

**MINUTES OF THE REGULAR MEETING OF COUNCIL**  
**of the Town of Banff in the Province of Alberta**  
**Tuesday, May 23, 2023, at 2:00 p.m.**

**COUNCIL MEMBERS PRESENT**

Corrie DiManno	Mayor
Chip Olver	Councillor and Deputy Mayor
Barb Pelham	Councillor and Acting Mayor
Grant Canning	Councillor
Ted Christensen	Councillor
Hugh Pettigrew	Councillor
Kaylee Ram	Councillor

**COUNCIL MEMBERS ABSENT**

None

**ADMINISTRATION PRESENT**

Kelly Gibson	Town Manager	
Silvio Adamo	Director, Protective Services, and Fire Chief	
Jason Darrah	Director, Communications & Marketing	
Darren Enns	Director, Planning and Development	
Adrian Field	Director, Engineering	(Remote Participation)
Alison Gerrits	Director, Community Services	
Paul Godfrey	Director, Operations	(Remote Participation)
Chris Hughes	Director, Corporate Services	
Barbara King	Director, Human Resources	(Remote Participation)
Shaun Carr	Manager of FCSS & Social Programs	
Sharon Oakley	Manager, Housing Sustainability	
Randall McKay	Manager, Strategic Initiatives + Special Projects	(Remote Participation)
Dave Michaels	Manager, Development Services	(Remote Participation)
Emma Sanborn	Development Planner	(Partial Remote Participation)
Renée Lavergne	Information Governance Coordinator	(Remote Participation)
Lisa Lee	Executive Assistant	(Remote Participation)
Kiersten McDonald	Legislative Advisor	
Libbey McDougall	Municipal Clerk	

Minutes approved by: \_\_\_\_\_

## 1.0 CALL TO ORDER

Present in Chamber: (7): Mayor DiManno, Councillor Canning, Councillor Christensen, Councillor Olver, Councillor Pelham, Councillor Pettigrew, and Councillor Ram

Mayor DiManno called the May 23, 2023, Regular Meeting of Council to order at 2:01 p.m.

Councillor Pettigrew gave a land acknowledgment at the commencement of today's meeting.

## 2.0 CONFIRMATION OF AGENDA

### 2.1 Agenda for the May 23, 2023, Regular Meeting of Council

COU23-139      **Moved by Mayor DiManno**

That the Agenda for today's meeting be amended by adding the following new Items to Section 5.0, Public Input on Approved Agenda Items:

- 5.1.5, Yanni Karlos, Public Submission Form, received May 19, 2023, post deadline (Item 7.2, Request for Decision: Land Use Bylaw Amendment to Section 8.16 (Required Parking));
- 5.1.6, Andre Quenneville, Public Submission Form, received May 19, 2023, post deadline (Item 7.2, Request for Decision: Land Use Bylaw Amendment to Section 8.16 (Required Parking)); and
- 5.1.7, Darren VanMackelbergh, Public Submission Form, received May 23, 2023, post deadline (Item 7.2, Request for Decision: Land Use Bylaw Amendment to Section 8.16 (Required Parking))

For: (7): Mayor DiManno, Councillor Canning, Councillor Christensen, Councillor Olver, Councillor Pelham, Councillor Pettigrew, and Councillor Ram

**MOTION CARRIED**

Minutes approved by: \_\_\_\_\_

COU23-140      **Moved by Mayor DiManno**

That the Agenda for today's meeting be further amended by adding the following new Items to Section 10.0, New/ Urgent Business:

- 10.1 Verbal Briefing: Fire Chief Silvio Adamo Retirement.; and
- 10.2 Verbal Request for Decision: Governance and Finance Committee Motion FIN23-81 with respect to a Delegation Request for Action from the Banff Bears Rugby Club

And further, that Item 10.1, Verbal Briefing: Fire Chief Silvio Adamo Retirement, be dealt with as the first item of new business following Section 5.0, Public Input on Agenda Items.

For: (7): Mayor DiManno, Councillor Canning, Councillor Christensen, Councillor Olver, Councillor Pelham, Councillor Pettigrew, and Councillor Ram

**MOTION CARRIED**

COU23-138      **Moved by Councillor Canning**

That the Agenda for the May 23, 2023, Regular Meeting of Council be confirmed, **as amended**.

For: (7): Mayor DiManno, Councillor Canning, Councillor Christensen, Councillor Olver, Councillor Pelham, Councillor Pettigrew, and Councillor Ram

**MOTION CARRIED**

2.2      2023 Council Workplan

Council, by unanimous consent, received the 2023 Council Workplan for the Corporate Record.

### 3.0 CONFIRMATION OF PREVIOUS COUNCIL MINUTES

#### 3.1 Minutes of the May 08, 2023, Regular Meeting of Council

COU23-141 **Moved by** Councillor Ram

That the Minutes of the May 08, 2023, Regular Meeting of Council be adopted.

For: (7): Mayor DiManno, Councillor Canning, Councillor Christensen, Councillor Olver, Councillor Pelham, Councillor Pettigrew, and Councillor Ram

**MOTION CARRIED**

### 4.0 INVITED PRESENTATIONS

#### 4.1 Margie Smith, Chair, Banff and Area Physician Attraction and Retention Committee

Council, by unanimous consent, received the verbal Invited Presentation, made by Margie Smith, Chair, Banff and Area Physician Attraction and Retention Committee, and Dr. Mette Høgh-Petersen, for the Corporate Record.

### 5.0 PUBLIC INPUT ON AGENDA ITEMS

#### 5.1 Written Submissions

Council, by unanimous consent, received the following Written Submissions for the Corporate Record:

- 5.1.1 Stuart Back: Public Submission Form, received May 19, 2023 (Item 7.2, Request for Decision: Land Use Bylaw Amendment to Section 8.16 (Required Parking))
- 5.1.2 Jonathan Welsh, Public Submission Form, received May 19, 2023 (Item 7.2, Request for Decision: Land Use Bylaw Amendment to Section 8.16 (Required Parking))
- 5.1.3 Ebony Rempel, Public Submission Form, received May 19, 2023 (Item 7.2, Request for Decision: Land Use Bylaw Amendment to Section 8.16 (Required Parking))

Minutes approved by: \_\_\_\_\_

- 5.1.4 David Matys, Public Submission Form, received May 19, 2023 (Item 7.2, Request for Decision: Land Use Bylaw Amendment to Section 8.16 (Required Parking))
- 5.1.5 Yanni Karlos, Public Submission Form, received May 19, 2023, post deadline (Item 7.2, Request for Decision: Land Use Bylaw Amendment to Section 8.16 (Required Parking))
- 5.1.6 Andre Quenneville, Public Submission Form, received May 19, 2023, post deadline (Item 7.2, Request for Decision: Land Use Bylaw Amendment to Section 8.16 (Required Parking))
- 5.1.7 Darren VanMackelbergh, Public Submission Form, received May 23, 2023, post deadline (Item 7.2, Request for Decision: Land Use Bylaw Amendment to Section 8.16 (Required Parking))

5.2 Verbal Submissions

- 5.2.1 Wanda Bogdane, Executive Director of the Banff Lake Louise Hospitality Association (Item 7.2, Request for Decision: Land Use Bylaw Amendment to Section 8.16 (Required Parking))

Council, by unanimous consent, received Wanda Bogdane's, Executive Director of the Banff Lake Louise Hospitality Association, Verbal Submissions with respect to Item 7.2, Request for Decision: Land Use Bylaw Amendment to Section 8.16 (Required Parking), for the Corporate Record.

**6.0 UNFINISHED BUSINESS**

No Unfinished Business was scheduled as part of this meeting.

Minutes approved by: \_\_\_\_\_

## 7.0 ADMINISTRATIVE REPORTS

### 7.1 Request for Decision: Cave Avenue Affordable Housing

COU23-142 **Moved by** Mayor DiManno

That with respect to Item 7.1, Request for Decision: Cave Avenue Affordable Housing, the following be adopted:

That Council

1. Defer direction on Cave Avenue until Council has reviewed other potential land options that may be more financially feasible and sustainable, with greater net unit yield; and
2. Direct Administration to return to a future meeting of Council with a list of proposed Town of Banff land parcels and conceptual massing for possible future housing development sites within the municipal boundary.

For: (7): Mayor DiManno, Councillor Canning, Councillor Christensen, Councillor Olver, Councillor Pelham, Councillor Pettigrew, and Councillor Ram

**MOTION CARRIED**

COU23-143 **Moved by** Councillor Christensen

That with respect to Item 7.1, Request for Decision: Cave Avenue Affordable Housing, the following Motion Arising be adopted:

That Council direct Administration to return to a future meeting of Council with information on using the Cave Avenue land to build housing for medical professionals in Banff with the costs to be covered by the Town of Banff and other external partners, including Parks Canada.

For: (2): Councillor Christensen and Councillor Pettigrew

Against: (5): Mayor DiManno, Councillor Canning, Councillor Olver, Councillor Pelham, and Councillor Ram

**MOTION DEFEATED**

Council, by unanimous consent, recessed at 3:47 p.m. to reconvened at 4:00 p.m.

Council reconvened at 4:00 p.m. with Mayor DiManno in the chair.

Minutes approved by: \_\_\_\_\_

7.2 Request for Decision: Land Use Bylaw Amendment to Section 8.16 (Required Parking)

COU23-145 Moved by Councillor Olver

That Motion COU23-144 be amended by adding the words “parking stalls per dwelling unit for employer owned and managed housing;” following the words “the required parking stalls be less than 0.2”

For: (4): Councillor Canning, Councillor Christensen, Councillor Olver, and Councillor Pettigrew  
Against: (3): Mayor DiManno, Councillor Pelham, and Councillor Ram

**MOTION CARRIED**

COU23-146 Moved by Councillor Olver

That Motion COU21-144 be further amended as follows:

- By deleting the words “bedsitting room” following the words “0.2 parking stalls per” and substituting with the words "dwelling unit"; and
- By adding the words "or 0.6 parking stalls per bedsitting room," preceding the words “one (1) and two (2) bedroom dwellings”.

For: (7): Mayor DiManno, Councillor Canning, Councillor Christensen, Councillor Olver, Councillor Pelham, Councillor Pettigrew, and Councillor Ram

**MOTION CARRIED**

COU23-147 **Moved by Mayor DiManno**

That Motion Cou23-144 be further amended by deleting the number “0.8” preceding the words “parking stalls per three (3)’ and substituting with the number “0.6”.

For: (7): Mayor DiManno, Councillor Canning, Councillor Christensen, Councillor Olver, Councillor Pelham, Councillor Pettigrew, and Councillor Ram

**MOTION CARRIED**

Minutes approved by: \_\_\_\_\_

COU23-144 **Moved by Mayor DiManno**

That Attachment 1, Text for Discussion, be amended, **as amended**, in Section 2.0 Provisions by deleting Subsection 2.1.3 in its entirety and substituting with the following:

Amending Section 8.16.1(c)(vii) by replacing the existing section as follows:

Notwithstanding subsection (c)(v) of this section, under no circumstances shall the deferral of construction of or payment of cash in lieu of a portion of required off-street parking for apartment housing result in the undeferred portion of the required parking stalls be less than 0.2 parking stalls per **dwelling unit for employer owned and managed housing; or 0.6 parking stalls per bedsitting room**, one (1) and two (2) bedroom dwellings; and **0.6 parking stalls per three (3) or four (4) bedroom dwellings** upon issuance of the development permit.

For: (7): Mayor DiManno, Councillor Canning, Councillor Christensen, Councillor Olver, Councillor Pelham, Councillor Pettigrew, and Councillor Ram

**MOTION CARRIED**

COU23-148 **Moved by Mayor DiManno**

That with respect to Item 7.2, Request for Decision: Land Use Bylaw Amendment to Section 8.16 (Required Parking), the following be adopted:

That Council direct Administration to draft a proposed Bylaw to amend Section 8.16 of the Land Use Bylaw, based on amended Attachment 1, Text for Discussion, that would also include wording to:

- Increase the off-street parking reductions when secure bike parking stalls are provided on a scalable per bedroom basis; and
- Expand the car share reduction to also include a reduction to include other forms of alternate transportation mode share (for example, e-bike share).

For: (7): Mayor DiManno, Councillor Canning, Councillor Christensen, Councillor Olver, Councillor Pelham, Councillor Pettigrew, and Councillor Ram

**MOTION CARRIED**

Minutes approved by: \_\_\_\_\_



COU23-149 **Moved by** Mayor DiManno

That with respect to Item 7.2, Land Use Bylaw Amendment to Section 8.16 (Required Parking), the following Motion Arising be adopted:

That Council direct Administration to return to Council during the 2024 Service Review process with a Service Level Request to research changes to parking requirements for all residential land uses.

For: (7): Mayor DiManno, Councillor Canning, Councillor Christensen, Councillor Olver, Councillor Pelham, Councillor Pettigrew, and Councillor Ram

**MOTION CARRIED**

COU23-150 **Moved by** Councillor Olver

That with respect to Item 7.2, Request for Decision: Land Use Bylaw Amendment to Section 8.16 (Required Parking), the following be adopted:

That Council direct Administration to draft a proposed Bylaw to amend Section 8.16 of the Land Use Bylaw, based on amended Attachment 1, Text for Discussion, that would also include guidelines and definitions on what constitutes a secure biking stall as well as employer owned and managed housing.

For: (7): Mayor DiManno, Councillor Canning, Councillor Christensen, Councillor Olver, Councillor Pelham, Councillor Pettigrew, and Councillor Ram

**MOTION CARRIED**

COU23-151 **Moved by** Councillor Olver

That with respect to Item 7.2, Land Use Bylaw Amendment to Section 8.16 (Required Parking), the following Motion Arising be adopted:

That Council direct Administration to return to Council during the 2024 Service Review process with a report on the feasibility of a car-share program.

For: (6): Mayor DiManno, Councillor Canning, Councillor Christensen, Councillor Olver, Councillor Pelham, and Councillor Ram

Against: (1): Councillor Pettigrew

**MOTION CARRIED**

Minutes approved by: \_\_\_\_\_

COU23-152 **Moved by** Mayor DiManno

That with respect to Item 7.2, Request for Decision: Land Use Bylaw Amendment to Section 8.16 (Required Parking), the following be adopted:

That Council direct Administration to draft a proposed Bylaw to amend Section 8.16 of the Land Use Bylaw that would include the wording as set out in Section 2.1.2 of amended Attachment 1, Text for Discussion.

For: (7): Mayor DiManno, Councillor Canning, Councillor Christensen, Councillor Olver, Councillor Pelham, Councillor Pettigrew, and Councillor Ram

**MOTION CARRIED**

COU23-153 **Moved by** Mayor DiManno

That with respect to Item 7.2, Request for Decision: Land Use Bylaw Amendment to Section 8.16 (Required Parking), the following be adopted:

That Council direct Administration to draft a proposed Bylaw to amend Section 8.16 of the Land Use Bylaw, based on amended Attachment 1, Text for Discussion, that would also include wording that addresses non-profit housing being eligible for the same considerations for parking reductions.

For: (7): Mayor DiManno, Councillor Canning, Councillor Christensen, Councillor Olver, Councillor Pelham, Councillor Pettigrew, and Councillor Ram

**MOTION CARRIED**

COU23-154 **Moved by** Councillor Olver

That with respect to Item 7.2, Land Use Bylaw Amendment to Section 8.16 (Required Parking), the following Motion Arising be adopted:

That Council direct Administration to return to a future meeting of Council with mechanisms to negate proximal parking impacts from reduced parking requirements.

For: (5): Councillor Canning, Councillor Christensen, Councillor Olver, Councillor Pettigrew, and Councillor Ram

Against: (2): Mayor DiManno and Councillor Pelham

**MOTION CARRIED**

COU23-155 **Moved by** Councillor Olver

That with respect to Item 7.2, Land Use Bylaw Amendment to Section 8.16 (Required Parking), the following Motion Arising be adopted:

That Council direct Administration to return to a future meeting of Council with a report exploring the benefit of allowing parking cash-in-lieu in apartment housing and purpose-built employer owned and managed housing.

For: (6): Mayor DiManno, Councillor Canning, Councillor Christensen, Councillor Olver, Councillor Pettigrew, and Councillor Ram  
Against: (1): Councillor Pelham

**MOTION CARRIED**

COU23-156 **Moved by** Mayor DiManno

That with respect to Item 7.2, Land Use Bylaw Amendment to Section 8.16 (Required Parking), the following be adopted:

That Council direct Administration to return to a future meeting of Council with a proposed Bylaw to amend Section 8.16 of the Land Use Bylaw, based on:

- a) Attachment 1, Text for Discussion, amended by Motion COU23-144; and
- b) Motions COU23-148, COU23-150, COU23-152, and COU23-153.

For: (7): Mayor DiManno, Councillor Canning, Councillor Christensen, Councillor Olver, Councillor Pelham, Councillor Pettigrew, and Councillor Ram

**MOTION CARRIED**

COU23-157 **Moved by** Councillor Olver

That Council, in accordance with section 5.1 of Procedures Bylaw 44-8, suspend section 7.10 in order to complete the following:

- Item 7.4, Request for Decision: Age Friendly Community Initiative
- Item 7.5, Council Information Memo: RCMP Musical Ride
- Section 9.0, Committee Reports; and
- Item 10.2, Verbal Request for Decision: Governance and Finance Committee Motion FIN23-81 with respect to a Delegation Request for Action from the Banff Bears Rugby Club

And further, that Item 7.3, Request for Decision: Banff Access Program Expansion Options for Transit Passes, be postponed to the June 12, 2023, Regular Meeting of Council to be dealt with as Unfinished Business.

For: (7): Mayor DiManno, Councillor Canning, Councillor Christensen, Councillor Olver, Councillor Pelham, Councillor Pettigrew, and Councillor Ram

**MOTION CARRIED**

7.3 Request for Decision: Banff Access Program expansion options for transit passes

**Note:** This Item was postponed to the June 12, 2023, Regular Meeting of Council to be dealt with as Unfinished Business by way of motion COU23-157.

Minutes approved by: \_\_\_\_\_

7.4 Request for Decision: Age Friendly Community Initiative

COU23-158 **Moved by** Councillor Canning

That with respect to Item 7.4, Request for Decision: Age Friendly Community Initiative, the following be adopted:

That Council:

1. Accept the “What We Heard: How Age Friendly is our Community?” report (Attachment) for the corporate record;
2. Direct Administration to continue working with the Age Friendly Committee on the development of a community action plan; and
3. Direct Administration to return to Council no later than 2023 Q4 to seek approval to submit the final age friendly community designation application to the Province.

For: (7): Mayor DiManno, Councillor Canning, Councillor Christensen, Councillor Olver, Councillor Pelham, Councillor Pettigrew, and Councillor Ram

**MOTION CARRIED**

7.5 Council Information Memo: RCMP Musical Ride

Council, by unanimous consent, accepted Item 7.5, Council Information Memo: RCMP Musical Ride, for the Corporate Record

**8.0 NOTICE OF MOTION**

No Notices of Motion were scheduled as part of this meeting.

Minutes approved by: \_\_\_\_\_

## 9.0 COMMITTEE REPORTS

Council, by unanimous consent, received the following Committee Reports for the Corporate Record:

- 9.1 Approved Minutes of the February 15, 2023, Regular Meeting of the Community Art Committee
- 9.2 Approved Minutes of the March 08, 2023, Regular Meeting of the Municipal Planning Commission
- 9.3 Approved Minutes of the April 12, 2023, Regular Meeting of the Municipal Planning Commission
- 9.4 Approved Minutes of the March 8, 2023, Regular Meeting of the Bow Valley Regional Transit Services Commission Regular Meeting

## 10.0 NEW/URGENT BUSINESS

- 10.1 Verbal Briefing: Fire Chief Silvio Adamo Retirement

**Note:** This Item was dealt with immediately following Section 5.0, Public Input on Approved Agenda Items, as per motion COU23-140.

Council, by unanimous consent, thanked Chief Adamo for his 35 years of honourable service to Banff.

Minutes approved by: \_\_\_\_\_

10.2 Verbal Request for Decision: Governance and Finance Committee Motion FIN23-81 with respect to a Delegation Request for Action from the Banff Bears Rugby Club

COU23-159 **Moved by** Mayor DiManno

That with respect to Item 10.2, Verbal Request for Decision: Governance and Finance Committee Motion FIN23-81 with respect to a Delegation Request for Action from the Banff Bears Rugby Club the following be adopted, **after amendment**:

That Council direct Administration return to a future meeting of Council, no later than June 2023, with options for adjusting Town of Banff recreational facility and rental fees for non-profit organizations **related to the pavilion and indoor field use.**

For: (7): Mayor DiManno, Councillor Canning, Councillor Christensen, Councillor Olver, Councillor Pelham, Councillor Pettigrew, and Councillor Ram

**MOTION CARRIED**

11.0 **CONFIDENTIAL ITEMS**

None

12.0 **CORRESPONDENCE**

No Items of Correspondence were submitted for this meeting.

Minutes approved by: \_\_\_\_\_



**13.0 ADJOURNMENT**

COU23-160 **Moved by** Councillor Pelham

That this Council adjourn at 6:13 p.m.

For: (7): Mayor DiManno, Councillor Canning, Councillor Christensen, Councillor Olver, Councillor Pelham, Councillor Pettigrew, and Councillor Ram

**MOTION CARRIED**

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Corrie DiManno  
Mayor

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Kiersten McDonald  
Legislative Advisor

Minutes approved by: \_\_\_\_\_