



**MINUTES OF THE REGULAR MEETING OF COUNCIL
of the Town of Banff in the Province of Alberta
Monday, September 25, 2023, at 2:00 p.m.**

COUNCIL MEMBERS PRESENT

Corrie DiManno	Mayor	
Barb Pelham	Councillor and Acting Mayor	
Chip Olver	Councillor and Deputy Mayor	(Remote Participation)
Grant Canning	Councillor	
Hugh Pettigrew	Councillor	
Kaylee Ram	Councillor	

COUNCIL MEMBERS ABSENT

Ted Christensen	Councillor
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ADMINISTRATION PRESENT

Kelly Gibson	Town Manager	
Jason Darrah	Director, Communications & Marketing	(Remote Participation)
Darren Enns	Director, Planning and Environment	
Dorothee Esquerre	Acting Director, Corporate Services	(Remote Participation)
Adrian Field	Director, Engineering	(Remote Participation)
Alison Gerrits	Director, Community Services	
Paul Godfrey	Director, Operations	(Remote Participation)
Barbara King	Director, Human Resources	(Remote Participation)
Katherine Severson	Director, Protective & Emergency Services	
Dave Micheals	Manager of Planning Services	
Randall McKay	Manager, Strategic Initiatives + Special Projects	(Remote Participation)
Sharon Oakley	Manager, Housing Sustainability	(Remote Participation)
Caroline Reid	Finance Officer	(Remote Participation)
Emma Sanborn	Development Planner	
Renée Lavergne	Information Governance Coordinator	(Remote Participation)
Lisa Lee	Executive Assistant, Mayor's Office	(Remote Participation)
Kiersten McDonald	Legislative Advisor	
Libbey McDougall	Municipal Clerk	

Minutes approved by: On Original On Original



1.0 CALL TO ORDER

Present in Chamber: (5): Mayor DiManno, Councillor Canning, Councillor Pelham, Councillor Pettigrew, and Councillor Ram

Present Virtually (1): Councillor Olver

Absent (1): Councillor Christensen

Mayor DiManno called the September 25, 2023, Regular Meeting of Council to order at 2:01 p.m.

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

2.0 CONFIRMATION OF AGENDA

2.1 Agenda for the September 25, 2023, Regular Meeting of Council

COU23-261 **Moved by Mayor DiManno**

That the Agenda for today's meeting be amended by adding the following Items to Subsection 5.1, Written Submissions:

- 5.1.17, Chris Lorway, Banff Centre for Arts and Creativity: Online Submission Form, dated September 22, 2023 (Item #: 7.2, Request for Decision: Banff Affordable Housing Project);
- 5.1.18, Nancy Dadalt: Email, dated September 22, 2023 (Item #: 7.2, Request for Decision: Banff Affordable Housing Project);
- 5.1.19, Katie Goldie: Online Submission Form, dated September 22, 2023 (Item #: 7.2, Request for Decision: Banff Affordable Housing Project);
- 5.1.20, Pam Traut: Email, dated September 22, 2023, Re: Town of Banff Mixed Use Affordable Housing Development (Item #: 7.2, Request for Decision: Banff Affordable Housing Project);
- 5.1.21, Afsheen Javid: Email, dated September 22, 2023, Re: Town Meeting for Monday September 25th (Item #: 7.2, Request for Decision: Banff Affordable Housing Project); and
- 5.1.22, Landan Semenok: Email, dated September 25, 2023, Re: My House Story (Item #: 7.2, Request for Decision: Banff Affordable Housing Project)

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

MOTION CARRIED

Minutes approved by: On Original On Original



COU23-260 **Moved by** Councillor Pelham

That the Agenda for the September 25, 2023, Regular Meeting of Council be approved, **as amended**.

For: (6): Mayor DiManno, Councillor Canning, 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 September 11, 2023, Regular Meeting of Council

COU23-262 **Moved by** Councillor Ram

That the Minutes of the September 11, 2023, Regular Meeting of Council be confirmed.

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

MOTION CARRIED

4.0 INVITED PRESENTATIONS

No Invited Presentations were scheduled as part of this meeting.

5.0 PUBLIC INPUT ON APPROVED AGENDA ITEMS

5.1 Written Submissions

***Note:** Items 5.1.17 through 5.1.22 were received after the Written Submission deadline as outlined in Procedures Bylaw 44-8. They were included as part of a Revised Agenda by way of Motion COU23-261.

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

- 5.1.1 Meghan Ward: Online Submission Form, dated September 19, 2023 (Item #: 7.2, Request for Decision: Banff Affordable Housing Project)
- 5.1.2 Zena. Williams: Online Submission Form, dated September 20, 2023 (Item #: 7.2, Request for Decision: Banff Affordable Housing Project)
- 5.1.3 Kevin. Duncan: Email, dated September 20, 2023 (Item #: 7.2, Request for Decision: Banff Affordable Housing Project)
- 5.1.4 Justin Crawford: Letter, dated September 20, 2023 (Item #: 7.2, Request for Decision: Banff Affordable Housing Project)
- 5.1.5 Christine Kaufmann: Online Submission Form, dated September 20, 2023 (Item #: 7.2, Request for Decision: Banff Affordable Housing Project)
- 5.1.6 Jacob Posacki: Online Submission Form, dated September 21, 2023 (Item #: 7.2, Request for Decision: Banff Affordable Housing Project)
- 5.1.7 Stuart Schnell: Online Submission Form, dated September 21, 2023 (Item #: 7.2, Request for Decision: Banff Affordable Housing Project)
- 5.1.8 Sarah MacDonald: Online Submission Form, dated September 22, 2023 (Item #: 7.2, Request for Decision: Banff Affordable Housing Project)
- 5.1.9 Chris Thorburn: Email, dated September 22, 2023 (Item #: 7.2, Request for Decision: Banff Affordable Housing Project)
- 5.1.10 Matthew Steinberg: Email, dated September 22, 2023 (Item #: 7.2, Request for Decision: Banff Affordable Housing Project)
- 5.1.11 Karen Thomas: Online Submission Form, dated September 22, 2023 (Item #: 7.2, Request for Decision: Banff Affordable Housing Project)
- 5.1.12 Pam Traut: Email, dated September 22, 2023 (Item #: 7.2, Request for Decision: Banff Affordable Housing Project)



- 5.1.13 Allan Buckingham: Online Submission Form, dated September 22, 2023 (Item #: 7.2, Request for Decision: Banff Affordable Housing Project)
- 5.1.14 Arjun Gersappe: Online Submission Form, dated September 22, 2023 (Item #: 7.2, Request for Decision: Banff Affordable Housing Project)
- 5.1.15 Christopher Wright: Email, dated September 22, 2023 (Item #: 7.2, Request for Decision: Banff Affordable Housing Project)
- 5.1.16 Connie MacDonald: Email, dated September 22, 2023 (Item #: 7.2, Request for Decision: Banff Affordable Housing Project)
- 5.1.17 Chris Lorway, Banff Centre for Arts and Creativity: Online Submission Form, dated September 22, 2023 (Item #: 7.2, Request for Decision: Banff Affordable Housing Project)
- 5.1.18 Nancy Dadalt: Email, dated September 22, 2023 (Item #: 7.2, Request for Decision: Banff Affordable Housing Project)
- 5.1.19 Katie Goldie: Online Submission Form, dated September 22, 2023 (Item #: 7.2, Request for Decision: Banff Affordable Housing Project)
- 5.1.20 Pam Traut: Email, dated September 22, 2023, Re: Town of Banff Mixed Use Affordable Housing Development (Item #: 7.2, Request for Decision: Banff Affordable Housing Project)
- 5.1.21 Afsheen Javid: Email, dated September 22, 2023, Re: Town Meeting for Monday September 25th (Item #: 7.2, Request for Decision: Banff Affordable Housing Project)
- 5.1.22 Landan Semenok: Email, dated September 25, 2023, Re: My House Story (Item #: 7.2, Request for Decision: Banff Affordable Housing Project)



5.2 Verbal Submissions

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

- 5.2.1 Connie MacDonald (Item #: 7.2, Request for Decision: Banff Affordable Housing Project)
- 5.2.2 Sharon Phillips, Age Friendly Banff (Item #: 7.2, Request for Decision: Banff Affordable Housing Project)
- 5.2.3 Christian DuBois (Item #: 7.1, Land Use Bylaw Amendment to the boundaries of the RMR: Marmot/Rundle District and Required Parking (sections 12.18.0 and 8.16.1 of the Land Use Bylaw))

6.0 UNFINISHED BUSINESS

No Items of Unfinished Business were scheduled as part of this meeting.

7.0 ADMINISTRATIVE REPORTS

- 7.1 Request for Decision: Land Use Bylaw Amendment to the boundaries of the RMR: Marmot/Rundle District and Required Parking (sections 12.18.0 and 8.16.1 of the Land Use Bylaw)

COU23-263 **Moved by** Mayor DiManno

That with respect to Item 7.1, Request for Decision: Land Use Bylaw Amendment to the boundaries of the RMR: Marmot/Rundle District and Required Parking (sections 12.18.0 and 8.16.1 of the Land Use Bylaw), the following be adopted:

That Council direct Administration to receive the Municipal Planning Commission feedback on application 23RZ02 with consideration to future Land Use Bylaw amendments relating to housing.

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

MOTION CARRIED

Minutes approved by: On Original On Original



7.2 Request for Decision: Banff Affordable Housing Project

COU23-264 **Moved by** Councillor Pettigrew

That with respect to Recommendation 1 contained in Item 7.2 Request for Decision: Banff Affordable Housing Project, the following be adopted:

That Council

1. Reconsider the amended 2023-2032 Capital Budget, approved by of Motion COU23-247, as part of the September 11, 2023 Regular Meeting of Council.

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

MOTION CARRIED

COU23-265 **Moved by** Councillor Pettigrew

That with respect to Recommendation 2 contained in Item 7.2 Request for Decision: Banff Affordable Housing Project, the following be adopted:

That Council:

2. Amend the 2023-2032 Capital Budget by approving up to \$300,000 in expenditures, to be funded through the Community Housing Reserve for:
 - a) A site analysis including geotechnical investigation, slope stability analysis, and civil engineering and site predesigns related to the construction of an affordable housing development; and
 - b) A roadway access study to the Tatanga Ridge Benchlands site including geotechnical investigation, surveying, site analysis, and servicing.

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

MOTION CARRIED



COU23-266 **Moved by** Councillor Pettigrew

That with respect to Recommendation 3 contained Item 7.2 Request for Decision: Banff Affordable Housing Project, the following be adopted, **after amendment**:

That Council:

3. Approve the 2023- 2032 Capital Budget as amended by **Motion COU23-265**.

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

MOTION CARRIED

COU23-268 **Moved by** Councillor Pelham

That Motion COU23-267 be amended by deleting the words “, car-free” following the words “mixed use, affordable housing”.

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

Against: (1): Councillor Pettigrew

MOTION CARRIED

COU23-267 **Moved by** Councillor Pettigrew

That with respect to Recommendation 4 contained in Item 7.2 Request for Decision: Banff Affordable Housing Project, the following be adopted, **as amended and after amendment**:

That Council:

4. Direct Administration to return to a future meeting of Council with a detailed scope of work for a mixed-use, **below market** housing development, including rental and for-purchase homes, on the Tatanga Ridge Benchlands site, incorporating a timeframe that aligns with any proposed Land Use Bylaw amendments being considered.

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

MOTION CARRIED



Council, by unanimous consent, recessed at 3:55 p.m. to reconvene at 4:10 p.m.

Council reconvened at 4:10 p.m. with Mayor DiManno in the chair.

7.3 Request for Decision: 2024 Service Review Additions

COU23-269 **Moved by** Councillor Pelham

That with respect to Item 7.3 Request for Decision: Service Review Additions, the following be adopted:

That Council direct Administration to bring forward a report, with options for execution, that addresses the possibility of year-round additional flagging for key weekends/ anticipated busy times in 2024 as part of the 2024 Service review Process.

For: (5): Mayor DiManno, Councillor Canning, Councillor Olver, Councillor Pelham, and Councillor Pettigrew

MOTION CARRIED

COU23-270 **Moved by** Councillor Pelham

That with respect to Item 7.3 Request for Decision: Service Review Additions, the following be adopted:

That Council direct Administration to bring forward a New Service Level Request proposal that addresses the possibility of a lawn replacement incentive program, between 2024 and 2030, as part of the 2024 Service Review Process.

For: (5): Mayor DiManno, Councillor Canning, Councillor Olver, Councillor Pelham, and Councillor Pettigrew

MOTION CARRIED



COU23-271 Moved by Councillor Pettigrew

That with respect to Item 7.3 Request for Decision: Service Review Additions, the following be adopted:

That Council direct Administration to bring forward a report that addresses the feasibility of the creation of a disc golf course within the boundaries of the townsite, in 2024, as part of the 2024 Service review Process.

For: (3): Councillor Canning, Councillor Pelham, and Councillor Pettigrew
Against: (2): Mayor DiManno and Councillor Olver

MOTION CARRIED

COU23-272 Moved by Councillor Pettigrew

That with respect to Item 7.3 Request for Decision: Service Review Additions, the following be adopted:

That Council direct Administration to bring forward a New Service Level Request that addresses the creation a small new wind shelter or windbreaker at the skateboard park located at the Rec Grounds, in 2024, as part of the 2024 Service review Process.

For: (2): Councillor Pettigrew and Councillor Olver
Against: (3): Mayor DiManno Councillor Canning, and Councillor Pelham

MOTION DEFEATED

COU23-273 Moved by Councillor Olver

That with respect to Item 7.3 Request for Decision: Service Review Addition, sthe following be adopted:

That Council direct Administration to bring forward a New Service Level Request for broad based funding tactics, including options for execution and suggestions on where enhancements could be made, that addresses climate resiliency as part of the 2024 Service Review Process.

For: (5): Mayor DiManno, Councillor Canning, Councillor Olver, Councillor Pelham, and Councillor Pettigrew

MOTION CARRIED



COU23-274 Moved by Councillor Olver

That with respect to Item 7.3 Request for Decision: Service Review Additions, the following be adopted:

That Council direct Administration to bring forward a New Service Level Request for twice yearly cleaning of compost bins as part of the 2024 Service Review Process.

For: (5): Mayor DiManno, Councillor Canning, Councillor Olver, Councillor Pelham, and Councillor Pettigrew

MOTION CARRIED

COU23-275 Moved by Mayor DiManno

That with respect to Item 7.3 Request for Decision: Service Review Additions, the following be adopted:

That Council direct Administration to bring forward a New Service level Request that addresses the possibility of hosting a Council work session on the cost of spending as part of the 2024 Service Review Process.

For: (1): Councillor Pettigrew

Against: (4): Mayor DiManno, Councillor Canning, Councillor Olver, and Councillor Pelham

MOTION DEFEATED

COU23-276 Moved by Councillor Canning

That with respect to Item 7.3 Request for Decision: Service Review Additions, the following be adopted:

That Council direct Administration to bring forward a New Service Level Request that addresses options for increased management (incorporation of a gate or additional enforcement) of the Intercept Parking Lot and the RV Parking Lot on Railway Avenue, in 2024, as part of the 2024 Service Review Process.

For: (5): Mayor DiManno, Councillor Canning, Councillor Olver, Councillor Pelham, and Councillor Pettigrew

MOTION CARRIED



7.4 Request for Decision: Traffic Camera Network Expansion and RCMP Input

COU23-277 **Moved by** Councillor Pettigrew

That with respect to the Recommendation contained in Item 7.4: Request for Decision: Traffic Camera Network Expansion and RCMP Input, the following be adopted:

That Council, based on the additional information provided by the RCMP and the planned changes to the Traffic Camera Network outlined in the Report, direct that a New Service Level Request relating to traffic cameras is not required.

For: (5): Mayor DiManno, Councillor Canning, Councillor Olver, Councillor Pelham, and Councillor Pettigrew

MOTION CARRIED

7.5 Briefing: Financial Plan Update

COU23-278 **Moved by** Mayor DiManno

That with respect to Item 7.5, Briefing: Financial Plan Update, the following be adopted:

That Council receive the Financial Plan Update Briefing for the Corporate Record.

For: (5): Mayor DiManno, Councillor Canning, Councillor Olver, Councillor Pelham, and Councillor Pettigrew

MOTION CARRIED

8.0 NOTICE OF MOTION

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

9.0 COMMITTEE REPORTS

No Committee Reports were scheduled as part of this meeting.



10.0 NEW/URGENT BUSINESS

No New/ Urgent Business was included as part of this meeting.

11.0 CONFIDENTIAL ITEMS

No Confidential Items were scheduled as part of this meeting.

12.0 CORRESPONDENCE

No Correspondence was scheduled as part of this meeting.

13.0 ADJOURNMENT

COU23-279 **Moved by** Councillor Pettigrew

That this Council adjourn at 5:31 p.m.

For: (5): Mayor DiManno, Councillor Canning, Councillor Olver, Councillor Pelham, and Councillor Pettigrew

MOTION CARRIED

On Original

Corrie DiManno
Mayor

On Original

Libbey McDougall
Municipal Clerk

Minutes approved by: On Original On Original