Block 2: lot 1 to 6
- CPR Lots 6 to 12

Carriage houses may also be allowed on other lots where site requirements can be met.

#### Duplex

This zone will allow for additional housing, without changing the low-density, residential character of the village:

- Block 4: lot 3, lot 10a and 10b
- Block 5: lot 12
- Block 6: lot 9a and 9b; lot 10a and 10b; lot 12a and 12b (1 duplex unit on the two lots)
- Block 7: lot 10a and 10b
- Block 8: lot 13a, 13b (1 duplex unit on the two lots)
- Block 9: lot 5, lot 15
- Block 12: lots 1 and 2.

#### Multifamily

This zone will allow for medium-density housing in one specific area adjacent to the village green.



TRAILER COURT AREA

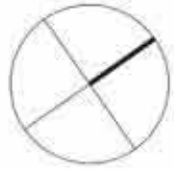
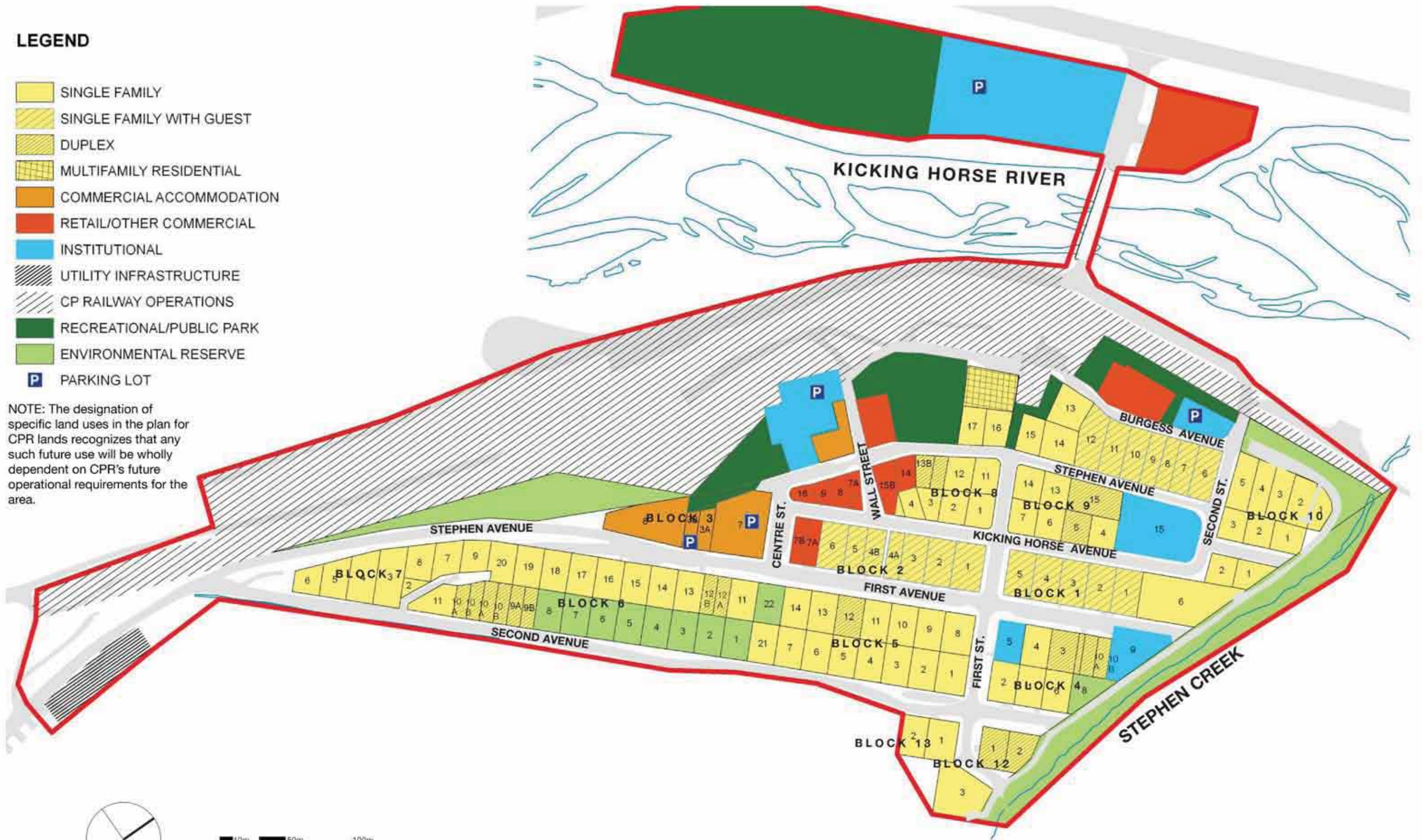
## DETAILED DEVELOPMENT CONTROL (DDC)

The purpose of this designation, which applies to selected sites in the Commercial and Institutional zones, is to strictly manage the form of development on high-profile or sensitive sites.

**LEGEND**

- SINGLE FAMILY
- SINGLE FAMILY WITH GUEST
- DUPLEX
- MULTIFAMILY RESIDENTIAL
- COMMERCIAL ACCOMMODATION
- RETAIL/OTHER COMMERCIAL
- INSTITUTIONAL
- UTILITY INFRASTRUCTURE
- CP RAILWAY OPERATIONS
- RECREATIONAL/PUBLIC PARK
- ENVIRONMENTAL RESERVE
- P PARKING LOT

NOTE: The designation of specific land uses in the plan for CPR lands recognizes that any such future use will be wholly dependent on CPR's future operational requirements for the area.



**LAND USE MAP**

## LIMITS TO NEW DEVELOPMENT

New development in Field will be limited. The chart on the right indicates the total amount of new development if all aspects of this plan are implemented. These numbers may not be exceeded. These limits are based on:

- the *Park Management Plan* and *Parks Canada's Guiding Principles and Operational Policies*
- the demand for new residential and commercial development
- the relationship between more commercial activity and the need for housing
- the impact of growth on the character of the village, infrastructure, the socio-economic health of the community, and ecological integrity
- the public's desire for limited development in national parks.

## FUTURE LIMITS TO GROWTH

	Current Situation		Proposed Change		Future Total	
	Number of units	Number of residents	Number of units	Number of residents	Number of units	Number of residents
<b>Housing</b>	120	300	+45	+125	165	425
	Number of rooms	Visitors/night	Number of rooms	Visitors/night	Number of rooms	Visitors/night
<b>Visitor Accommodation</b>	32	80	+61	+175	93	255
	Number of rooms	Occupants/night	Number of rooms	Occupants/night	Number of rooms	Occupants/night
<b>Institutional</b>	55	55	+15	+30	70	85
	Number of outlets	Area m <sup>2</sup>	Number of outlets	Area m <sup>2</sup>	Number of outlets	Area m <sup>2</sup>
<b>Commercial/retail Space</b>	9	1,350	+11	+1,420	20	2,770

### Note:

Total existing commercial development is 2,025 m<sup>2</sup>. The total new commercial development represented by the above growth represents 3,030 m<sup>2</sup>. This includes commercial/retail space (1,420 m<sup>2</sup>) and visitor accommodation in the proposed hostel, lodge and expansion of the hotel (1610 m<sup>2</sup>). Total future commercial development will be 5,055 m<sup>2</sup>, if all aspects of the plan are developed.

## DEFINITIONS

UNIT	a rental suite, a carriage house, one side of a duplex, a single family house, a staff apartment, a trailer, etc.
VISITOR ACCOMMODATION	carriage houses, rental suites, hotel rooms, lodge rooms, hostel rooms, etc.
INSTITUTIONAL	CPR Bunkhouse, proposed Burgess Shale Learning Centre
COMMERCIAL/RETAIL SPACE	retail, restaurants, etc.



STEEP SLOPES BEHIND FIELD

# ACCOMMODATION

## Design Intent

To provide additional residential accommodation for people with a proven need to reside in Field.

To preserve Field's residential character.

To provide economic opportunities that are distributed throughout the community.

To provide a range of accommodation for visitors that is consistent with the small scale, residential character of the village.

To ensure adequate accommodation for staff is available.

## Achieving the Vision

1. Release new lots for residential accommodation.
2. Increase the number of suites in private homes.
3. Include staff accommodation above all new retail development.
4. Convert some garages to carriage houses. Make changes to administrative instruments to facilitate this.
5. Ensure adequate parking is available for residents.
6. Increase the number of hotel rooms and suites for visitors in private homes.
7. Allow construction of a new lodge and hostel.

### PRECEDENTS TO GUIDE RESIDENTIAL DEVELOPMENT



# RESIDENTIAL ACCOMMODATION

Field is essentially a residential community, with modest, single family houses reflecting a variety of architectural styles. Well-crafted of wood, most of Field's residences are in good condition. Many are surrounded by a mature landscape and are fine examples of historic architectural styles.

This plan strives to preserve and enhance the existing character of the village's residential areas with particular emphasis on scale, architectural elements, style and detail. This will be achieved by:

- limiting the height of residential buildings to two storeys and the area to 180 m<sup>2</sup> (1,950 ft<sup>2</sup>) for single family detached housing and 150 m<sup>2</sup> (1,600 ft<sup>2</sup>) per side for a duplex
- using the existing distance between buildings and from houses to the street as a guide when building new homes
- incorporating the village's traditional architectural styles in the design of new residences as illustrated on this page
- using natural and historically relevant materials such as stone, wood siding and sawn shingles.

The *Land Use Directive* will provide direction, including useful diagrams, on the main architectural components for residences, the size and placement of buildings, parking, as well as permissible uses.

An adequate supply of affordable housing is critical to the economic and social well-being of the village. The demand for housing currently outstrips supply. While every effort has been made to find suitable building sites, these are in short supply and some increase in density will be necessary.

The following actions are designed to meet demand for new housing and accommodate the people displaced by the removal of the residences at the west end of the village.

## Release New Lots

The following outlines the potential lots available for residential housing:

### PARKS CANADA LAND

- 9 single family lots
- 7 lots on the site of the school. This will depend on the future size and location of the school.
- 5 duplex lots (10 units).

Total - 26 potential units

### CPR LAND








Release of these lands depends on negotiations with the CPR.

- 2 single family lots
- 1 duplex lot (part of the learning centre complex).

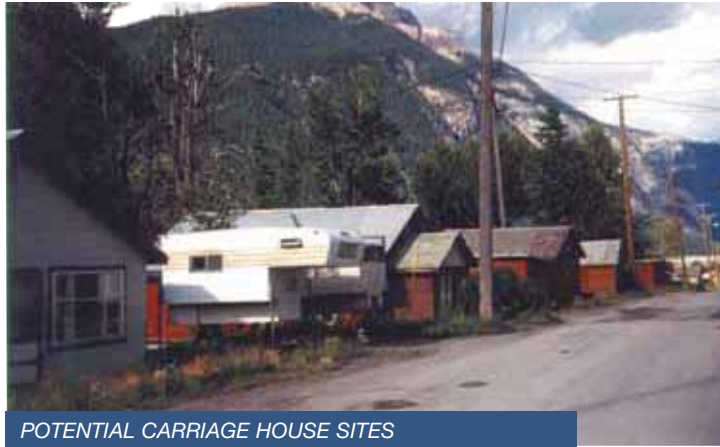
Total - 4 units



## LEGEND

-  VILLAGE BOUNDARY
-  MULTI FAMILY RESIDENTIAL
-  SINGLE FAMILY RESIDENTIAL
-  DUPLEX RESIDENTIAL
-  POSSIBLE SINGLE FAMILY RESIDENTIAL (on existing school site)
-  SPECIFIC SITE DEVELOPMENT GUIDELINES APPLY (see development regulations)
-  LOTS TO BE SURVEYED

## POTENTIAL NEW RESIDENTIAL LOTS



POTENTIAL CARRIAGE HOUSE SITES

### Allow More Suites

There are currently 14 suites in private homes in Field; eight are rented on a long-term basis to residents, six are for visitors. An additional four suites for rental to visitors have recently been approved but are not yet operational. This plan allows for the total number of suites to expand to 40. Of this number, 20 can provide long-term accommodation for residents and 20 can house overnight visitors.

The average number of occupants for residential suites is 2.2 people per unit for a total of 44 residents. The average number of occupants for visitor suites is 2.5 people per unit for a total of 50 visitors. Suites will range in size from 35 m<sup>2</sup> (360 ft<sup>2</sup>) to 62 m<sup>2</sup> (670 ft<sup>2</sup>).

All new commercial buildings will include residential suites on the second floor.



PROPOSED CARRIAGE HOUSE SITE EXISTING CONDITIONS



PROPOSED CARRIAGE HOUSE DEVELOPMENT

### Develop Carriage Houses

In addition to providing residential and visitor accommodation, replacing some garages with carriage houses will dramatically improve the village's streetscapes. This is especially true along sections of Stephen and First Avenues where one side of the street has the appearance of an access lane, with storage areas, garages and backyards.

The carriage houses, while similar in scale to some of the larger garages they replace, will create a more finished look to the street. Generally built of wood, using simple construction techniques, they will respect both the character of the surrounding area and that of the house that they share the lot with. Porches, inspired by the community's existing and historic structures, will contribute to the look of the village. Stephen and First Avenues will be the main focus for carriage house construction.

Carriage houses will be allowed on designated lots if:

- with the exception of Blocks 1 and 2, the lessee does not already have a suite in their house
- the total number of people in the principal residence and the carriage house does not exceed the number of occupants allowed on the lot
- the area of the carriage house is between 35 m<sup>2</sup> (360 ft<sup>2</sup>) and 62 m<sup>2</sup> (670 ft<sup>2</sup>)
- the building is no higher than 1.5 storeys
- there are a maximum of two bedrooms
- the carriage house replaces and is not in addition to a garage
- they have the necessary lot area to meet set-backs and other site development requirements e.g. steeply sloping sites which restrict the developable area of the lot may not be able to accommodate carriage houses
- they have direct vehicular access
- all parking requirements are met.

The total number of carriage houses in the village will not exceed 20, of which 10 will be for long-term rental to residents and 10 for visitors. The average number of occupants per carriage house will be the same as for in-home suites.



PROPOSED CARRIAGE HOUSES

## Staff Accommodation

Approximately 20% of Field's residents work in Lake Louise. As new opportunities for employment open up in Field, and Lake Louise resolves its housing shortage, most of the staff for new businesses is anticipated to come from Field's existing population. The following requirements will help to ensure that there is adequate housing for these employees:

- commercial and institutional development cannot proceed unless adequate staff housing is available
- commercial and institutional operators must prove, on an annual basis, that there is adequate accommodation for their employees
- staff accommodation will be primarily for people employed in Field.

## Residential Parking

The following requirements apply to residential parking:

- residential lots must generally have two stalls on site
- one additional parking spot for the suite or carriage house may be provided on the street, as long as it does not affect other requirements in the area
- residents in new developments on Second Avenue can park in laybys along the street. Developers will be responsible for their construction.

## VISITOR ACCOMMODATION

This plan proposes several types of accommodation for visitors. All calculations are based on an average of 2.5 people per room/ per night. Care must be taken to ensure the number of visitors does not exceed the capacity of the sewage system or the limits to growth.

### Hotel (*more than 10 rooms*)

This type of accommodation will increase from 14 to 22 rooms and will accommodate a maximum of 55 visitors/night.

### Lodge (*4 to 10 rooms*)

There is currently no accommodation of this type in Field. This plan provides for one new lodge with approximately 10 rooms for a total of 25 visitors/night.

## In-Home Visitor Accommodation

### 1. Multi-Guest Suites

Existing:	4 units with 12 rooms
Proposed:	1 unit with 4 rooms
Total:	5 units with 16 rooms for a total of 40 overnight visitors

### 2. Single-Guest Suites

Existing:	6 suites
Approved:	4 suites (but not operational)
Proposed:	10 suites
Total:	20 suites for a maximum of 50 overnight visitors

### 3. Carriage Houses

There are currently no carriage houses in Field. The addition of 10 carriage houses for overnight use as described will accommodate 25 visitors.

KICKING HORSE INN





## Managing Suites, Carriage Houses and In-home Visitor Accommodations

Carriage houses, suites, and in-home accommodation for visitors will have a dramatic impact on the quality of life for home owners and neighbours, and on the enjoyment of visitors who stay overnight. Because of this, strict regulations and standards will apply to this type of accommodation:

- Parks Canada, in consultation with the community, will issue permits and business licenses for visitor accommodation and residential suites
- annual inspections will ensure people comply with development standards and permit renewals will depend on the outcome of the inspections

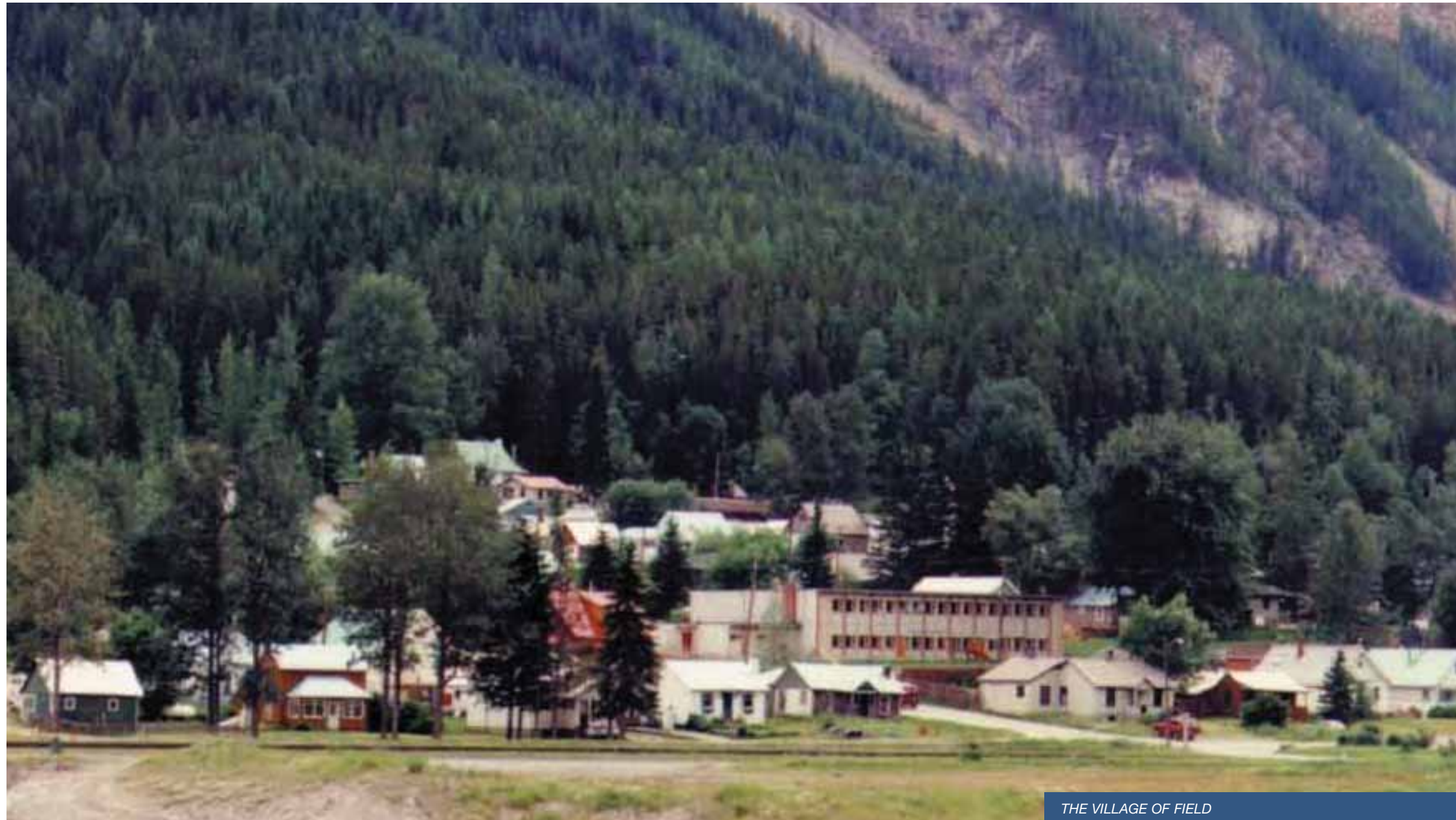
- the permit system will regulate the distribution of suites, carriage houses, and guest accommodations
- an annual review of the policies that govern this type of accommodation will evaluate their impact on the community's character, infrastructure and social fabric, and will identify any necessary adjustments
- applications for permits and renewals will be posted for a minimum of two weeks to allow time for the community to identify any concerns
- permits will be introduced slowly (see Managing Growth)
- single suites and carriage houses can be self-contained units or Bed and Breakfast operations
- all development and land use requirements (e.g., parking, setbacks, etc.) described in the *Land Use Directive* will apply
- suites and carriage houses can have a maximum of 2 bedrooms, a kitchen, one bathroom and a common area
- suites or carriage houses are a secondary use for a home occupied by a person with a need to reside ("eligible resident") in the park
- except in Block 2, suites should generally be dispersed throughout the community and not concentrated in order to ensure no negative effect on residential character, use and enjoyment
- some existing multi-guest operations have resulted in oversized residential buildings. New operations will adhere to strict size restrictions.

## ELIGIBLE RESIDENT (need to reside) ENFORCEMENT

The concept of 'eligible resident' was introduced in the 1960's with the objective of ensuring residential lands in national parks were occupied by people who needed to reside in the parks for reasons of employment. Non-compliance in Field is currently perceived not to be a major concern, however, it is a problem in other national park communities and may increase in Field. To address the issue, Parks Canada will:

- make regulatory amendments to ensure action can be taken against leaseholders who are in contravention of National Park Regulations
- put in place administrative practices to require statutory affidavits and lease amendments
- introduce a public information program to ensure awareness of the eligible resident requirements and actions being taken to address non-compliance
- undertake a random audit every 5 years of residential leases.

These changes will be made to ensure residential development is available for those who need it.



# AREA CONCEPT

## THE ENTRANCE

*(Information Centre and Proposed Burgess Shale Museum Site)*

### Existing Conditions

The Information Centre provides visitors with information about Yoho National Park and the surrounding area. Limited information about the Burgess Shale fossil deposits is available. Surrounded by parking lots with little landscaping, the building's appearance is dated. The Centre is busy in the summer, but not during the rest of the year. It is visible from both the highway and the village.

1. The view of the parking area from the highway should be improved.
2. Possible improvements to the Trans-Canada Highway may affect the site. Development must respect the existing setback.
3. The site is the best location for the proposed Burgess Shale Museum.
4. The baseball diamond, children's playground and the swimming pond are important recreational facilities that should remain.
5. The vegetation along the Kicking Horse River is very narrow, particularly next to the parking areas.
6. The Yoho Brothers site, once used as a service station, may be contaminated.
7. Some heavily used areas are in need of reclamation.
8. The sewage drop site takes up valuable parking area.



Entry sign and bridge over the Kicking Horse River are good examples of appropriate design.

P1



Playground and swimming pond are popular with local residents and visitors.

P2



Unattractive view of the parking lot from the highway.

P3



Additional screening is needed for the extensive parking lots.

P4



## Achieving the Vision

1. Replace the Yoho Brothers Building and existing residence with a new service station. The new building may include a second-storey apartment and a separate canopy over the service area. Re-locate the above-ground fuel tank as shown.
2. Build a pedestrian crosswalk at ground level.
3. Move the sewage drop site to a nearby existing facility if the proposed museum goes ahead.
4. Reclaim the areas along the river.
5. Redesign the parking lot to accommodate as many vehicles as possible. Adequate space for RV's should be provided. Move the children's play equipment to the west side of the pond if the playground is required for parking.
6. Use dense vegetation to screen the parking lot from the highway and the highway from the village. Plantings to reflect Trans Canada Highway standards.
7. Provide a small concession stand & new dugouts to support community recreation.
8. Develop the proposed Burgess Shale Museum and integrate it with the Information Centre. This can be an addition to the existing building or a totally new development on the site. Funding for this expansion would be provided by the Museum's proponents.

PROPOSED SERVICE STATION WITH RESIDENCE ABOVE



## Design Intent

To improve the aesthetics and functioning of the area.

To improve the riparian environment.

To permit the development of a Burgess Shale Museum and continue to provide information services. The role of the Burgess Shale/Information Center will be:

- to orient visitors
- to provide information about Yoho, Banff, Alberta and British Columbia
- to promote the area and the Community of Field
- to promote and interpret the Burgess Shale
- to provide an overview of the heritage messages of Yoho National Park
- to outline Field's role as a model sustainable community
- to express and promote a local identity and sense of place through architectural design.

## Burgess Shale Museum/Information Centre

This proposed centre could serve as an important visual and cultural focus for Field and for Yoho National Park. While continuing to offer the same services now provided, a combined facility would also showcase the Burgess Shales.

Visitors to the centre would find:

- information about the park and the surrounding area
- interpretive material based on the park themes, ecological approaches and the fossil site
- facilities to demonstrate the preparation of fossils
- a laboratory for the study of fossils
- a small gift shop and snack bar (cold foods, soft drinks, coffee, etc.).

The operation of the Information Centre/Museum would be integrated to provide efficient service for the public.

## Design Requirements

A design inspired by the surrounding landscape and the forces that created both the mountains and the perfectly preserved Burgess Shale fossils will significantly improve the appearance of this prominent site.

## Appearance

- the building should shape and enclose the entrance and the parking areas
- the building should screen the highway from the site and the parking lot from the highway
- a steep pitched roof should slope down to the parking lot and up to the mountains to the north. This will screen the highway and emphasize the mountain view.
- building materials should be natural and organic
- sawn-shingle siding reminiscent of the village's older buildings
- stone foundations and columns
- large, dark-framed windows
- painted metal roof
- colours should be natural and subtle
- native plants should be used to landscape around the building.

## Size

- maximum total size: 950 m<sup>2</sup> (10,000 ft<sup>2</sup>) for both the museum and information center
- maximum height: two storeys. Some areas that are not open to the public can be located underground.
- Alberta, B.C., and Parks Canada space requirements will be met.

## Location

- new development must not affect the pond and the ball diamond
- new construction should be west of the existing building, and north of the parking lot
- because of the potential improvements to the Trans-Canada Highway, new construction must respect the existing set-back. A safety study of the Trans Canada Highway interface and parking lot design will need to be a component of design proposals.

## Parking

It is essential to provide adequate parking for visitors to the proposed facility. The parking space lost to new construction must be replaced, preferably underground. Parking off site will not be permitted.

## Messages

15 to 20% of the building will be dedicated to presenting information about the park and the surrounding area. The project proponent will take the lead in presenting these messages which must include the following:

## Reception/Orientation

Staff at the facility will welcome visitors, answer basic questions and offer information about:

- attractions and facilities in B.C. and Alberta
- services and facilities in Yoho National Park, Lake Louise and Field
- opportunities to discover Canada's natural and cultural heritage
- public safety.

## National Parks

Visitors will have the opportunity to learn:

- why Yoho is a national park and part of the Canadian Rocky Mountain Parks World Heritage Site
- why the park is important to visitors and to all Canadians
- that Yoho is part of a nationally and internationally protected system of heritage areas
- how protected heritage areas contribute to our identity as Canadians
- that Yoho is part of a legacy passed from generation to generation
- an overview of the heritage themes of Yoho National Park

- actions being taken to manage and protect ecological integrity and cultural resources in Yoho, surrounding national parks and regional ecosystems
- Field's role as a model sustainable community and the actions it is taking to contribute to the ecological health of the park and global environmental concerns
- the role park users, through their own behavior, can play in sustaining national parks.

## Burgess Shale

Highlights will include:

1. Formation of the Burgess Shale fossils
  - mountain building in the Rockies
  - geological events that formed the Burgess Shale and preserved the fossils.
2. Significance of the Burgess Shale
  - unique fossils of soft-bodied creatures
  - rare evidence of pre-Cambrian life
  - international significance, World Heritage Site
  - insight into the origin of life and the theories of evolution.
3. History
  - the discovery of the fossils
  - past research.

4. Research
  - identification and classification of Burgess Shale fossils
  - current and on-going research projects
  - other fossil discoveries and their relationship with the Burgess Shale.

## Socio-Economic Considerations

The development application will include a socio-economic and infrastructure assessment, funded by the proponent, that determines:

- the projected number of visitors
- peak loads
- parking requirements
- proposed marketing plan
- social and economic impact on the community; and
- the impact on the village's infrastructure and ways to reduce that impact.

*Parks Canada will prepare the terms of reference for this study.*





# AREA CONCEPT

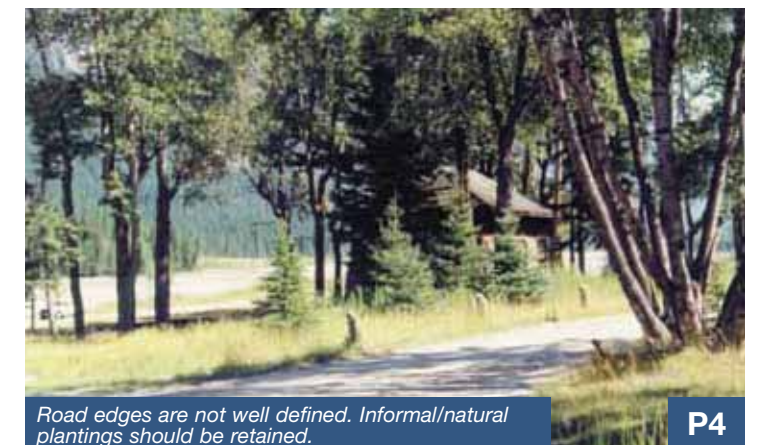
## BURGESS AVENUE

(including Kicking Horse River edge)

### Existing Conditions

The area includes the Telegraph Building, an important historic and architectural landmark in a well-treed landscape. It also includes many CPR residences and a large riparian zone along the Kicking Horse River. The scale and character of the groupings of buildings are important.

1. The Telegraph Building has been vacant for many years. Its condition is deteriorating.
2. Roads and parking in the area are ill-defined. There are no visitor facilities, or interpretive or directional signs.
3. Second Street, the main access in and out of the village, directs all traffic through the residential area and past the school.
4. The practice of dumping snow along the river has affected the environmental integrity of the area.
5. There are well defined, informal pedestrian links from the village centre to the Telegraph Building, the riverbank and the Information Centre.
6. Mature poplar trees, the river, and notable buildings contribute to the area's attraction.
7. The area has vacant lots that have potential for development.
8. The scale, character and size of development is important.





## BURGESS AVENUE

*(including Kicking Horse River edge)*

### **Design Intent**

To maintain and enhance the area's cultural and natural heritage and to provide additional amenities for residents and visitors.

### **Achieving the Vision**

1. Reclaim and restore vegetation along the river. Determine if snow dumping can continue without damaging the environment.
2. Create a pedestrian pathway and provide a lookout.
3. Formalize parking areas and define road edges with new paving.
4. Build on vacant lot. Scale should reflect that of other buildings on the block.
5. Plant native vegetation to frame the view.
6. Formalize parking. Remove exotic species.
7. Restore the Telegraph Building and encourage a use that does not compromise its heritage character. Redesign and enhance the grounds to encourage day-use.
8. Formalize the pedestrian link with the Information Centre.
9. Build a log structure, similar to adjacent buildings, on the vacant lot.
10. Encourage rehabilitation of original structures. Define street edges to allow for on street parking.

# AREA CONCEPT

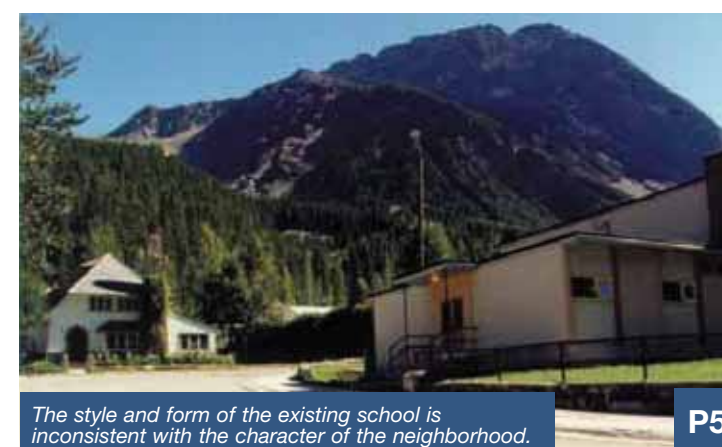
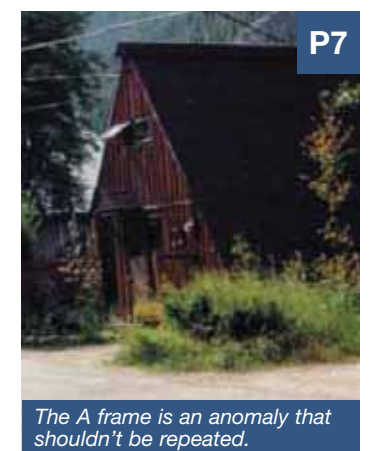
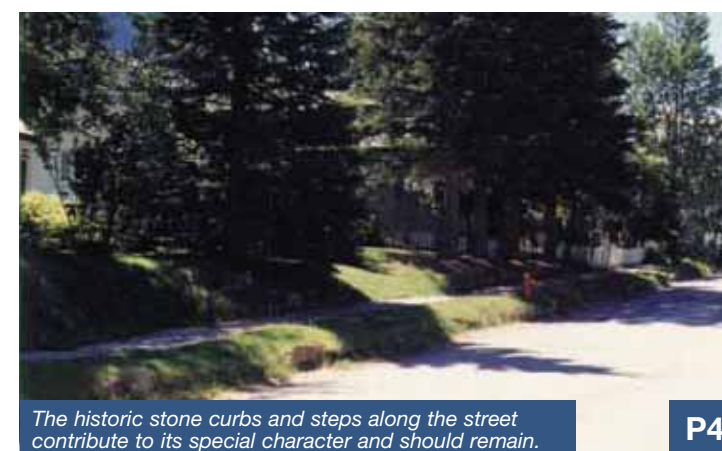
## KICKING HORSE & STEPHEN AVENUE EAST

(First Street to Stephen Creek)

### Existing Conditions

The area between Stephen and Kicking Horse Avenues is mostly residential, including fine examples of residential architecture and a mature landscape. The backyards of CPR residential lots face the north side of Stephen Avenue. In contrast to the area's character, Field Elementary School is of an early modern style. It has a playground and a basketball court.

1. The condition of the garages on the north side of Stephen Avenue detract from the quality of the streetscape.
2. Elevated walkways, stone steps, retaining walls, fences and curbs enhance the block.
3. Notable residential buildings contribute to the area's character.
4. The existing school is inconsistent with the block's character. The future of the size of the school building is uncertain.
5. Many mature trees contribute to the area's environmental quality.
6. Some existing homes are in need of repair.
7. The basketball court has potential for residential development.







### The Learning Centre

Combine the proposed Burgess Shale Learning Centre with the Field School.

The Centre would be approximately 1,000 m<sup>2</sup> (12,000 ft<sup>2</sup>). The maximum 2.5 storey high building could house:

- a laboratory
- lecture theatre
- seminar rooms
- a 30-seat cafeteria
- 15 rooms to accommodate 30 students and researchers.

All students and researchers are to be provided an overview of the national parks messages identified on page 42. Particular emphasis should be placed on Yoho National Park's role as a protected heritage area, actions being taken to protect ecological integrity and the role they can play in sustaining national parks.

## KICKING HORSE & STEPHEN AVENUE EAST

*(First Street to Stephen Creek)*

### Design Intent

To provide additional accommodation for residents and visitors while preserving and enhancing the character of the block.

To preserve and enhance the landscape.

To improve the streetscape.

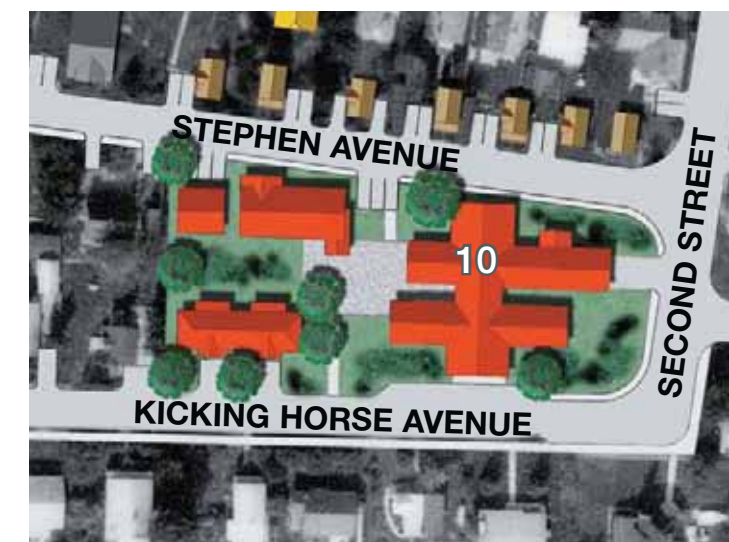
To support research and education related to the Burgess Shale.

To provide facilities for education.

### Achieving the Vision

1. Consolidate the school facilities if the existing school cannot be used effectively.
2. Consider the development of duplex homes. Match existing residential setbacks.
3. Renovate or replace buildings that are in poor condition.
4. Replace garages with small, self-contained carriage houses.
5. Retain mature trees.
6. Restore the elevated pedestrian walkway, including stone curbs and steps.
7. Conserve/re-build stone walls and fences.
8. Plant groups of trees along Second Street to frame the view of the Superintendent's house.
9. Plant a small grove of trees to enhance the appearance of the school.
10. Consider locating the Learning Centre on the school site.
11. If the school moves to another location and the Learning Centre does not use this site, four lots would be available for single-family housing.

PROPOSED DUPLEXES ON STEPHEN AVENUE



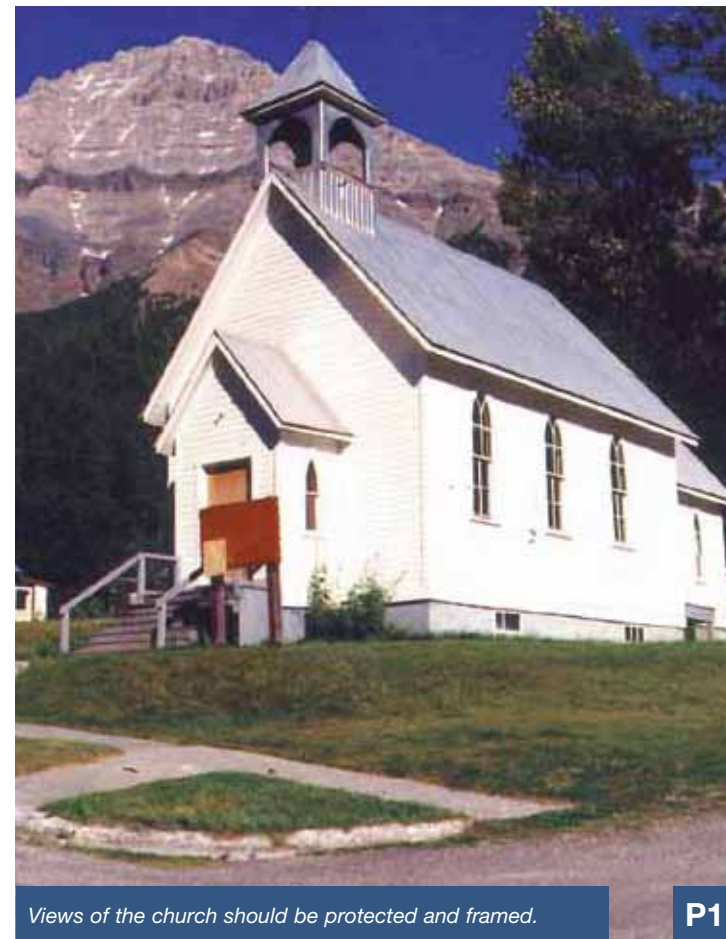
# AREA CONCEPT

## FIRST AVENUE (Village Centre to Stephen Creek)

### Existing Conditions

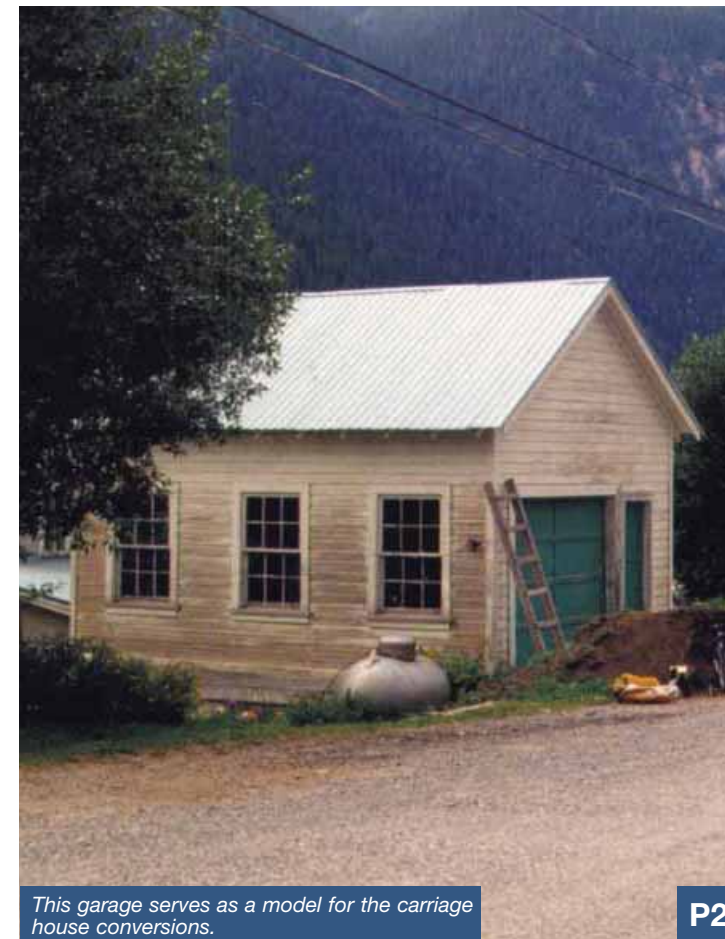
First Avenue is a mostly residential area, distinguished by an excessively wide street. The garages on the north side of the street create an inappropriate impression. Parking is ill-defined and there are no trees. The overhead wiring is unsightly. St. Joseph's Church is at the centre of this area.

1. The south side of the street has curbs, sidewalks and front yards. In contrast, the north side resembles a back lane, complete with overhead wires, garages, propane tanks and assorted stored vehicles and materials.
2. Many of the street's original trees have been cut down.
3. First Avenue is wider than necessary for street traffic.
4. Garages of historic vintage provide an architectural precedent for new development.
5. The village's emergency services are located here.
6. This publicly-owned garage is seldom used.
7. First Street is wider than necessary and there are no trees along the road.



Views of the church should be protected and framed.

P1



This garage serves as a model for the carriage house conversions.

P2



The village should preserve the informal edge to its roads - i.e., no curb or gutter.

P3



Storage areas contribute to the general clutter and untidiness of the street.

P4



## FIRST AVENUE (Village Centre to Stephen Creek)

### Design Intent

To enhance the streetscape.

To provide additional accommodation for residents and visitors.

To create a more natural setting.

To make the best use of the land that is available.

### Achieving the Vision

1. Convert garages to small, self-contained carriage houses.  
Improve the appearance of the north side of First Avenue.  
Place utilities underground, as funding permits.
2. Remove existing garage and replace with a duplex.
3. Plant trees along the street in informal groupings. Ensure trees do not block the view of the church.
4. Plant trees along First Street.
5. Protect the view of the forest at the end of First Avenue.

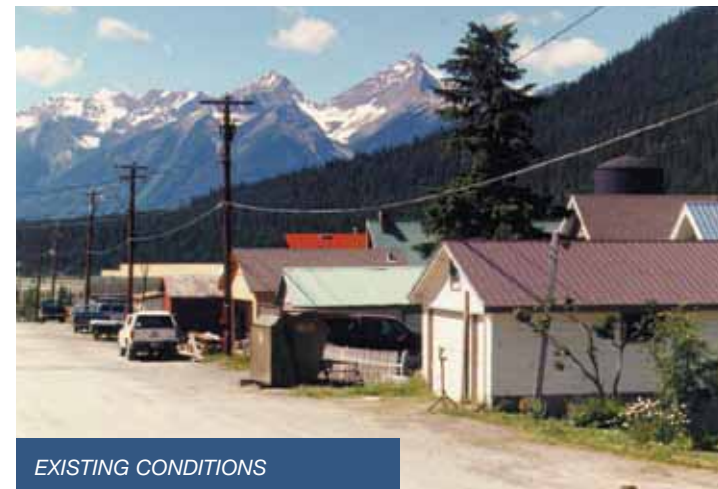


PROPOSED CARRIAGE HOUSE DEVELOPMENT

### Carriage Houses and a New Streetscape

Converting garages to carriage houses will respect the scale and character of the many small houses and older garages in the village.

Carriage houses, underground wires, trees, and a narrower road will create a pleasant streetscape that encourages people to walk.



EXISTING CONDITIONS

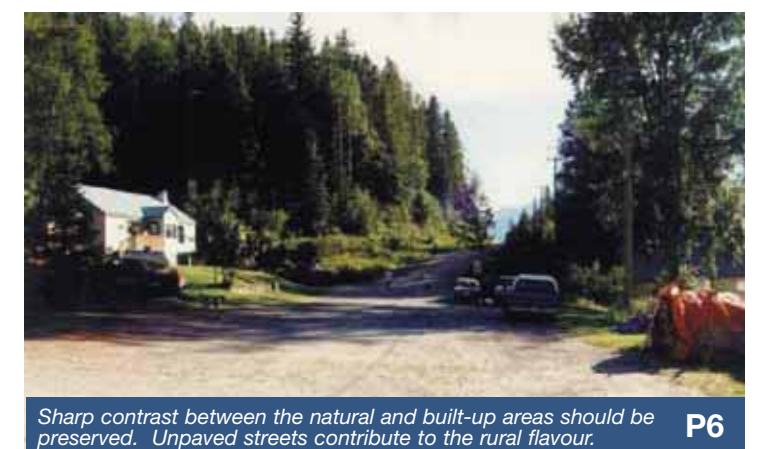
# AREA CONCEPT

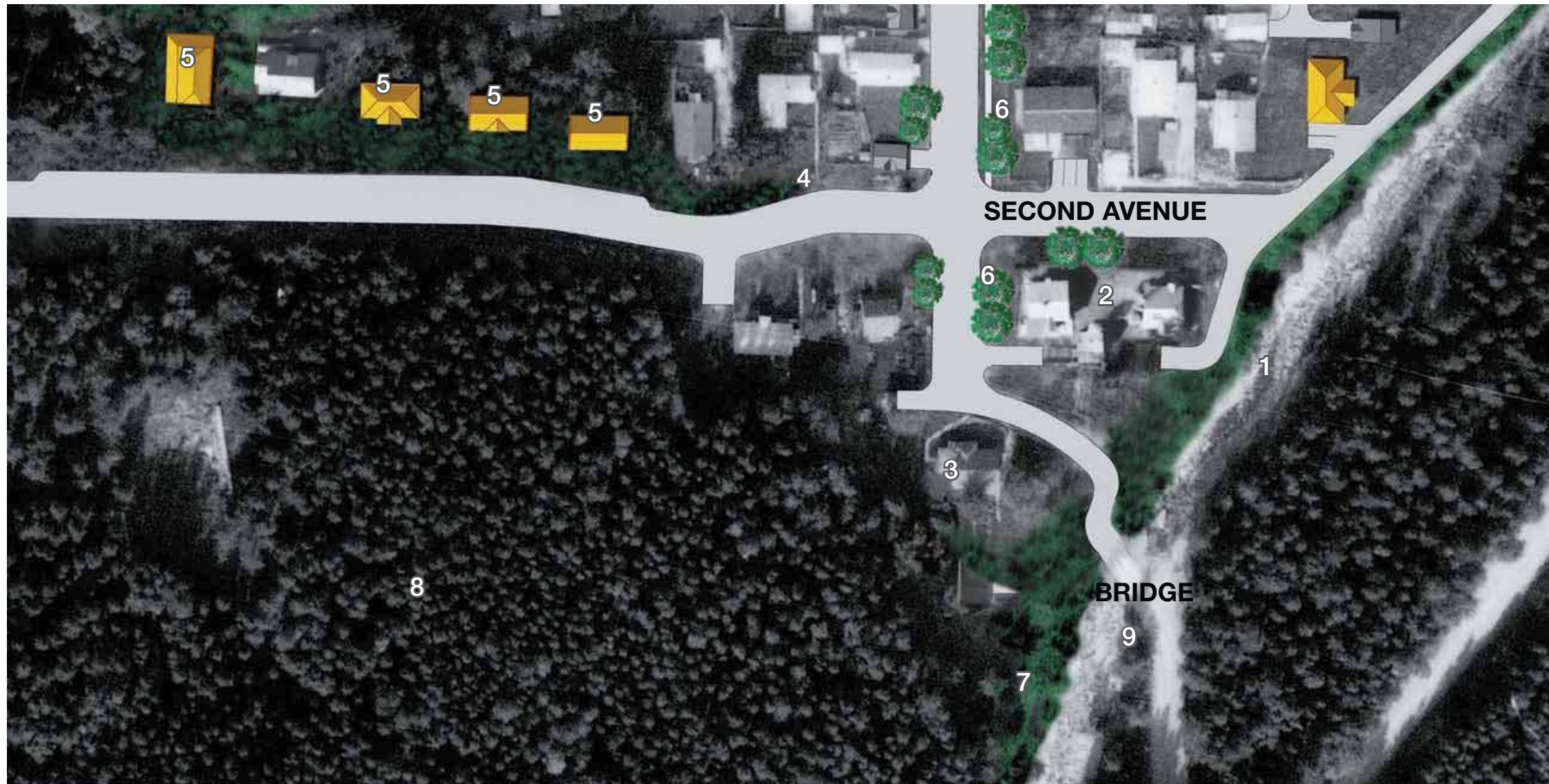
## SECOND AVENUE E (Village Centre to Stephen Creek)

### Existing Conditions

The area is one of transition between the built-up village and the surrounding wilderness. There is a good view of the former RCMP barracks at the end of First Street.

1. Wildlife travel along the southern boundary.
2. Stephen Creek's retaining walls need rebuilding and the banks require rehabilitation.
3. The former RCMP barracks needs to be repaired and preserved.
4. Parking must be better defined.
5. Steep slopes make access difficult.
6. This vacant lot is already heavily disturbed.
7. Three new infill sites are available. Extreme care is required to protect the many mature trees on these lots.
8. These large lots are suitable for duplexes.
9. This little used road serves as a firebreak.





## SECOND AVENUE E (Village Centre to Stephen Creek)

### Design Intent

- To ensure affordable housing and a suitable environment for residents.
- To preserve the scale, compact form, low density, and small village character.
- To preserve the native landscape below Second Avenue.
- To protect the community from fire.
- To ensure the stability of the creek channel.
- To maintain secure corridors that allow wildlife to move between suitable habitats.

### Achieving the Vision

1. Repair the retaining walls along Stephen Creek. Keep the stream channel clear. Plant trees in groups along the pathway. Keep understory clear so animals and people can see each other.
2. Allow duplexes on these lots.
3. Keep the former RCMP building as a single-family residence. Remove unneeded road access.
4. Formalize parking. Consult residents on detailed design.
5. Build single-family residences. Remove current access road and parking lot and use as building sites. Keep buildings as far south as possible to reduce disturbance to the site. Keep trees and understory. Landscape with native vegetation. Provide parking on Second Avenue.
6. Plant trees in informal groups along the edge of the property to frame the view.
7. Investigate the feasibility of placing a bridge upstream to improve wildlife movement. Install wildlife drift fence. Monitor wildlife movement to determine if other measures are needed.
8. Thin trees and build paths on steeper slopes to improve wildlife movement.
9. Complete a flood risk assessment for Stephen Creek. Assess the need for continued upstream debris management.

#### NOTE:

Because of potential problems involved in building on lots off Second Avenue, development proposals for this area must include engineering reports that confirm the proposed buildings will be stable. Special precautions will be necessary (e.g., drainage, foundations, site development and underground utilities).

# AREA CONCEPT

## THE VILLAGE GREEN (including CPR Bunkhouse)

### Existing Conditions

This was the site of the CPR's first major Rocky Mountain Resort - Mount Stephen House, and of the first two railway stations in Field. Current facilities in this area at the centre of the village include the CPR Bunkhouse, an outdoor rink, open space and several CPR residences. There is a good view of the Village Green from the bridge over the Kicking Horse River.

1. The area is the only major open space in the village and is surrounded by many large trees.
2. There is a need for a community park in Field. This site is centrally located and is close to the commercial centre of the village.
3. The style of the CPR Bunkhouse is out of character with the site and the rest of the village, detracting from the impression people have as they enter Field.
4. Several informal pedestrian pathways pass through the site.
5. The microwave tower detracts from the site.
6. Substantial land is available for a major development.
7. There are no references to the important history of Mt. Stephen House.
8. The area has many mature trees.
9. The road to the station and the railway yards is closed to the public.
10. There is no place to cross the tracks.



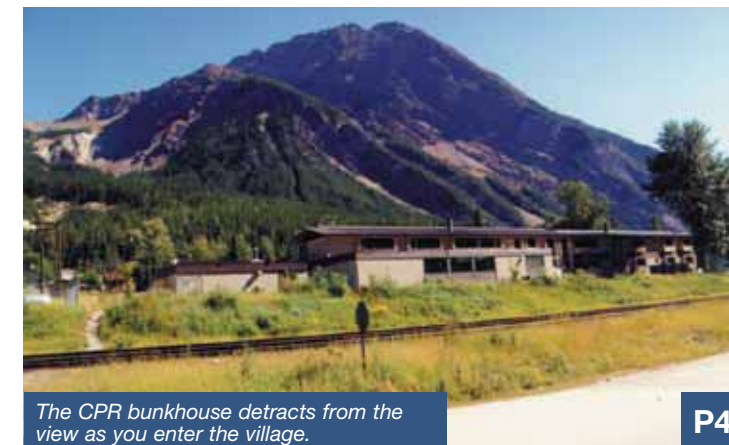
The only central open space in the village should be maintained and enhanced. P1



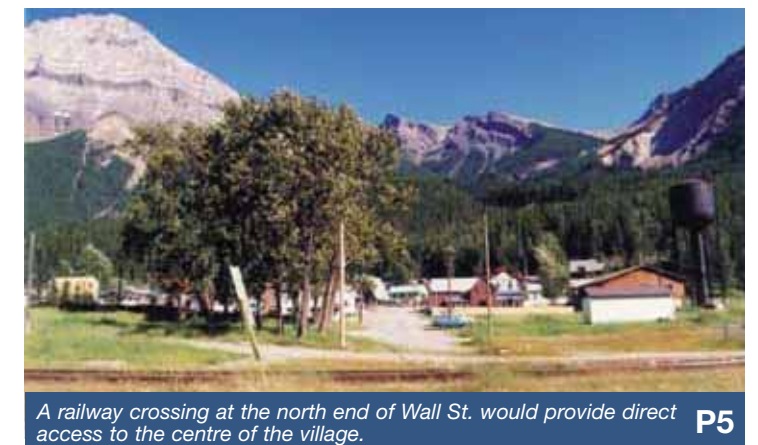
The path from the village centre to the bridge should be formalized and maintained. P2



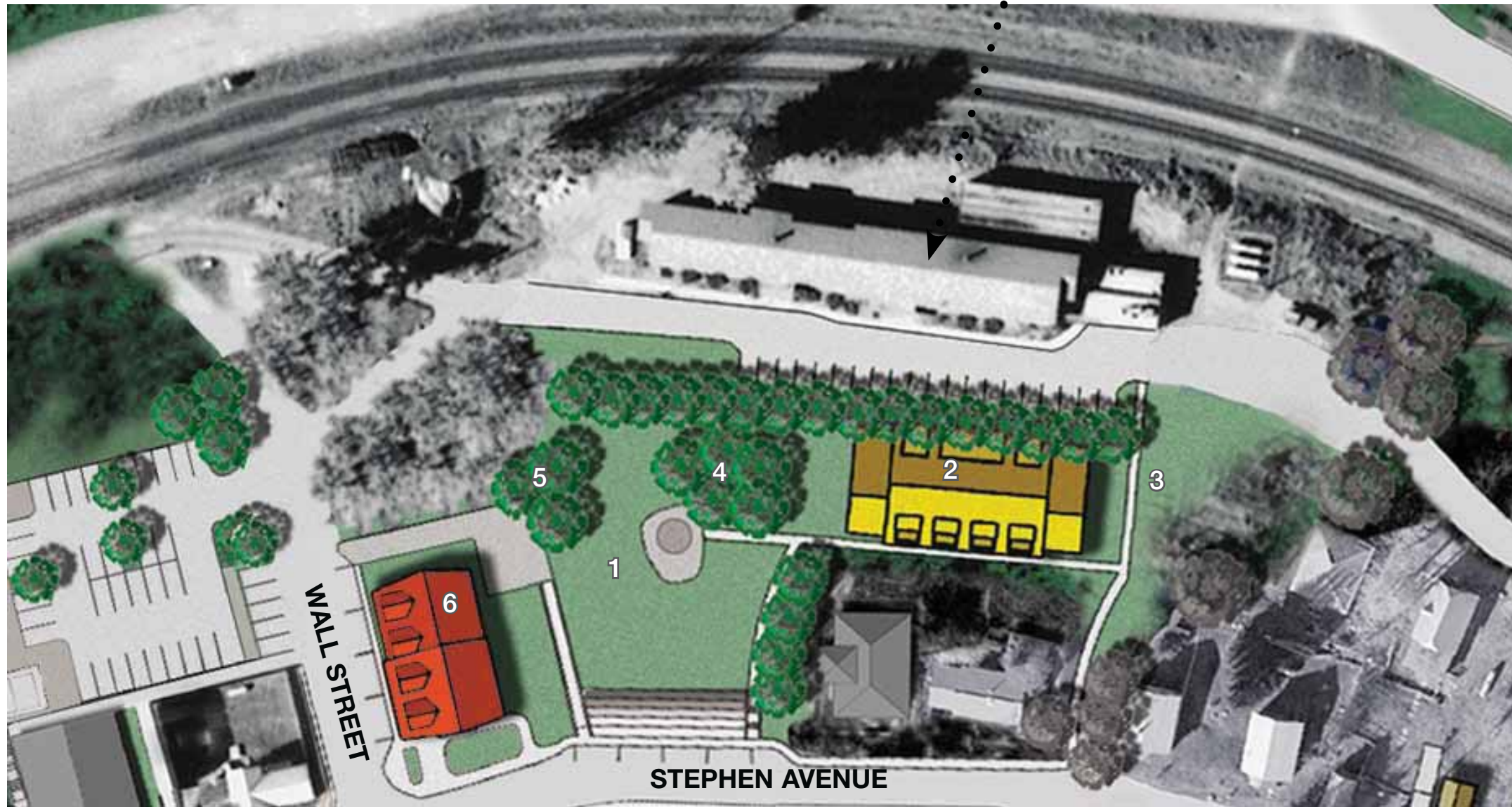
An attractive focal point would improve the view from the bridge. P3



The CPR bunkhouse detracts from the view as you enter the village. P4



A railway crossing at the north end of Wall St. would provide direct access to the centre of the village. P5



## THE VILLAGE GREEN

### Design Intent

- To reflect the site's history.
- To provide an attractive focus for the core of the village.
- To ensure the village has adequate open space.
- To encourage people to explore the village on foot.
- To provide accommodation for people with a need to reside in Yoho National Park.

### Achieving the Vision

1. Improve the public open space. Provide a playground and picnic area. Relocate the hockey rink.
2. Provide medium density accommodation in the form of a 10 Unit Multiplex.
3. Create a formal system of pathways. Connect the Telegraph Building to the pathway system and the Learning Centre.
4. Plant a major grove of poplars and spruce.
5. Plant native trees and shrubs.
6. Provide a new combined administration and retail building.

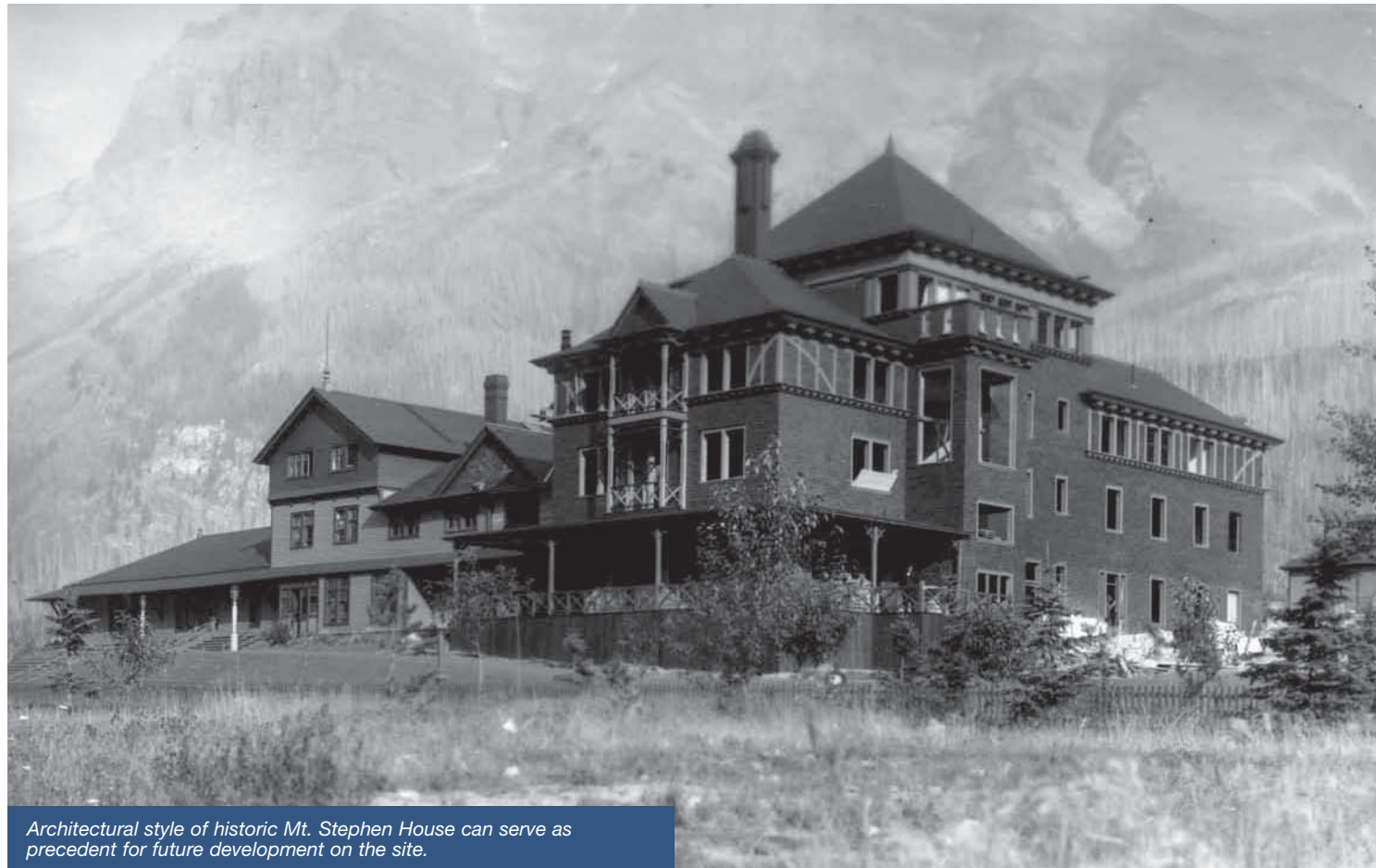
## DESIGN REQUIREMENTS

### ADMINISTRATION BUILDING

Replace the existing Parks Administration offices with a new terraced building accessible from both Wall Street and Stephen Avenue. The new building will provide commercial space and public washroom facilities in addition to an upgraded Parks Administration centre.



2. PROPOSED 10-UNIT MULTIPLEX ACCOMMODATIONS



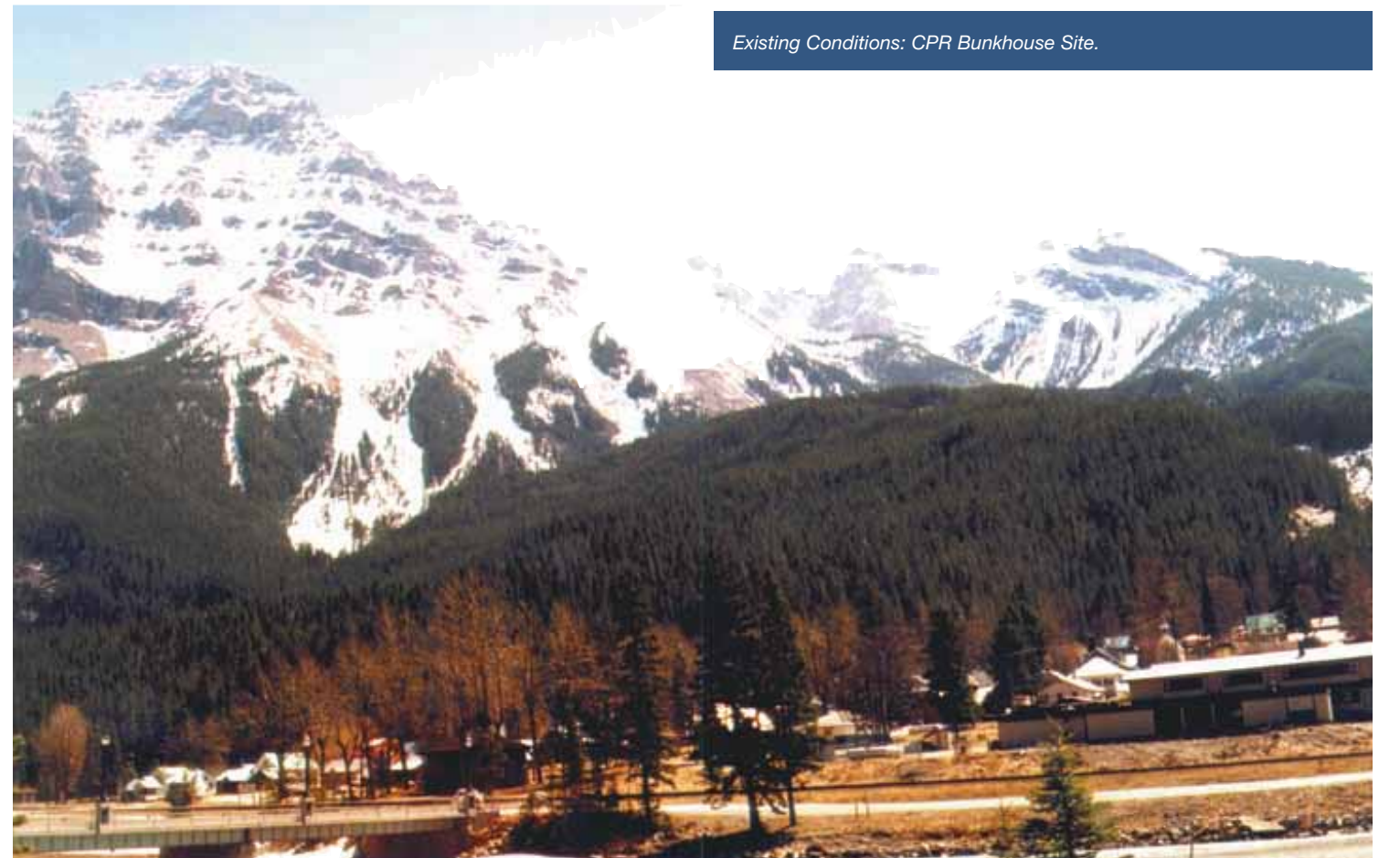
Architectural style of historic Mt. Stephen House can serve as precedent for future development on the site.



Details of the South facade and steps of Mt. Stephen House.



Architectural details of Mt. Stephen House can provide design inspiration.



Existing Conditions: CPR Bunkhouse Site.





# AREA CONCEPT

## THE VILLAGE CENTRE

### Existing Conditions

The water tower clearly marks the location of the Village Centre. This area surrounds a largely commercial block and is bounded by Kicking Horse Avenue, the CPR yards, and Centre and Wall Streets. An undefined edge, underdeveloped buildings and streetscapes, and a circuitous access through the residential district threaten the continued viability of this area. Parking is largely on-street.

- Existing commercial development does not meet current and projected community and visitor needs.
- Access to the Village Centre is through a residential district.
- The area lacks outdoor recreational and public space.
- The Village Centre streets and core do not promote communal activities.
- The backs of the buildings facing Kicking Horse Avenue should be improved or screened.
- Developable land is underutilized.
- There are fine views from the Village Centre.
- The Water Tower needs stabilizing. The neighbouring community centre also requires attention.
- The Post Office site is underused and out of style with the Village Centre.
- The RCMP Building may become vacant.
- Contamination in the railway yards may affect nearby development.



*Awkward contrast in style, size, and alignment of existing buildings.* P1



*Kicking Horse Lodge is a fine addition to the Village Centre.* P2



*Unightly propane tanks and garbage receptacles are a problem in the Village Centre.* P3



*The commercial core should be a unified area around the water tower.* P4



*The continuity of this block should be reinforced by careful up-grading of existing buildings and appropriate infill.* P5





## THE VILLAGE CENTRE

### Design Intent

- To provide a pleasant, pedestrian-friendly environment in the heart of the village.
- To take advantage of good views and improve unsightly ones.
- To provide a public focus for the village.
- To provide space for pedestrians and community activities.
- To allow more commercial development.

### Achieving the Vision

1. Make the Village Square and the established boardwalk a focus for the community.
2. Provide sports courts.
3. Redevelop the Community Centre.
4. Build a public parking lot. A retaining wall will be required.
5. Plant poplars to visually screen parking lot.
6. Replace the post office with a two storey commercial building. This building would also house a postal outlet, and would have staff apartments on the second floor.
7. Rezone as commercial property.
8. Allow a four-unit commercial building with residential accommodation above.
9. Allow an 8-room addition to the Kicking Horse Inn.
10. Build a shared parking lot.
11. Permit development of a 10-room Lodge with a pub / restaurant.
12. Define the edge of the district by reclaiming the area and planting native species.
13. Interpret the roundhouse site.
14. Continue to work with CPR to clean up and manage contamination in the railyard.
15. Revegetate the hillside, creating a natural view at the end of Centre Street.
16. Improve the streetscape, widen sidewalks.
17. Build a duplex or multi-unit building on the site.
18. Build a single family residence.



## DESIGN REQUIREMENTS FOR NEW DEVELOPMENT IN THE VILLAGE CENTRE

### Wall Street Commercial

This plan proposes three 105 m<sup>2</sup> (1,100 ft<sup>2</sup>) retail stores, with a total ground floor commercial area of 315 m<sup>2</sup> (3,300 ft<sup>2</sup>). Each business would have its own entrance facing Wall Street, where an arcade would create a covered public space next to the sidewalk. Customers could park beside or behind the building.

Residents would gain access to apartments on the second floor from the back (west side) of the building. These 1.5-storey units would occupy approximately 80 m<sup>2</sup>, or 860 ft<sup>2</sup> each and share a deck on the west side of the building. They would provide accommodation for a maximum of 10 residents.

The building's design will resemble the Classic Revival style of the former Monarch Hotel - e.g., wood siding and dormers. The service area and access behind the building will reflect the fact that this is also the main entrance to the residences.

### Centre Street Commercial

#### Option A - lots 7A and 7B, Block 2

This option proposes up to four 93 m<sup>2</sup> (1000 ft<sup>2</sup>) stores providing a total of 372 m<sup>2</sup> (4,000 ft<sup>2</sup>) of ground floor commercial retail space. The two-storey building would:

- occupy a 20 m (66 ft) wide lot
- face Centre Street, with an arcade on all four sides. This would provide for covered public space in front and covered delivery access at the rear.
- be set back 3 m (10 ft) to allow more public space on Centre Street
- include a single loading bay on the south side
- offer nose-in parking on Centre Street.

A combination of six residential units on the second floor would cover between 75 and 100 m<sup>2</sup> each (800 to 1,100 ft<sup>2</sup>). Balconies for these units would face Centre Street.

The style of the building would complement the village's character and would incorporate pitched roofs, wood siding and roof dormers.

There would be no curb on Kicking Horse Avenue.

#### Option B - Lot 7B, Block 2

This option would see a combination of up to two 120 m<sup>2</sup> (1,300 ft<sup>2</sup>) stores, occupying 240 m<sup>2</sup> (2,600 ft<sup>2</sup>) of ground floor retail space. This 2.5 story building would:

- face Centre Street
- occupy the whole lot
- offer parking on the street.

A combination of up to four residential units of approximately 75 m<sup>2</sup> (800 ft<sup>2</sup>) would have balconies facing Centre St.

Under this option, lot 7A would be zoned for a single family residence.

BELOW: EXISTING VILLAGE CENTRE STREET SITE  
RIGHT: PROPOSED CENTRE STREET COMMERCIAL BUILDING



## Lodge, Bar, Restaurant

This building would occupy a prominent site west of the Kicking Horse Inn, at the end of the built-up area between First and Kicking Horse Avenues. The west end of the development would be a focal point and could become a community landmark. The lodge would:

- include 10 guest rooms and 3 rooms for staff, in a two and a half storey wing
- take advantage of the view to the west
- offer a restaurant, bar and covered patio facing the boardwalk.

## Kicking Horse Inn

The inn can expand from 14 to 22 rooms for a total of 55 overnight guests.

## Community Centre

A two-storey Community Centre should become a year-round multi-purpose facility for residents. Possible uses include:

- a lounge capable of hosting special events
- a view of the skating rink
- aerobic training
- day care
- change rooms for the hockey rink
- meetings and presentations.

## Recreation Centre / Skating Rink

Provide a community recreation centre:

- a skating rink, that if not covered can be easily viewed from the community centre
- if not covered, the interior surface of the rink should be paved to allow for multi-season use such as tennis, basketball, rollerblading, skateboarding, etc.
- allow for 1 sheet of curling ice next to the rink
- final siting should allow adequate space for summer parking and the proposed commercial retail.

## The Village Square

A village square at the foot of the water tower would be paved with stones. It would include:

- a multi-stem tree in a large planter
- interpretive signs and lights on a wooded railing surrounding the square
- a drinking fountain.

The design should allow for efficient snow removal (e.g., a removable railing).

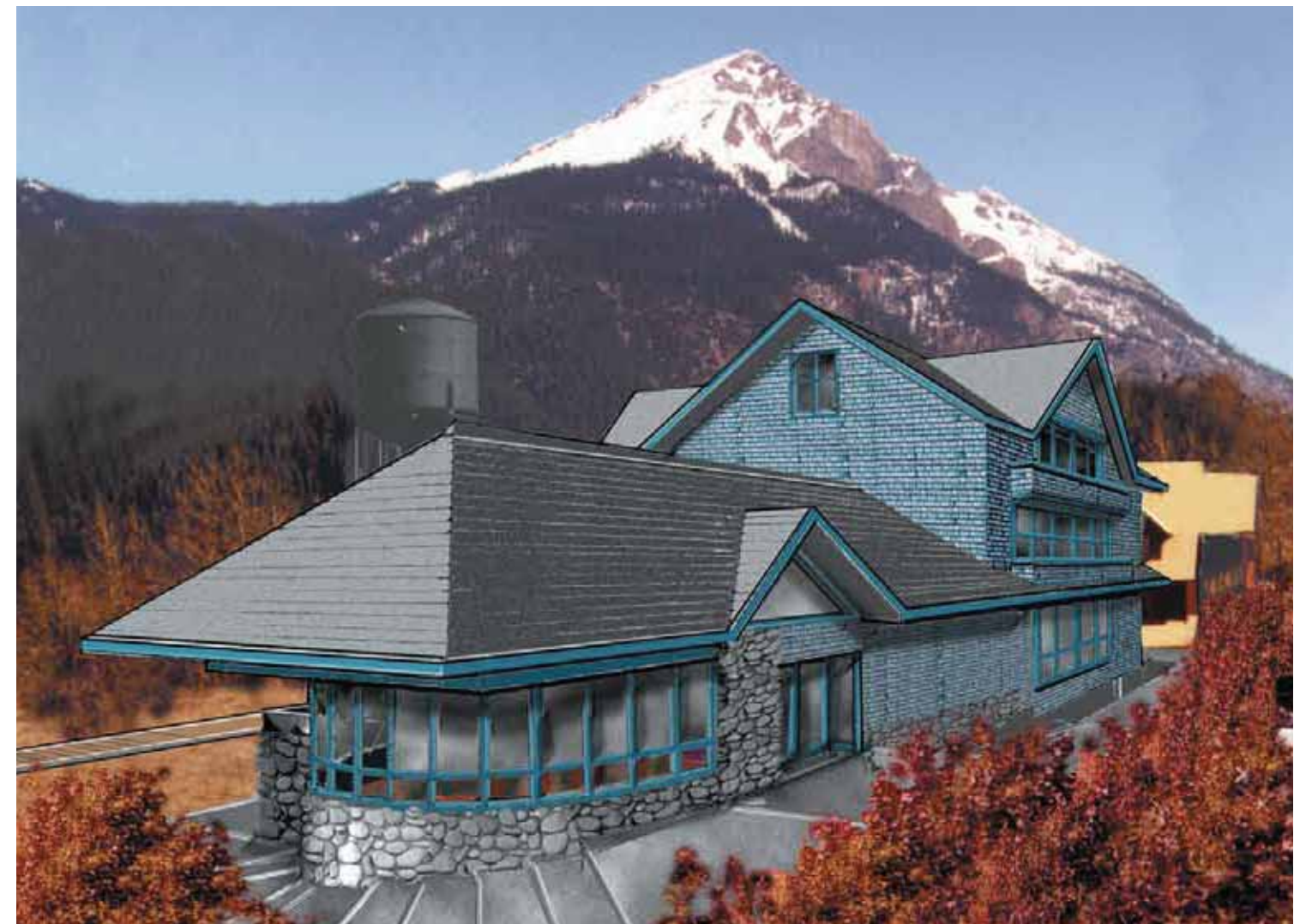
## Boardwalk

A boardwalk with a wooden railing and built-in lighting will link the main square, the Kicking Horse Inn, the new Lodge and the residential areas to the west.

## Streetscape

The sidewalks should be wider to allow for more activities to take place. Paving should be concrete and street parking should be retained.

BELOW: EXISTING VILLAGE CENTRE SITE  
RIGHT: PROPOSED PUB/LODGE DEVELOPMENT



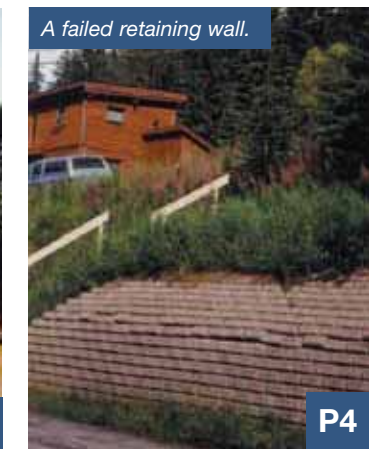
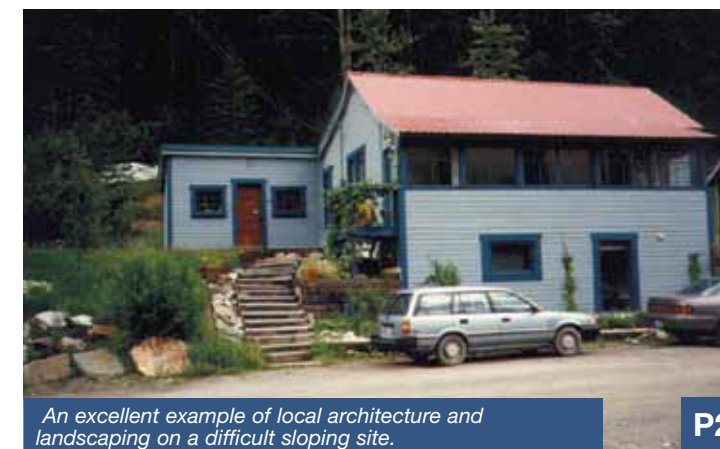
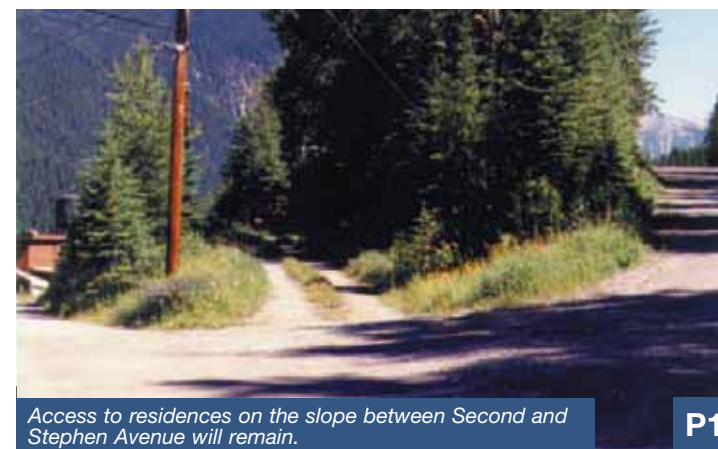
# AREA CONCEPT

## STEPHEN AVENUE & SECOND AVENUE WEST

### Existing Conditions

This residential area is characterized by sloping sites, drainage problems and unstable soils. Many of the sites are forested. Bordering on natural forest south of Second Avenue, the area serves as a buffer between the mountain wilderness and the CPR railyards. The heavily-treed environmental reserve lots help stabilize the soils and create an important backdrop to the village.

1. These sites have potential for residential development. Development on these sites will have to take the steep slope into account.
2. The end of the block is well treed, providing a natural "finish" to the view.
3. The sharp, straight edge of the road clearly defines the boundary of the village.
4. There is a need to improve the access to several lots.
5. CPR railyards are a source of noise, air and light pollution.





## STEPHEN AVENUE & SECOND AVENUE WEST

### Design Intent

- To provide housing and a suitable environment for residents.
- To preserve low density housing.
- To respect the topography of the district.
- To reflect the local identity in the design of the area's buildings and landscape.
- To maintain and enhance the natural elements in this residential zone.

### Achieving the Vision

1. Plant shrubs on steep slopes, taking care not to block the view with trees.
2. Rebuild the boardwalk along the edge of the slope. The boardwalk will link residential areas, commercial accommodation, restaurants and the Village Centre.
3. Build single-family residences.
4. Build duplexes with access to the second storey. Preserve as many trees as possible and landscape with native species. Detailed design will be required for these lots. Replace existing single family park house with a duplex.
5. Provide parking in a layby at the edge of the road.
6. Maintain gravel roads. Do not pave or curb.
7. Negotiate access with the owner of the neighbouring land before subdivision.
8. Maintain vegetation.

BELOW: EXISTING SECOND AVENUE SITE  
RIGHT: PROPOSED DUPLEX DEVELOPMENT



# AREA CONCEPT

## WEST OF THE SEWAGE PLANT

### Existing Conditions

The area at the west end of the village contains approximately 21 residential units, the former Yoho Power generating station, and the sewage treatment plant. The Recreation Centre, built a few years ago, is incomplete and sits in a very damp area just west of the road.

1. The former Yoho Power Station site is contaminated. This contamination may also affect the quality of the area's ground water.
2. The unused Recreation Centre is located on a poor building site. Drainage is a problem.
3. This area is unsuitable for development because of moisture and poor soil stability.
4. The Sewage Treatment Plant may not be able to handle the growth allowed by this plan.
5. Development interferes with an important wildlife corridor.







## WEST OF THE SEWAGE PLANT

### *Design Intent*

- To maintain the ecological integrity of the park.
- To secure a safe, long term route for wildlife movement.
- To preserve and enhance the natural vegetation of the area.
- To ensure that the waste water and sewage treatment is adequate to meet the needs of future development.

### *Achieving the Vision*

1. Remove the trailers, buildings and the unfinished recreation center. If the recreation facility becomes operational in the interim, monitor its impact and determine the need for mitigation. Pursue opportunities to provide recreation facilities in the Village Centre. Investigate the possibility of using some of the area for snow storage, without disturbing wildlife movement.
2. Remove all development and revegetate south of Stephen Avenue. Resurvey the boundary to exclude this area from the village.
3. Upgrade the Sewage Treatment Plant as required.
4. Give priority to cleaning up the contaminated site.

### **NOTE:**

See Chapter 4 "Ecological Integrity" and Chapter 7 "Cumulative Effects" for more detailed information on wildlife issues.

## CPR LANDS

### Intent

To ensure that use of the CPR lands in the community benefits the village.

To improve the quality of life of the community by pursuing some changes in railway operations.

To encourage the CPR to present its history.

### Current Situation

As described in the strategies on previous pages, the CPR lands can play a major role in the development of the village.

The use made of these lands has a considerable effect on the environment and the quality of life in Field:

- CPR continues to clean up and manage historic contamination in the railyard.
- the railway is a source of air, noise and light pollution
- grain spillage attracts wildlife on to the tracks and into the rail yard
- the connection between Field and the CPR offers many potential interpretation opportunities - history of the railway, related railway operations (round house, spiral tunnel, Mt. Stephen House, etc.)
- the heritage railway station would benefit from improvement
- lease arrangements with the CPR do not encourage long-term stability for residents or commercial operations.

### Actions

1. Continue to negotiate for community use of CPR lands.
2. Continue to work with the CPR to clean up and manage contamination in the railyard.
3. Work with CPR to address issues such as air pollution, noise, lighting, and leases.
4. Encourage the CPR to protect the railway station.
5. Encourage the CPR to interpret the history of its operations and its impact on Field.

## LANDSCAPE STRATEGY

### Intent

To protect the character and quality of the landscape.

To provide direction for individual projects, signs, lighting, and other elements of the landscape.

### Achieving The Vision

1. Use native plants wherever possible.
2. Reduce the use of exotic species.
3. Protect the few remaining communities of native plants.
4. Ensure that the design and construction of signs are appropriate for their setting.
5. Ensure lights do not disrupt residents and visitors.
6. Ensure improvements respect the importance of streets as public space.
7. Provide a separate area for commercial storage.
8. Designate a parking area for recreational vehicles.

## PLANTINGS

### Native Species

Plants and trees make a major contribution to the character of Field. Native plants, in addition to being attractive and appropriate in a national park, support the ecological integrity of the park and should be used wherever possible.

Parks Canada will set an example by adopting the following principles when landscaping the properties for which it is responsible:

- all non-native species, with the exception of those that are historically important and non-invasive, are undesirable and should be replaced
- native plants must be used to landscape all new development.

The appendix contains a list of appropriate native species along with an indication of how palatable ungulates find each plant. It recommends appropriate grass species as well as plants for different conditions. Wherever possible, species should grow as they would in the wild. Species that wildlife do not find palatable should be planted near wildlife corridors, particularly along Second Avenue. Residents should avoid species that animals like to eat.

With the exception of eliminating noxious weeds, it is not the intent of this plan to force change on currently developed land. However, all new development and substantial renovations should incorporate indigenous plants. Owners of properties with cultivated landscapes that do not have a historical precedent should be encouraged to replant these areas.

### Managing Non-Native Species

The following strategies will reduce the extent of exotic plants in the village, particularly restricted, noxious and nuisance weeds:

- an aggressive control program for species that pose the most serious threats to the ecosystem
- replanting with native plants wherever suitable and as money permits (e.g, planting grassed areas with native grasses and wildflowers unless they are required for recreation)
- reducing, and eventually eliminating, the use of chemicals by promoting techniques such as hand weeding, mowing or burning.

## THE NATURAL LANDSCAPE

The importance of the few remaining natural plant communities in Field cannot be overstated. The stands south of Second Avenue in particular allow the natural landscape to “spill” into the Village Centre. In many areas, native plants buffer waterways or protect unstable soils, slopes and banks.

Due to their excellent location on a well-watered alluvial fan, most native trees in the town do extremely well. Protecting these trees, including those on private property, is essential. Because the cost of restoring native plant communities can be substantial, conserving existing natural areas makes economic sense, in addition to the undeniable ecological and aesthetic benefits.

- applications for development south of Second Avenue must include a plan for protecting trees
- removing any tree more than 10 cm in diameter at breast height will require a permit.



CPR Lands

## SIGNS

Discreet and thoughtful signs contribute to the character of the village. Hand crafted signs made of natural materials, such as painted carved wood, are appropriate in this rustic mountain setting. Several such signs already add to the richness of the village's streetscape.

Signs are not currently a major concern. The following general policies should be reviewed if problems occur:

### Signs should:

- orient residents and visitors
- interpret the area's natural and cultural heritage
- refer to the property on which they are located and not indicate services or facilities elsewhere
- find inspiration in Yoho's natural or cultural heritage
- not exceed 0.5 m<sup>2</sup>
- be oriented and scaled in size for the pedestrian
- enhance the streetscape and preserve important views
- be hand carved and painted. This will create a unified look and allow for diversity in detail.
- have lights that are directed down with a sharp cut-off
- reflect the size of the building
- be above storefront windows wherever possible; projecting signs are acceptable when they are in scale with the building.

The number of signs should be limited. The following types of signs are not allowed:

- sidewalk billboards
- canister-style signs illuminated by fluorescent bulbs
- back-lit or internally lit signs.

Signs for visitor accommodation in homes should be unlit, mounted on the building, or on a single post near the edge of the property. They must not exceed 0.5 m<sup>2</sup>.

Street signs, preferably mounted on light standards, should identify every intersection.



Signage based on the natural & cultural heritage.



Lighting should be pointed downward.



Lighting should be low intensity.



Lighting should be pedestrian in scale.

## LIGHTING

Lighting should enhance the streetscape, draw attention to positive elements, and eliminate light pollution. Lights should:

- help people find their way
- improve public safety
- face downwards, with a sharp cut-off and no glare
- be appropriate for pedestrians (i.e., not mounted higher than 3.5 m)
- differentiate between destinations and the route to those destinations (i.e., lights along the route should be more subtle)
- consider adjacent light sources
- provide a natural colour balance (i.e., avoid sulphur and mercury vapour lights).

Lights should be mounted on buildings and on poles. Poles and fixtures should not be historical reproductions but rather, modern lights inspired by historical designs.

## FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS

Appropriate fences, walls and other elements can define spaces and add to the richness of the village. While many of these structures remain, much has been lost. For example, at one time fences were far more common. Historical records provide many simple and appropriate models for fences in the community:

- low picket fences or historical wire fencing (not chain link) in both front and back yards is preferred
- cobble stone walls, with or without hedges
- hedges (side or back yards only)
- low retaining walls of overlapping stone, a style which is rare and specific to Field.

The following actions would also enhance the atmosphere in the village:

- protect and restore existing stone walls and steps
- screen propane tanks with plants or fences where possible
- screen bear-proof garbage bins with plants at both ends
- keep the number of outdoor storage areas to a minimum
- store all building materials and debris indoors or at a public storage area in the park's compound
- build rustic style benches with natural materials (e.g., logs or wood with stone bases).



Protect existing stone walls.



Maintain raised pedestrian walkways.



Screen propane tanks with vegetation.



Screen garbage bins.

## STREETS

Streets are among the most important public spaces in the village. Improvements must consider the many uses for the village's roads - walking, driving, children's play areas, etc. While sidewalks and pathways are important, most pedestrians walk on the streets. Many of the following actions will help accommodate this:

1. Set the speed limit at 20 km/hour.
2. Plant trees close to the road to improve appearance of the streets and slow traffic.
3. Restrict Kicking Horse and Stephen Avenues to one-way traffic.
4. Prohibit curbs on the south side of Kicking Horse Avenue.
5. Improve the sidewalks and street along Stephen Avenue in the main commercial block:
  - widen sidewalks
  - improve lighting, street furnishings, etc.
6. With the exception of First Avenue and the commercial block of Stephen Avenue, keep the pavement at its current width.
7. Resurface streets and replace sidewalks as funds are available.
8. Restore and protect the raised walkway along Kicking Horse Avenue South as well as the stone curbs, retaining walls and steps.
9. Keep the informal look of the streets by avoiding any additional use of curbs and gutters. The only exception should be along the commercial block of Stephen Avenue.
10. Keep Second Avenue and the lane adjacent to Stephen Creek unpaved.
11. Coordinate road construction with improvements to underground utilities and the replacement of overhead wires.
12. Allow for snow storage.
13. Place utilities for all new developments underground.
14. If funds for underground wiring are inadequate at the time of road construction, lay conduit for future use.
15. Introduce load limits for vehicles entering the community (except for essential services).
16. Provide on-street parking for day visitors.
17. Provide public parking to the west of Wall Street; clearly mark the direction to the lot.
18. Provide parallel parking on Second Avenue next to new development.
19. Post signs at the Information Centre identifying pathways and promoting the desirability of exploring the village on foot.
20. Prohibit pathways above Second Avenue.
21. Prohibit parking of recreational vehicles and trailers in the village.

## TRADES AND STORAGE FACILITY

Parks Canada will designate a storage area for commercial operators and a parking lot for recreational vehicles at the Boulder Creek Compound. This will avoid large vehicles and inappropriate activities in residential areas. Parks Canada will recover the cost of providing this space.

Boulder Creek will also provide space for trades services, operated on a co-operative basis by residents of Field. Lake Louise residents can participate in this initiative.

## HERITAGE TOURISM AND APPROPRIATE DEVELOPMENT

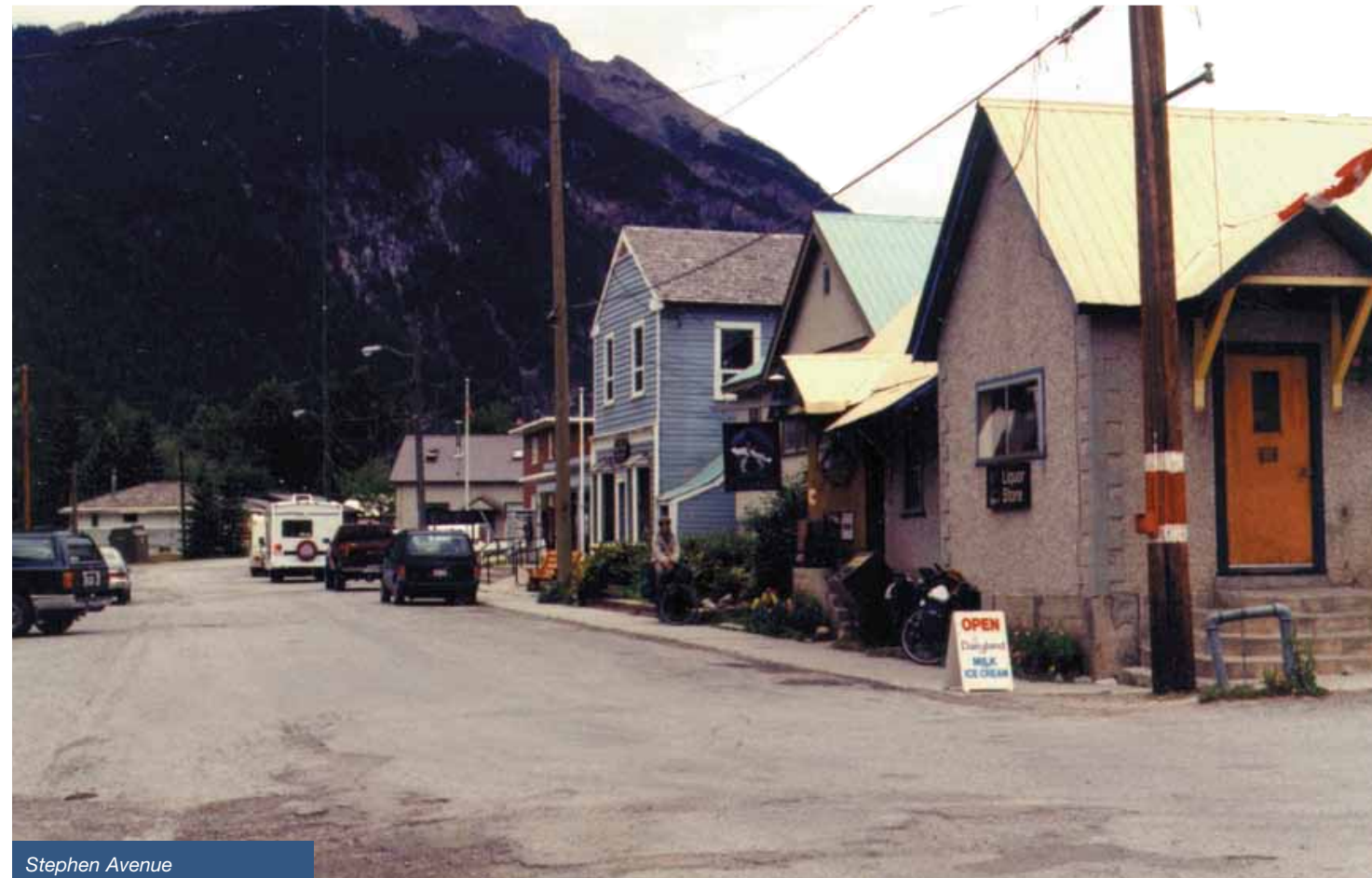
Yoho offers visitors and residents much more than spectacular scenery. This is a place to learn about the environment, discover Canada's history or participate in a variety of recreational activities. The possibilities are unlimited. They range from studying the origins of life in the fossils of the Burgess Shale to hiking to the lakes, glaciers and waterfalls in the backcountry. Everyone who lives and works in Field has a responsibility to make

sure visitors have the chance to experience this richness and to learn about the natural and cultural heritage that makes Yoho a special place. The activities and services offered in the park, and in the community of Field, must reflect this responsibility.

Field is particularly well suited to welcome the rapidly expanding heritage tourism market. By building on its existing qualities, the village can offer visitors:

- a quiet, low key, intimate mountain village atmosphere
- quaint, affordable accommodation
- a focus on learning, exploring and enjoying the mountain environment
- a contrast to the more hurried pace of Lake Louise and Banff.

Residents will play a key role in creating this image for their community. Their friendliness, knowledge and commitment to service will make visitors feel at home. They will offer information and interpretation and share their enthusiasm and respect for the mountain environment. Through their actions they will teach people how they too can become stewards of the environment.



Stephen Avenue

## Objectives

To provide quality visitor experiences and products that are consistent with the national park values;

To help all visitors realize that they are in a national park and to foster an appreciation and understanding of the ecology of the park, and of its cultural heritage.

## Guiding Principle

Tourism in Field will be based on an appreciation of the nature, culture, and history of Yoho National Park.

## Key Actions

### Heritage Tourism and Interpretation

In collaboration with the community, conduct an inventory of products and services available in the community; identify target markets, and package opportunities, with a focus on the shoulder and winter seasons.

Promote Field and its services and products at the Field Visitor Reception Centre. Ensure staff at the VRC are informed of opportunities in Field.

Explore linking an updated Field website to the Parks Canada website.

Install bike stands.

Install a large-scale town map and post at the VRC along with activities that are accessible from Field, both in the summer and in the winter.

Renew Burgess Shale and other interpretive displays at the VRC, including Kicking Horse National Historic site and Kicking Horse Heritage River.

Explore option of producing an audio-visual information piece on Yoho National Park, for purchase by visitors.

Consider alternative delivery vehicles for interpretive messaging, i.e.: trilobites at playground, railway engine, solar-powered audio stations, etc.

Communicate community stewardship initiatives at Field VRC.

Ensure VRC staff are kept up to date on current cross-country skiing information.

Improve way-finding signs within community.

Develop a strategy to engage residents and lessees in the communication of Parks Canada messages: orientation sessions; videos; binder with updated messages; list-serve to Field operators, etc.

Produce a list of recommended photography locations in Yoho; inform visitors of the best locations for train spotting.

Prepare a menu of opportunities for visitors based on the Explorer Quotient.

Ensure all staff, including in-home accommodation staff, receive orientation to Parks Canada messages.

Conduct a survey of visitors to the community and identify needs with respect to programs and services. Include assessment of needs of children.

Require the preparation of heritage tourism strategies by: new operators, and current operators upon redevelopment or the issuance of a new lease.

Explore possibility of staging a volunteer experience program in Field.

Improve non-personal interpretation in Field.

## A PLACE FOR VISITORS

Many factors contribute to the enjoyment of a visit to a national park - comfortable accommodation, hospitality, attractive signs, appealing facilities, and the goods and services that are available. The better the service, the better the visitor's experience.

Parks Canada's policy states that "essential services and facilities will serve the basic needs of the public, and will be directly related to the provision of understanding, appreciation and enjoyment of the natural and cultural heritage." Using this as its foundation, the chart on the right describes the type of services that are appropriate for Field. It is based on the following principles:

- services and products will support heritage tourism and help visitors enjoy their national park experience
- services will meet the immediate needs of visitors; other services will be located outside the park
- emergency services will be available
- services will operate from the smallest possible area
- to avoid monopolies, more than one business could offer the same service
- franchises will not be allowed
- services will be a permissible park activity
- services will not be a value-added product or service to be sold elsewhere

- new businesses and expansions must commit to environmental stewardship
- services will be small and operated by the owner
- restaurants and bars will have a maximum of 50 seats
- stores will be limited to 150 m<sup>2</sup>, except for grocery stores which could have a maximum area of 300 m<sup>2</sup>
- businesses within a development will be consistent with these principles.

Existing businesses that are inconsistent with these principles will be permitted to continue. However, expansion applications which would trigger review under the *Canadian Environmental Assessment Act* or which constitute a change in commercial use, would have to meet these principles.

## A PLACE FOR RESIDENTS

The well-being of residents will influence the quality of the services provided for visitors. Knowledgeable, service oriented residents are key to the success of heritage tourism in Field.

The vision in Chapter 4 describes Field as a low key, family-oriented community. Residents in national park communities have many unique opportunities - a spectacular location that offers many recreational activities or services such as restaurants and bars that are primarily intended for visitors. However, because of considerations such as the limited supply of land for development, they can not have access to the same community services available in other villages of a similar size. Decisions to provide services for residents of Field are based on the following principles:

- services will support the social fabric of the community
- services will meet the immediate needs of residents
- services in Lake Louise and Field should complement each other
- multiple uses for a facility will be encouraged
- principles and approaches for managing services for visitors will apply to services for residents where applicable.

## BASIC AND ESSENTIAL SERVICES FOR RESIDENTS

The following examples are intended as a guide to what are appropriate services in Field:

- basic and essential services identified for visitors
- daycare; preschool; kindergarten; elementary school; high school
- office for a visiting doctor
- hairdresser/barber
- community centre; outdoor recreational facilities
- library
- multi-denominational religious assemblies
- pool tables in a lounge
- RCMP detachment
- cleaning services
- snowplowing
- basic trades required on a daily basis (e.g., painting, plumbing, carpentry, landscaping, electrical).

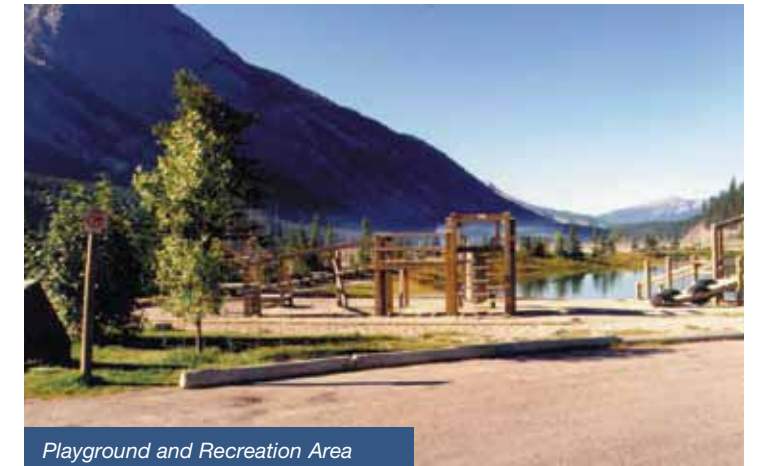
## BASIC AND ESSENTIAL SERVICES FOR VISITORS

The following examples of basic and essential services are intended as a guide to what is appropriate in Field:

- food and beverages (e.g., restaurants, deli, bakery, corner store, small grocery, liquor store)
- general store selling basic items such as toiletries, non-prescription drugs, newspapers etc.
- interpretation, information, and education based on park themes and attractions; mountain and river guides
- retail outlets: outdoor clothing and equipment (rental and sales); photography supplies; books about natural and cultural history; souvenirs (e.g., postcards, art, photographs of the local area); locally made arts and crafts associated with protected heritage areas
- lodges; bed & breakfasts; approved residential accommodation; inns; hostel
- lounges; small bars
- bus station; train station
- post office; postal outlet
- gas bar, laundry
- emergency services; fire hall



A Guided Interpretive Hike



Playground and Recreation Area



Field School

# HERITAGE TOURISM AND APPROPRIATE DEVELOPMENT

## Intent

To position Field as a destination for the heritage tourism market.

To ensure there is a mix of facilities, goods and services for visitors and residents.

To ensure new business applications and development proposals are appropriate to a national park setting.

## Achieving the Vision

Parks Canada and the community will:

1. Use the principles and the examples of basic and essential services described on the preceding pages when evaluating applications for new business licenses and permits. Modify Banff Townsite's appropriate business license test to assist in assessing new business applications and change in use requests.
2. Refine the description of the products Field can offer the heritage tourism market. This will include:
  - defining target markets
  - using work done in Banff National Park as a model
  - preparing and implementing a marketing strategy.
3. Prepare an action plan founded on appreciating and understanding the heritage of the area.
4. Heighten residents' awareness of the importance of a coordinated approach to heritage tourism and the economic benefits for the community.
5. Provide information for residents about the heritage of the area, the challenges involved in protecting it, and their stewardship responsibilities.
6. Help business people develop communication programs.
7. Provide commercial operations and residents an information package on the national park messages described in page 42.
8. Develop a code of ethics for commercial operations based on the one prepared by the Travel Industry Association of Canada.

## HOME OCCUPATION

This section refers to businesses in private homes that primarily serve residents (e.g., offices, trades, crafts) that are operated by the person who occupies the home as a principal residence. It does not include visitor and residential accommodation.

### Intent

To contribute to the economic well-being of the community without undermining the character of the village.

Potential businesses that fit into this category include:

- sales
- sewing
- accounting
- secretarial services
- writing and editing
- crafts
- mail-order
- repair services, etc.

The following principles and conditions will apply to home-based businesses:

- all businesses require an annual business license
- inspections will determine if the business meets the guidelines for home-based business
- there must be a demonstrated need for a person who lives in the house to reside in Field prior to the consideration of a request for home occupation
- there is no impact on:
  - the size of the house
  - use of a garage
  - other residents or visitors
  - parking
  - the ecology of the park or its cultural resources.
- all materials and equipment must be stored inside
- only family members who live in the home can work in the business
- advertising signs, posters, etc. are not permitted on the building. Promotional material is restricted to notices in the mail, phone book, and notices on community notice boards.
- the part of the residence used for the business may be subject to the applicable municipal taxes
- tenants must have written permission from the person who leases the property from Parks Canada
- all applications and renewals will be publicly posted for a minimum of two weeks to determine if there are any public concerns.

## NO NET NEGATIVE IMPACT FRAMEWORK

The principle of no net negative impact has been established for all communities to ensure that communities do not undermine the ecological health of their parks. In Yoho National Park, many of the actions outlined in this plan will directly help achieve this objective. To ensure this objective is being met, a framework for monitoring changes will be prepared. It will be based on the draft framework developed for Banff Townsite. The framework for Field will be completed within one year of the approval of this plan.

Three key areas of measurement will be prepared:

- environmental stressors generated within the community eg. solid waste, water, etc.
- measurement of their impact in the community
- measurement of their impact on adjacent park resources.

The measurement of the impact of the stressors will be achieved through measurement of an array of indicators. Should an indicator show a negative environmental impact, corrective action can include:

- improved mitigation of the effect
- reduction or elimination of the stressor
- amendments to the *Community Plan*.

Monitoring will take place at least every five years as part of the *Community Plan* review. Some stressors and indicators will be measured more frequently, such as human/wildlife conflicts. Corrective action will be undertaken prior to the five year review if necessary.

To establish the framework, the following actions are needed:

- identify stressors and indicators
- identify appropriate measurement methodology, frequency, and responsibility
- prepare technical "how to measure" manuals to provide consistency from year to year
- obtain baseline data and prepare a report within two years.



Spiral Tunnels Viewpoint

## MANAGING GROWTH

Growth in Field will need to be carefully managed to ensure the pace of development respects ecological concerns and the needs of the community.

### INTENT

To address ecological issues.

To resolve housing issues.

To ensure growth does not undermine the parks ecological health.

To support the community in its economic efforts.

The key guidelines in managing growth in Field are:

- the limits identified in this plan are fixed and may not be exceeded.
- remove all trailers, Parks Canada houses and other buildings on the west end of the village within three years of community plan approval. Remove the unfinished recreation center within five years. Prepare an implementation strategy to facilitate this action. Provide formal notice to affected residents immediately upon plan approval.
- apply the existing terms and conditions for the operation of the trailer court; remove trailers and buildings sooner as opportunities permit.
- permit only one major commercial or institutional development prior to removal of the trailers and buildings. One other major development may be considered prior to removal of the recreation center if it is removed after three years. Minor commercial development may also be considered (ie. one or two carriage houses, the addition to the Kicking Horse Inn, etc).
- the larger commercial and institutional development (new retail buildings, hostel, learning center, museum, new lodge, etc.) is to take place over time. There should be a minimum of 2 years between the end of construction of one project and the start of a new one.
- carriage houses and in-home suites for residents can proceed immediately to facilitate housing needs for residents displaced by the removal of the trailers. Once these needs have been met, no more than 5 new units (suites/carriage houses) will be permitted in a year. After the initial two years,

an assessment of standards and the permitting process will precede further development.

- the release of 6 residential lots can proceed after notice is given to the trailer court owners; additional lots may be released if it further helps address the housing needs for trailer court owners. No additional lots may be released until after the removal of all the trailers.
- infrastructure (eg. waste water plant) to support growth must have the capacity to accommodate the development prior to issuing building permits.
- occupancy permits will not be issued for commercial and institutional development until adequate housing is in place. Development proposals will need to outline staff requirements and associated housing strategies.
- individual development will need to implement the landscape strategy for their site and in the immediate vicinity where practical as a condition of development.
- establish a framework for monitoring the impact of the community on the health of the park within one year of plan approval; obtain baseline data and monitor changes at least

every five years. If during implementation of the community plan, factors come into play that alter the basis on which this plan was prepared (ie. demonstrated negative ecological changes, etc.) then a review of the plan must take place. A moratorium on all development may be necessary.

- replacement of recreation facilities can take place at any time.
- survey village boundary and legislate as soon as possible.
- permission for commercial accommodation for specific sites cannot be transferred to other locations.
- owners do not have to develop their properties before there is an adequate market to support expansion.



## ENVIRONMENTAL STEWARDSHIP

Environmental stewardship for Field encompasses a range of actions. These include protecting the wildlife corridor, implementing the landscape strategy, cleaning up contaminated sites, rigorously applying the *Canadian Environmental Assessment Act* and conserving the use of resources. Actions to protect the environment have been identified throughout this plan. To compliment these efforts, steps need to be taken to help conserve resources.

### Intent

To provide leadership in environmental stewardship.

### Achieving the Vision

1. Develop and implement a *Community Environmental Management Strategy*.
2. Organize a re-use, reduce, recycle program.
3. Design energy efficient housing, institutional and commercial development.
4. Promote the use of natural materials for all new development.
5. Encourage water use reduction.
6. Promote ecotourism and environmental education.
7. Utilize low-flow water fixtures in new commercial and institutional development.

# CHAPTER 6

## CUMULATIVE IMPACT

### THE VILLAGE

### THE PARK

### THE ECOREGION

### WILDLIFE CONCERNS

### CANADIAN ENVIRONMENTAL ASSESSMENT ACT



### **The following summarizes the findings of a separate report entitled *Environmental Effects For The Field Community Plan*.**

Parks Canada has the primary responsibility to make sure that Yoho, and the surrounding national parks, continue to protect the values for which they were named to UNESCO's list of World Heritage Sites. It is a responsibility that the organization takes seriously. Although the *Canadian Environmental Assessment Act* does not require a review of the *Field Community Plan*, Parks Canada has chosen to examine the potential effect on the environment of all new plans and policies.

This examination, while it includes the more obvious immediate effects of the construction of buildings, roads and infrastructure, goes beyond these individual projects. The impact of a community located in an area that is protected for its natural and cultural resources can extend well beyond the developed area. As a result, the report considered how the proposals outlined in the *Field Community Plan* would affect the village, the park and the ecoregion.

It also looked at the cumulative impact of the proposed development and activities. A sensitive environment may be able to recover if any disturbance is small and spread over time and space. However, the combined stress created by many individual disturbances can overwhelm nature's ability to adapt. As a result, ecological integrity is lost and irreversible changes to the ecosystem can result.

The most significant issue - the ability of wildlife to move between suitable habitats - is discussed separately.

### **THE VILLAGE**

Overall, it appears that the proposals in the *Field Community Plan* will enhance the environmental health of the village.

Positive initiatives include:

- improving wildlife movement - see "Wildlife Concerns"
- intensifying the effort to clean up contaminated sites - the Yoho Power Station, the CPR railyards, and possibly the former gas station
- reduction of the Village boundary
- the protection of historic buildings
- the preservation of the community's small village character
- a reduction in the extent of non-native plant species

- improvements along the banks of the Kicking Horse River. If all the development described in the *Community Plan* takes place, it will result in the following increases:

permanent residents	from 300 to 425 (max.)
visitor accommodation	from 80 to 255 visitors
institutions	from 55 to 85 guests
commercial/retail space	from 1,350m <sup>2</sup> to 2,770m <sup>2</sup>

Because the emphasis will be on redeveloping existing facilities, infilling, and removing some facilities, the actual area occupied by the village will decrease.

New services will support heritage tourism and will contribute to a better appreciation of the park on the part of both visitors and residents. People will also gain a better understanding of the important role they play in safeguarding this protected area. No thinning of the forest for fire protection is required. It is, however, necessary to continue to channel Stephen Creek. This will protect the town and the railway tracks from flooding and scour. Forecast growth may require improvements to the sewage treatment plant.

While wood burning stoves and idling locomotives raise concerns about aesthetics and may pose a risk to human health, they do not appear to represent a significant threat to ecological integrity.

### **THE PARK**

The impact of the modest development proposed for Field can be controlled with existing practices. New development and services will unlikely result in more traffic on the Trans-Canada highway and park roads. As a result, there will be no need to upgrade any roads outside the village. Sufficient electrical power is already available.

Programs to manage chronic overuse and conflicts on trails can deal with any problems that result from an increase in the number of people on trails or in day-use areas. Similar programs are already in place in high use areas such as Lake O'Hara. Parks Canada must closely monitor attractions such as Emerald Lake and Takakkaw Falls in order to identify the need for such programs.

More use of trails, in both summer and winter, could damage the backcountry environment. Parks Canada must monitor this situation and introduce measures to avoid environmental damage as required.

A 1995 survey of backcountry visitors revealed they are satisfied with current levels of use, and with Parks Canada's facilities and services. Conflicts between different types of visitors (e.g., hikers, equestrians, cyclists) are uncommon. Parks Canada's existing



Wapta Falls



program of monitoring and management can handle problems that do occur. The development proposed in the *Community Plan* is not expected to change this situation.

## THE ECOREGION

Except for the concerns about wildlife that are addressed below, the *Field Community Plan* will not affect the region beyond Yoho National Park. There is no evidence that the proposed growth will overburden the region's infrastructure, or its social, economic, and transportation systems.

## WILDLIFE CONCERNS

The Kicking Horse River Valley in Yoho National Park is an important wildlife corridor. It joins two major wildlife habitats - the Columbia River Valley in British Columbia and the Bow River Valley. It is a route that has been used by wild animals and native travellers for thousands of years.

Because the Great Divide, with its nearly un-passable cliffs and glaciers, extends for many kilometres north and south of the Kicking Horse Pass, it is essential that wildlife be able to travel safely up and down the Kicking Horse Valley.

The long-term survival of wide-ranging species such as bears, wolves, cougars, lynx, wolverines and elk depends on their ability to move between areas of suitable habitat. As human use in the valleys and wildlands west of Yoho National Park continues to grow, so too does the importance of secure ranges and travel routes within and between the Rocky Mountain Parks. In addition to allowing wildlife to find the food and shelter they need, movement corridors permit animals to mix with other populations of the same species. This promotes genetic diversity, which is critical to the long term health of species and populations, particularly that of scarce species such as grizzly bears.

As noted in Chapter 2, the wildlife corridor through Yoho is very narrow and contains most of the development in the park, including the village of Field. This creates obvious problems for wildlife that want to move through the area. Less wary species, such as elk, pass through the village, along the rail tracks, across the river flats, and along the highway. Some wildlife, including the more sensitive species such as bears, try to bypass Field by travelling on a narrow strip of land along the low, north facing slopes of Mounts Stephen and Dennis. This brings them close to Field, and in particular to the residences and buildings at the west end of the village. Some species, too shy to come this close to the community, abandon the effort to pass by. Others become

tolerant to being near people. This typically results in the animal's death and, occasionally harm to humans.

Recent research in both Banff and Yoho National Parks reveals that grizzly bears are under stress. There is concern about the health of the grizzly bear population. Most bears die as a result of accidents or of the need to remove them from areas within 500 metres of roads or park facilities. The west end of Field is a concern in this regard. Bears that become habituated to people are dangerous and must be shot or moved. While moving bears may sound like a reasonable solution, it is important to remember that approximately 50% of bears that are moved to another location die as a result.

The proposal to remove the trailer court and buildings at the west end of the village will have an important and positive effect on the ecological integrity of a large ecoregion, one that extends beyond the boundaries of Yoho National Park.

## UPDATE TO CUMULATIVE IMPACT 2010

The proposed amendments to the 1999 community plan resulting from the 2010 review have been assessed for cumulative impact to determine their potential effects on the environment.

### AMENDMENTS TO THE "STRATEGIES FOR ACHIEVING THE VISION":

- The amendment reflects the relocation of some commercial opportunities and associated changes in zoning. The amendments will result in improved potential for commercial development at certain sites in Field.
- The amendment reflects the release of an additional lot for multi-unit residential development and re-zoning of two single-family lots to duplex development.

The amendments conform to legislation and policy and are consistent with the vision and principles of the community plan. Commercial and residential opportunities will be relocated from some sites (e.g. CPR sites) to other sites in Field (e.g. Parks Administration Building, former RCMP building etc.). The relocation and zoning changes for commercial, residential, and institutional opportunities will have no impact on the legislated

growth limits for Field. No changes to the maximum amount of growth or key aspects of the growth strategy will occur as a result of this review. Construction of additional parking areas in the downtown core will occur on presently disturbed areas.

The 1999 Field Community Plan recognized that the sewage treatment likely required improvements to accommodate forecast growth. In 2004, the sewage treatment plant facility was replaced. The new plant is designed to accommodate existing and future wastewater volumes consistent with the maximum growth forecast in the Field Community Plan. The plant also maintains some reserve capacity to handle emergencies and unanticipated loads. As a result of the replacement and subsequent modifications (e.g. alum delivery system redesign to achieve phosphorus targets), Parks Canada's targets for effluent quality are achieved and a substantial positive effect on water quality in the Kicking Horse River has resulted. The new wastewater treatment plant will ensure that this situation continues, even once the community is fully developed. Monitoring and adaptive management will avoid negative aquatic ecological impacts.

### AMENDMENT TO THE APPENDIX. THE RECOMMENDED PLANT SPECIES LIST IS AMENDED TO REMOVE PLANTS THAT ARE BEAR ATTRACTANTS.

The Recommended Plant Species List was amended to remove plant species that are attractive to bears. These changes are expected to have a positive impact on reducing wildlife attraction in Field and the potential for human/wildlife encounters. Parks Canada will continue to implement preferred plant species in community landscaping that are less attractive to potentially dangerous animals such as bears and elk.

The amendments all conform to legislation and policy and are consistent with the vision and principles of the Field Community Plan. They continue to strengthen the direction towards improved ecological integrity while also enhancing commemorative integrity and quality of visitor experience in the village of Field. The proposed courses of action are appropriate and feasible. Amendments to the plan will not cause substantial negative environmental impact.



## CANADIAN ENVIRONMENTAL ASSESSMENT ACT (CEAA)

Each development described in the *Field Community Plan* is subject to federal legislation. The CEAA requires an environmental screening of each project and a cumulative effects assessment to determine how the project under review relates to other existing or proposed projects. This assessment will result in an environmental protection strategy that is unique to each project but which complements the overall direction of the *Community Plan*. It may also identify measures, in addition to those included in the *Community Plan*, to ensure the environment is protected.

# CHAPTER 7 IMPLEMENTATION

## MONITORING THE HEALTH OF THE ECOSYSTEM

### STAYING THE COURSE

### STREETSCAPE AND LANDSCAPE IMPROVEMENTS

### REMOVING BUILDINGS AND TRAILERS

### SEWAGE TREATMENT SYSTEM

### CULTURAL RESOURCES

### RESIDENTIAL LOT RELEASE

### LANDSCAPE

### DETAILED DEVELOPMENT CONTROL

### NON-CONFORMING USE

### DEVELOPMENT REVIEW

### PLAN UPDATE AND REVIEW

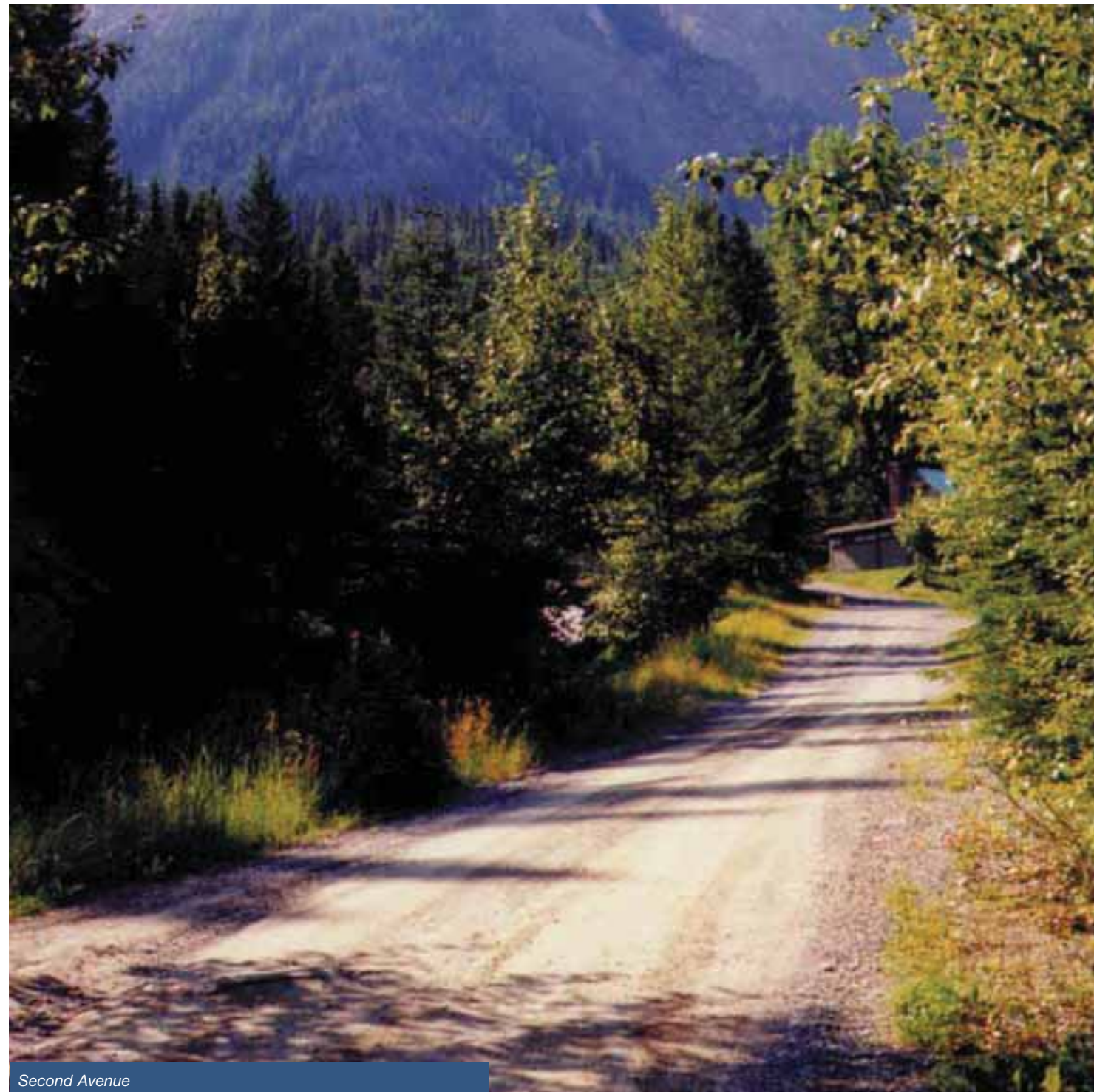
### PRIORITIES FOR IMPLEMENTATION



This plan describes a vision for Field. Many constraints, including the availability of funds, inadequate infrastructure, and the uncertainty surrounding the use of CPR lands, will affect our ability to achieve this vision. Nevertheless, with patience, initiative, and persistence, it can become a reality. This section sets out the key strategies that will help the community reach the objectives described in this plan.

## MONITORING THE HEALTH OF THE ECOSYSTEM

The future health of the ecosystem is a primary concern for park managers. Because uncertainty about the actual impact of future use is unavoidable, changing circumstances will require some flexibility on their part. The park and the community must monitor progress carefully and must assess when changes are needed to protect the park's ecological integrity.



Second Avenue

The no net negative environmental impact framework for monitoring changes will be developed within one year. Key aspects to be addressed include wildlife corridors, contaminated sites, air quality, water quality, exotic plants and commercial and residential growth.

### Wildlife Corridors

This plan recognizes the importance of the Kicking Horse Valley as a regional wildlife corridor. The proposal to remove the buildings and trailers at the western edge of Field will be key to ensuring the safe passage of wildlife over the long term. The following measures would also contribute to this objective and should start within the next two years:

- evaluate the benefits of a wildlife bridge over Stephen Creek, upstream of the village
- install a wildlife drift fence around the south east boundary of the village
- improve the wildlife path south of Second Avenue (thin vegetation, etc.)
- monitor the effectiveness of measures to improve wildlife movement through:
  - regular surveys of corridor use by species and season
  - recording conflicts between wildlife and people, including detailed information about the location of these encounters
  - monitor animal movement through the town and the rail yards, and along the north side of the river.

### Contaminated Sites

- Implement existing plans to clean up and monitor contaminated sites.

### Water Quality

The following actions address the issue of water quality in the river:

- continue to sample water quality downstream of the village (e.g., effluent, other contaminants)
- monitor the level of contaminants in effluent as it leaves the treatment plant
- study the feasibility of installing a sensor that would monitor the outflow from the plant automatically and continuously
- periodically measure how many contaminants are in the water that flows from the snow storage area.

## Air Quality

The following recommendations are to ensure that air quality is maintained and improved over time:

- install a signal (e.g., a red light on the top of the water tower) to warn people when a temperature inversion occurs. During these times, the use of wood-burning stoves and the idling of diesel locomotives is not advisable.
- collect air samples during temperature inversions.

## Exotic Plants

The following actions are designed to reduce the number of exotic plants in the village:

- regularly identify noxious weeds and other problematic plants in the community. As railcars are a major source of exotic plants, particular attention to the CPR lands is required.
- set up a program to eliminate exotic species in areas under Parks Canada's jurisdiction
- prepare and distribute a brochure to promote gardening with native plants.

## STAYING THE COURSE

Parks Canada's Townsite Manager will take the lead and work with the Field Community Council to ensure that actions and intent of this plan are achieved.

### Managing Growth and Staying within the Limits

It is important to pay careful attention to the impact of additional residents and visitors to the village. This will become increasingly critical as growth approaches the upper limits. The following should be undertaken:

- conduct an informal census every two years and a formal census every five years. The census should determine:
  - the number of families, children, and staff
  - the type of accommodation they live in (e.g., rental, owner-occupied, rental suite, etc.)
  - the number and type of housing units.
- record, using a standard form, the number of overnight guests in rental suites, lodges, commercial accommodation, etc. At first, monthly records submitted once a year should be adequate. As numbers begin to reach the limits identified in the plan, monthly submissions may be required. Rigid

application of the occupancy rates may be necessary along with formal audits. This information will be essential in forecasting the need for upgrades to the sewage treatment plant.

- include audits and the consequences of failure to pass the audit as conditions in new development permits, leases and business licenses
- monitor, either annually or biannually, the supply of commercial services and residential accommodation.

Staff housing must keep pace with commercial development. If a housing shortage occurs, a freeze on new commercial/institutional development may be necessary.

### Appropriate Use

Parks Canada and the community must adopt, and rigorously apply, new approaches, processes and tools to ensure consistency in working towards the plan's objectives. The following should be put in place within the first year and their purpose explained to residents:

- permits for rental suites
- a new application form for business licenses, changes in use and home-based businesses
- a check list for assessing applications
- annual inspections of permit holders and businesses.

Attracting the heritage tourism market and remaining within the fixed limits to growth will require the community to enforce the standards described in this document and the accompanying directive. Annual inspections will evaluate whether operations meet the agreed upon standards, particularly in the case of suites, guest rooms and carriage houses. Failure to comply with the conditions set out in permits and licenses will result in their cancellation.

## STREETSCAPE AND LANDSCAPE IMPROVEMENTS

Road repair is scheduled for 1999. Detailed designs and preliminary estimates for this type of work must also reflect the improvements to the streetscape and landscape recommended in this plan. The actual implementation of these landscape improvements could wait until funding becomes available. Specific examples include:

- carriage houses on First Avenue and Kicking Horse Avenue
- the Village Square

- the Stephen Avenue commercial core
- the boardwalk
- First Avenue
- Kicking Horse Avenue.

## REMOVING BUILDINGS AND TRAILERS

Removal of the buildings, trailers and unfinished recreation center west of the sewage treatment plant will be essential to achieving a safe and secure wildlife passage. Parks Canada will immediately prepare an implementation strategy for removing the structures. Residents affected by this decision and the Field Community Council will be invited to participate in strategy preparation and implementation. The strategy will detail the timing for the removal of buildings and trailers. It will be guided by the following principles:

- removal of all trailers and buildings will take place within three years
- removal of the recreation centre within five years
- ecological considerations will be an integral part of the implementation strategy
- residents of the trailer court area will be treated with compassion and every effort will be made to make their move to a new home as easy as possible
- alternative housing will be identified before the residents of the trailer court are expected to move
- in the interim, existing trailer permit conditions will be applied and managed on a yearly basis
- residents will receive reasonable notice
- initial priority will be placed on removing trailers and buildings on Fourth Street
- work on restoring the area to its natural state will begin as soon as individual structures are removed.

## SEWAGE TREATMENT SYSTEM

The development proposed in the *Community Plan* may place too much demand on the existing sewage system. Handling the forecasted growth may require a major expansion of the plant, at a cost of approximately \$1 million.

Since the existing system has some spare capacity, residential development can continue at the same time as the removal of the trailer court. Any commercial/ institutional development will, however, have to wait until an engineering assessment of the system is complete. This assessment will review recent reports on the system along with the *Community Plan*. It should be completed within one year and should provide the following:

- a schedule for improvements to the plant based on different growth scenarios
- a strategy for implementation, including timelines and financing.

The Field Community Council will participate in this assessment. Improving or expanding the sewage treatment system will respect the following criteria:

- the treatment plant must have a proven capacity to handle additional sewage before a building permit will be issued
- taxes, user fees, and development fees will pay for the necessary improvements/expansion
- effluent must meet Banff National Park standards
- expansion must accommodate the maximum growth forecast in this plan
- expansion must occur before the number of residents and visitors, and the amount of commercial accommodation reach their limits
- the system should have some reserve capacity to handle emergencies and unanticipated loads.



The Trailer Court

While the existing waste water treatment facility may not be able to handle all growth without an expansion, certain practices could help the plant run more efficiently and effectively. These are:

- a water conservation program, including a plan to educate residents on the wise use of water
- making improvements to meet Banff National Park standards
- reconfiguring the head works.

## CULTURAL RESOURCES

The support of the community is essential to the preservation of its heritage resources. Residents should be presented the purpose and contents of the *Built Heritage Resource Description and Analysis*. They should receive information about the village's important heritage buildings and how they can help protect them.

Parks Canada will assist Field in protecting its built heritage in the following ways:

- examine its own needs for visitor facilities, residences and support infrastructure and move to acquire and, in turn, protect locally significant built heritage
- encourage co-operative partnerships. Parks Canada, in partnership with other interested parties, may purchase a heritage property with a particular business opportunity/objective in mind. Independently, Parks Canada will also consider purchase of a property with the objective of protection, repair and resale
- providing support in kind may be offered to assist in meeting heritage presentation objectives. Support could include professional restoration advice, office or storage space, etc.
- pursue joint revenue-producing opportunities
- make lease amendments to ensure priority heritage structures are protected as a requirement of the lease
- review provincial legislation.

## RESIDENTIAL LOT RELEASE

Releasing new lots for development will:

- help residents and businesses affected by the decision to remove homes and trailers
- help address the shortage in housing.

### Process

To be eligible for this program, individuals must have a need to reside in Yoho National Park or Lake Louise. The lots will be

distributed by lottery, with applicants considered in the following order:

1. Conforming owners of trailers in the Field trailer court.
2. Trailer owners (e.g., Kicking Horse Lodge) who:
  - live in Field
  - use trailers for staff housing
  - have limited alternatives
3. Persons who have resided in Field for at least one year, and who do not have a residential lease (see note below).
4. Conforming owners of trailers in the Lake Louise trailer court.
5. Persons who have resided in Lake Louise for at least one year and who do not have a residential lease or are not a member of a cooperative (see note below).
6. Individuals who meet the eligible resident requirements but do not live in Field, and do not hold a residential lease elsewhere.

Note: applicants who now hold a residential lease and agree to surrender or assign their existing lease within one year of being awarded a lot will be considered as applicants who do not currently hold a residential lease. Parks Canada will not assign the new lease until the person has surrendered or reassigned the old lease. Should the applicant fail to complete this transaction within one year, another applicant will receive the lot.

Applicants who fail to complete and occupy buildings within two years of the signing of the lease will forfeit the lease. The lot will be reassigned. In these cases, Parks Canada and the community will keep part of the lot release fee.

Providing services for these lots will be expensive. There are two options to achieve the community's objective of sharing the cost of services equally:

1. The community pays to provide services for the lots and then recovers this cost on an equal basis as each lot is released. Funding could be arranged through the Townsite revolving fund.
2. The community determines the cost of providing services to all lots and the amount each lessee must pay. The community bills lessees as lots are developed.

A lot release strategy, to be prepared immediately, will include:

- phasing the release of lots to coincide with the removal of the trailer court
- the pricing structure as it relates to recovering the cost of services
- terms and conditions for each lot
- a communication strategy
- the impact of releasing new lots will have on the sewage treatment plant.

## LANDSCAPE

Individual residents, the community as a whole, and Parks Canada must work together to improve the areas throughout the community that would benefit from better landscaping.

Parks Canada will lead by example. This includes:

- avoiding manicured properties
- eliminating non-native plant species, and noxious and nuisance weeds
- replacing exotic plants with native species wherever possible
- reducing or eliminating the use of chemicals
- screening its own propane tanks and community garbage bins without interfering with the efficiency of its operation. This program should begin within the next year
- identifying appropriate sources of native trees and shrubs for transplanting. This will help reinforce the importance of using native species while reducing the cost for individuals.

New commercial operations and institutions must improve the landscape and streetscape around their facility. They will also be encouraged to contribute to major community initiatives such as the Village Green, Telegraph Park, etc.

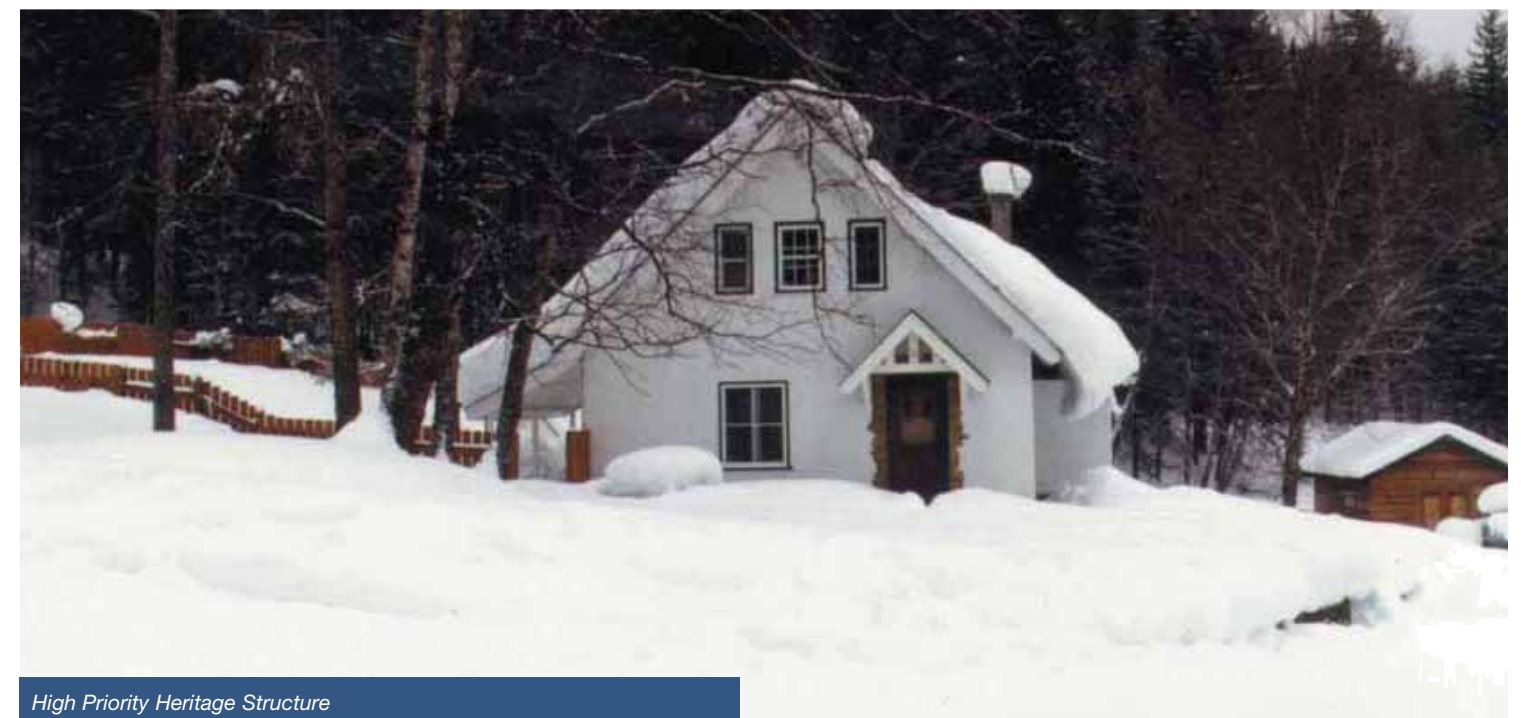
Once the major infrastructure projects are complete and the community's funding has stabilized, the village should identify \$20,000 every three years, for landscape improvements. It should also look to associations, foundations, private donors or fund-raising programs for help.

Individual residents should review the landscape strategies identified in this plan to determine how they can contribute to the village's streetscape and landscape objectives.

## DETAILED DEVELOPMENT CONTROL

Several areas have been identified as Detailed Development Control (DDC). This will allow for creative and responsive designs, while at the same time ensuring that development respects the requirements of both the community and Parks Canada.

A public tender will offer all individuals an equal opportunity to submit proposals for some of these lots and will help create a positive interest in the community. Calls for proposals should be carefully planned and reflect the growth management strategy (page 69). This will ensure the community grows slowly and has time to adjust to the changes.



High Priority Heritage Structure

Proposals must:

- meet the requirements set out in the terms of reference and this *Community Plan*
- show how the development will contribute to infrastructure, streetscape and landscape improvements throughout the community, education, and environmental stewardship.

The process used to call tenders for the Waterton Pool site could serve as a model.

## NON-CONFORMING USE

Some existing land uses in Field may not be consistent with this plan. While these may continue, they may not expand. As buildings are sold, business licenses renewed, or other opportunities present themselves, use of these properties will be brought into line with the plan.

Within a year Parks Canada will identify all non-conforming uses, monitor them, and make changes when reasonable.

## DEVELOPMENT REVIEW

All development or redevelopment projects in Field are subject to review. Proponents must submit their applications to the park superintendent, or a delegated representative, who will begin the review process. Parks Canada and the Field Community Council will review residential projects. Parks Canada and an external Advisory Development Board for Banff, Kootenay and Yoho National Parks will review commercial and institutional proposals. Parks Canada has the final authority for approval. The review process will confirm that proposals are consistent with:

- the *Field Community Plan*
- the *Field Land Use Directive*
- the *Yoho National Park Management Plan*
- applicable regulations, directives and standards.

The process has two main aspects:

- the development permit
- the building permit.

It is the proponent's responsibility to see the necessary applications are complete and to provide the required information. Professionals must complete the applications (e.g., architects for building design, landscape architects for site development, and engineers for engineering design work). It is also the proponent's responsibility to ensure that the development complies with:

- all regulatory requirements, directives and statutory standards
- applicable provincial standards
- standards for the conservation of water and energy
- the requirements of the fire authority
- Parks Canada's Environmental Assessment process.

*Mountain Parks - Development Review Process* is a new booklet that will help people who are preparing proposals to understand the approval process. Individuals should also discuss their ideas with the Townsite Manager and Development Officer before preparing their designs.

Submitting an application does not guarantee approval. Proponents who submit clear, comprehensive applications that meet all requirements will likely receive approval more quickly.

## Plan Update and Review

The next update of the *Park Management Plan* should incorporate the limits to growth, the major design parameters, the concept summary and the heritage tourism initiative outlined in this plan.

The *Community Plan* should be reviewed and updated as growth proceeds. Major reviews should coincide with the five year reviews of the *Park Management Plan*. The results of monitoring the health of the ecosystem, particularly wildlife, will be an important part of these reviews.

## PRIORITIES FOR IMPLEMENTATION

The following priorities for implementation have been completed since approval of the Field Community Plan in 1999:

- Removal of the Field trailer court and the buildings at the west end of Field
- Rehabilitation of the west end of Field
- Finalizing of the land use directive for Field
- Surveying of new residential lots
- Implementation of a strategy for release of residential lots
- Development of a community monitoring framework for Field, and collection of initial baseline data
- Development of a water metering and leak detection program, which has resulted in an 84% decrease in water consumption since 1999
- Preparation of design requirements for improvements to infrastructure, streetscapes, and landscapes
- Replacement of wastewater treatment plant
- Replacement of water and wastewater distribution and collection infrastructure
- Repaving of majority of roads, and replacement of streetlights
- Surveying of town boundary
- Identification of non-conforming uses
- Monitoring and risk-management of 3 of 4 contaminated sites
- Review of all development proposals to ensure consistency with guidelines and plans
- Preparation of a Heritage Tourism Strategy
- Evaluation of wildlife path improvement measures
- Preparation of new application forms for permits and business licenses, and an appropriate use checklist
- Ongoing lease amendments for the protection of priority built heritage structures. Protection of heritage resources is a condition of all redevelopment
- The construction of a hostel.

The following are ongoing and new priorities for implementation as a result of the community plan review:

- Release of residential lots
- New recreational facilities and improvements to the Community Centre
- Implementation of the Heritage Tourism Strategy
- Adequate parking in the downtown core
- The proposed lodge west of the Kicking Horse Lodge
- Small commercial retail outlets
- The Burgess Shale Museum and Learning Centre
- Collection of baseline data for community monitoring framework
- Community environmental management strategy.



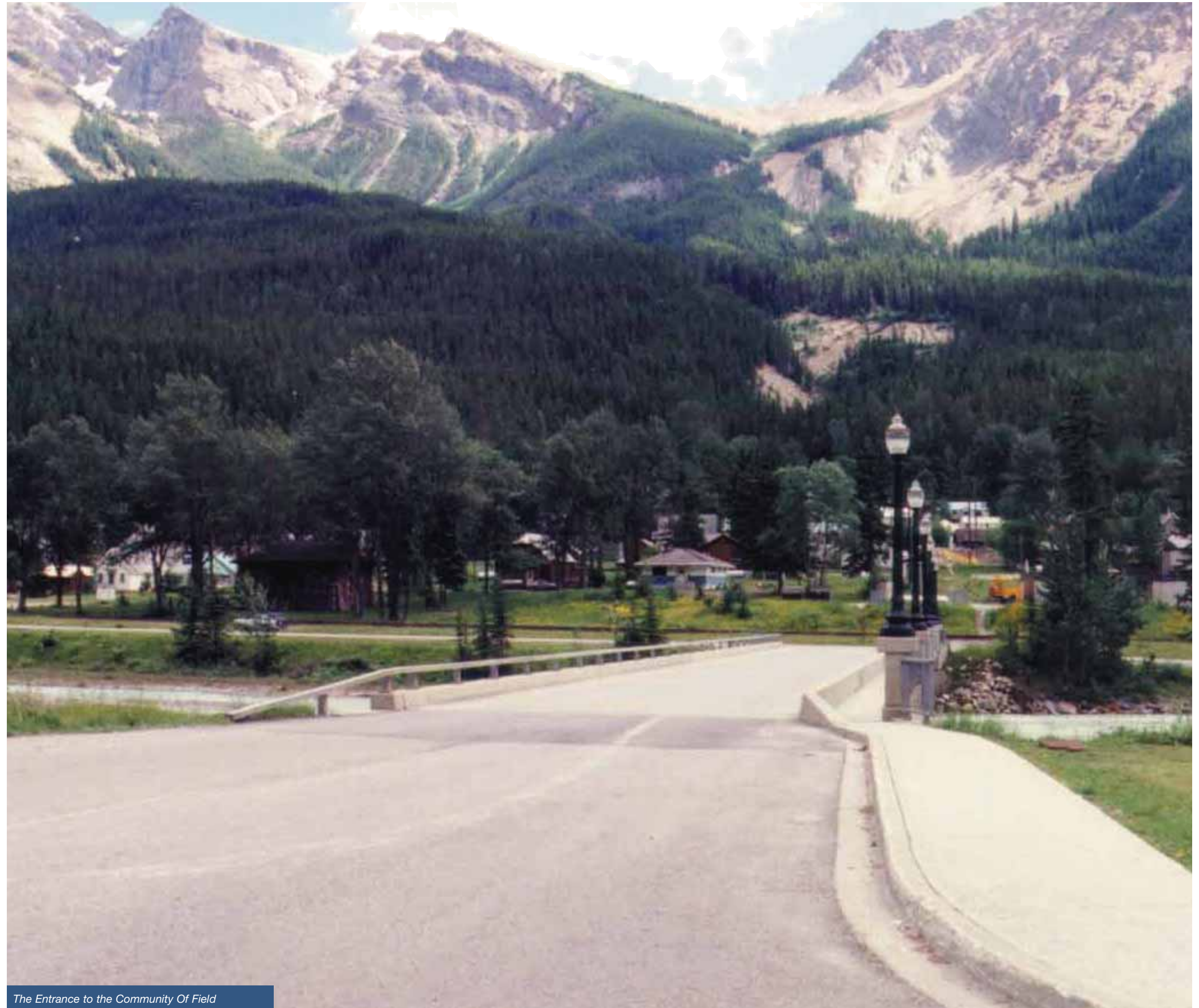
CPR Lands In Field

# CHAPTER 8

RECOMMENDATIONS

REFERENCES

APPENDIX



*The Entrance to the Community Of Field*

## RECOMMENDATIONS

The following areas are not included in this plan and would benefit from further study.

### Trans Canada Highway

It is anticipated that there will be pressure to upgrade the highway near Field. Parks Canada and the community should ensure the following issues are adequately addressed:

- twinning between Golden and the west entrance to the park should take place prior to any action near Field
- wildlife movement in the immediate vicinity of Field. Improving this movement corridor should be a goal in any highway construction.

- alternatives to twinning should be investigated
- the potential negative economic impact of expanding the highway caused by the fact that it will be more difficult for visitors to enter Field. Designs should encourage some travellers to use the services in the community.
- the impact on the community (e.g., views, noise, etc.).

### Staff Accommodation for Outlying Commercial Accommodations

The village of Field will have limited accommodation for staff of outlying commercial accommodations. While it is desirable to have full time staff with families living in Field, staff housing for these operations must be on their sites.

### Heritage Tourism and Collaboration

Business people, residents and park managers should consider a more integrated approach to promoting and managing the products and services offered in Field. This joint effort should highlight Field and the Park as part of a chain of World Heritage Sites centered on the Rocky Mountains, from Yellowstone to Jasper. Common marketing programs, reservation systems, services, codes of ethics and service standards offer the village an opportunity to create a very attractive product for the ecotourism market, one that complements the experience provided in Lake Louise. All community members will contribute to create a quality of life that is positive and linked to visitors. Through this collaboration, the needs of visitors, residents, business operators and the park will be met.



FIELD c. 1886

## REFERENCES

### Related Documents

The *National Parks Act* and Parks Canada's *Guiding Principles and Operational Policies* provide the legislative and policy framework for Canada's National Parks. This plan was prepared in the overall context of these two documents and several studies, projects and plans:

- *Parks Canada's Business Plan*
- *Banff National Park Management Plan*
- *Yoho National Park Management Plan*
- *Ecotourism - Alberta and British Columbia Market Demand Assessment*
- *Banff-Bow Valley Study*

### Regulations, Directives and Standards

- *National Building Code of Canada*
- *The British Columbia Building Code*
- *National Fire Code*
- *National Parks Business Regulations*
- *National Parks Garbage Regulations*
- *National Parks General Regulations*
- *National Parks Lease and License of Occupation*
- *National Parks Water and Sewer Regulations*
- *Canadian Environmental Assessment Act*
- *National Parks Cottage Regulations*
- *Signage Guidelines for National Parks*
- *Development Regulations for Yoho National Park*
- *Architectural Motif, Yoho National Park*

### Others

- EBA Engineering Consultants Ltd., 1978, *Geotechnical Evaluation, Field Townsite*
- Otton, J. 1997, *Socio Economic Background Information - Lake Louise Community Plan* (unpublished)
- Parks Canada, 1989, *Predesign Study - Field Townsite Improvements*
- Parks Canada, 1997, *Environmental Effects for the Field Community Plan*

NOTE: These documents are available at the Parks Canada office in Field.

# APPENDIX

## RECOMMENDED SPECIES LIST

SCIENTIFIC NAME	COMMON NAME	PALATABILITY
<b>Trees</b>		
<i>Betula papyrifera</i>	Paper Birch	L- H
<i>Picea glauca</i> x <i>P. engelmannii</i>	White Spruce (hybrid)	L
<i>Pinus albicaulis</i>	Whitebark Pine	L- M
<i>Pinus contorta</i>	Lodgepole Pine	L- M
<i>Populus balsamifera</i>	Balsam Poplar	L- H
<i>Populus tremuloides</i>	Aspen Poplar	M- H
<i>Pseudotsuga menziesii</i>	Douglas Fir	M- H
<b>Shrubs (to 2.5 m)</b>		
<i>Acer glabrum</i>	Douglas Maple	
<i>Alnus crispa</i>	Sitka Alder	L- M
<i>Berberia repens</i>	Creeping Mahonia	U
<i>Betula pumila</i>	Scrub birch	L
<i>Cornus stolonifera</i>	Red-osier Dogwood	M- H
<i>Juniperus communis</i>	Common Juniper	L- M
<i>Juniperus horizontalis</i>	Creeping Juniper	L- M
<i>Lonicera involucrata</i>	Bracted Honeysuckle	M
<i>Lonicera utahensis</i>	Utah Honeysuckle	M
<i>Potentilla fruticosa</i>	Shrubby Cinquefoil	M-H
<i>Salix</i> sp.	Willow	H
<i>Salix planifolia</i>	Tea-leaved Willow	H
<i>Salix myrtilifolia</i>	Blueberry Willow	H
<i>Salix scouleriana</i>	Scouler's Willow	H
<i>Spiraea betulifolia</i>	Birch-leaved Spiraea	L
<i>Symphoricarpos alba</i>	Snowberry	L-M
<b>Grasses and Sedges</b>		
<i>Agropyron trachycaulum</i>	Slender Wheatgrass	M- H
<i>Bromus ciliatus</i>	Fringed Brome	H
<i>Eriophorum</i> sp.	Cottongrass	
<i>Festuca brachyphylla</i>	Alpine Fescue	H
<i>Koeleria macrantha</i>	June Grass	H
<i>Juncus</i> sp.	Rush	
<i>Oryzopsis hymnoides</i>	Rice Grass	M- H
<i>Poa alpina</i>	Alpine Bluegrass	H
<i>Trisetum spicatum</i>	Spike Trisetum	M- H

SCIENTIFIC NAME	COMMON NAME	PALATABILITY
<b>Forbs</b>		
<i>Achillea millefolium</i>	Yarrow	L
<i>Anemone occidentalis</i>	Western Anemone	U
<i>Antennaria pulcherrima</i>	Showy Pussytoes	U
<i>Arnica cordifolia</i>	Heart Leaved Arnica	L
<i>Aster conspicuus</i>	Showy Aster	M-H
<i>Aster subspicatus</i>	Leafy Aster	M-H
<i>Aster ciliolatus</i>	Lindley's Aster	M-H
<i>Astragalus alpinus</i>	Alpine Vetch	M-H
<i>Campanula rotundifolia</i>	Bluebell	M-H
<i>Coydalis aurea</i>	Golden Corydalis	L
<i>Cornus canadensis</i>	Bunchberry	L
<i>Draba aurea</i>	Golden Draba	L
<i>Dryas drummondii</i>	Yellow Mountain Avens	
<i>Epilobium angustifolium</i>	Tall Fireweed	L
<i>Epilobium ciliatum</i>	Purple-leaved Fireweed	P
<i>Epilobium latifolium</i>	Broad-leaved Fireweed	P
<i>Equisetum variegatum</i>	Northern Scouring Rush	L
<i>Erigeron aureus</i>	Yellow Fleabane	L
<i>Erigeron glabellus</i>	Smooth Fleabane	L
<i>Erigeron perigrinus</i>	Subalpine Daisy	L
<i>Gaillardia aristata</i>	Blanket Flower	L
<i>Lilium philadelphicum</i>	Wood Lily	M-H
<i>Lomatium dissectum</i>	Fern-leaved Desert Parsley	
<i>Mysotis alpestris</i>	Alpine Forget-me-not	L
<i>Osmorhiza</i> sp.	Sweet Cicely	
<i>Oxytropis monticola</i>	Yellow Locoweed	M
<i>Oxytropis splendens</i>	Showy Locoweed	L
<i>Potentilla diversifolia</i>	Diverse-leaved Cinquefoil	M-H
<i>Parnassia palustris</i>	Northern Grass-of-Parnassus	
<i>Solidago canadensis</i>	Goldenrod	L
<i>Solidago multiradiata</i>	Northern Goldenrod	L
<i>Saxifraga aizoides</i>	Evergreen Saxifrage	
<i>Senecio pauperculus</i>	Canadian Butterweed	M-H
<i>Spiranthes romanoffiana</i>	White Ladies' Tresses	
<i>Tofieldia glutinosa</i>	Sticky False Asphodel	

### PALATABILITY RATING FOR ELK

**L** = low                      **M** = moderate                      **H** = high  
**P** = generally thought to be palatable  
**U** = generally thought to be unpalatable





THE FIELD COMMUNITY PLAN - AMENDED 2010 HAS BEEN RECOMMENDED FOR APPROVAL BY:



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