



# 2023 Service Review Council Questions

**SERVICE AREA:** Planning and Development

**PAGE NUMBER:** 8

**ELECTED OFFICIAL:** Pelham

## QUESTION:

could we discuss that bnb fees go into housing reserve? how/when can we go about increasing those fees.

## ANSWER:

DP fees are typically intended to partly cover the costs of processing applications. The current rate for B&B applications is intended to partly cover the time it takes to process these applications which are typically more involved than many other DP application types.

There are some fees currently collected through the DP process that go to other reserves (ie. Cash in Lieu of Garbage, parking, housing etc.) so it may be possible to add an additional fee that could be directed to the Housing Reserve specifically for B&B's however administration would want to have confirmation from legal before proceeding .

To change any DP fees that are within Schedule 'G' of the Land Use Bylaw, there needs to be an amending bylaw, which includes a Public Hearing. DP fees are currently scheduled for review.

Administration were directed to look at differential tax rates for residential properties which includes a potential rate specific for B&B's which is currently under development.



# 2023 Service Review Council Questions

**SERVICE AREA:** Planning and Development - Long Range Planning

**PAGE NUMBER:** 11

**ELECTED OFFICIAL:** DiManno

## QUESTION:

Can you explain the conflicting language in the Town of Banff section of the BNPMP? As well as the challenge/opportunity with communications with Parks Canada?

## ANSWER:

Policy direction for the Town of Banff in the approved BNPMP is generally straightforward and was expected prior to the adoption of the plan. However, recently received correspondence from Parks Canada seeks to alter the past understanding, agreement and management of commercial uses in non-commercial districts. The Banff Field Unit believes and/or interprets that "commercial development" under the new BNPMP should potentially include Bed and Breakfasts, Home Occupations, and concessions in public buildings outside of commercial districts. This approach represents an internal misunderstanding about the fundamental structure and approach to commercial growth management that was accepted and implemented in 1998 and enshrined in the Canada National Parks Act. This is an example of the Management Plan creating a confusing situation for the Town of Banff. Examples of challenges in communications with Parks Canada include a recent refusal from Parks Canada to involve the Town in consultation about development permits issued at local ski hills. Parks Canada indicated that they would not notify the Town of Banff when they approved developments at local ski hills as they did not consider the Town to be an "impacted stakeholder" in these decisions. This is confusing for administration given that the Town houses ski hill employees, back-of-house support, and transportation systems.

An example of an opportunity or success in communications is recent outreach by Parks Canada on the 200 block redevelopment, a collaborative tour with the Town to learn more about municipal green building initiatives, and collaboration on the Transportation Shift campaign.



# 2023 Service Review Council Questions

**SERVICE AREA:** Planning and Development - Long Range Planning

**PAGE NUMBER:** 12

**ELECTED OFFICIAL:** DiManno

## QUESTION:

Which report is Administration referencing around working with Parks Canada around establishing a methodology for counting vehicle occupancy?

## ANSWER:

This report will be on the Governance and Finance agenda on November 28th.



# 2023 Service Review Council Questions

**SERVICE AREA:** Planning and Development: Heritage

**PAGE NUMBER:** 16

**ELECTED OFFICIAL:** DiManno

## QUESTION:

When is Administration the Heritage Resource Action Plan to be ready? Can Administration elaborate on the challenge of defining heritage planning's role within the organization?

## ANSWER:

Administration is planning for a Q4, 2023 presentation of the draft plan to Council. Some challenges in the past with respect to heritage in the organization include conflating indigenous relations with heritage. One of the current challenges is balancing staff time between heritage planning and development planning.



# 2023 Service Review Council Questions

**SERVICE AREA:** Planning and Development: Environment

**PAGE NUMBER:**

**ELECTED OFFICIAL:** Canning

## QUESTION:

I'd like to discuss the possibility of having the purchase of an air curtain become eligible for a rebate from the environmental reserve.

## ANSWER:

This was not brought forward as a NSLR but can be discussed in the 2023 priorities section if committee wants to advance this.



# 2023 Service Review Council Questions

**SERVICE AREA:** Planning and Development - NSLR Municipal Planning Intern

**PAGE NUMBER:**

**ELECTED OFFICIAL:** DiManno

## QUESTION:

Could this partially be funded through the Economic Recovery Reserve if this position is helping with the sidewalk seating applications and pedestrian zone administration?

## ANSWER:

Funding for this through the Economic Recovery Reserve is a possibility. The undedicated balance in the Economic Recovery Reserve is \$371,893



# 2023 Service Review Council Questions

**SERVICE AREA:** Planning and Development - NSLR Municipal Planning Intern

**PAGE NUMBER:**

**ELECTED OFFICIAL:** DiManno

## QUESTION:

Do we know yet if we were successful in being selected for the program?

## ANSWER:

Municipal Affairs tries to have the evaluation process complete by the end of October and recommendations forwarded to senior leadership for approval shortly thereafter. They then hope to advise the selected host municipalities by the end of November. If a municipality is unable to participate in the program, they can withdraw from the program, ideally by end of January. Because candidates are indicating which of the host municipalities they are interested in, the earlier that can be confirmed, the better.



# 2023 Service Review Council Questions

**SERVICE AREA:** Planning and Development - NSLR Banff Entrance Feature Sign Options

**PAGE NUMBER:** 8

**ELECTED OFFICIAL:** Pelham

## QUESTION:

image #2 - do we have a new version of that image with the new bridge - or would that come in future if we vote to pursue new location?

## ANSWER:

Administration has not conducted any new photo analysis of alternate location options at this time. That would be conducted should Council direct the exploration of moving the sign.





# 2023 Service Review Council Questions

**SERVICE AREA:** Planning and Development - NSLR Banff Entrance Feature Sign Options

**PAGE NUMBER:**

**ELECTED OFFICIAL:** DiManno

## QUESTION:

Could the 200 block option stay on the table with the redesign of the block? It could be part of the redevelopment plans?

## ANSWER:

Parks Canada's redevelopment of the 200 block is in its early stages. It is anticipated that this project will encompass a significant investment in public open space and part of that open space could include interactive signage. Administration's understanding is that Council's intent is to explore a near-term relocation of the sign, which if moved to the 200 block would then need to be moved again to accommodate redevelopment plans.



# 2023 Service Review Council Questions

**SERVICE AREA:** Planning and Development - NSLR Banff Entrance Feature Sign Options

**PAGE NUMBER:**

**ELECTED OFFICIAL:** DiManno

## QUESTION:

How much would the estimated reinvestment in the area be if the sign were to be moved?

## ANSWER:

Were the sign to be moved, administration would strongly recommend landscape improvements to provide visitors with a sense of arrival to the community as well as traffic calming to prepare vehicles for lower speeds within the townsite and incent turning into intercept parking. Cyclists and other trail users who drive to the Fenlands lot to access Vermillion lakes, the Legacy Trail and the Bow Valley Parkway would also need a safe crosswalk to be retained - which would require traffic calming. Improvements would need to be of a quality befitting the Town's public realm, but not of a quality that would induce vehicles stopping.

Proposed high level budget:

2023: \$80,000 (Design)

2024: \$500,000 (Construction - Order of Magnitude dollar figure to be informed by year 1 design)



# 2023 Service Review Council Questions

**SERVICE AREA:** Planning and Development - NSLR Banff Entrance Feature Sign Options

**PAGE NUMBER:**

**ELECTED OFFICIAL:** DiManno

## QUESTION:

Is Administration aware of if the funding contributions from partners is still available?

## ANSWER:

Researching funding contributions from partners is likely dependent on the proposed location in order to determine what the relevant partnerships would be.



# 2023 Service Review Council Questions

**SERVICE AREA:** Planning and Development - NSLR Public Art Reserve Contribution

**PAGE NUMBER:**

**ELECTED OFFICIAL:** DiManno

## QUESTION:

When it says that maintaining delivery expectations is recommended - is that by Administration or the CAC or both? What is the CAC's perspective? Is maintaining expectations while raising the contribution an option?

## ANSWER:

The CAC supported this initiative coming forward and highlighted the misalignment between Town of Banff art policy, administrative support and associated funding. CAC is eager to receive an expected report in Q1 of 2023 on a recommended service approach to community art. The CAC can accommodate existing expectations within current funding levels however could also make use of additional funding as well (for example to deliver more frequent program execution).



# 2023 Service Review Council Questions

**SERVICE AREA:** Planning and Development - NSLR Extended E-Bike Rebate Program

**PAGE NUMBER:**

**ELECTED OFFICIAL:** DiManno

## QUESTION:

If the average rebates were \$685 for round 1 and \$676 for round 2, what would average ones be in 2023 with the new model?

## ANSWER:

If administration had used the proposed formula during round 1 and round 2, the average rebate would have been \$509 in round 1, and \$521 in round 2.



# 2023 Service Review Council Questions

**SERVICE AREA:** Planning and Development - NSLR Extended E-Bike Rebate Program

**PAGE NUMBER:**

**ELECTED OFFICIAL:** DiManno

## QUESTION:

Based on its popularity, does Administration believe \$30,000 is enough funding?

## ANSWER:

The currently approved budget contains \$40,000 in funding through 2023.

There are several factors that should reduce the overall annual rebate budget requirement in 2024 and beyond:

- The new, proposed formula reduces the size of the rebate by 25%, on average.
- Uncapping the program eliminates the rush to buy, and gives time for participants to save up money, which will likely spread e-bike purchases out over a longer period.
- There is likely a practical limit on the number of e-bikes in town, given the challenges around storage, charging, cost, and overall need. This should contribute to reduced uptake over time.

Consequently, we expect by 2024 (the first year where budget drops to \$30,000) that \$30,000 will be sufficient. However, the budget number will be updated for 2024 Service Review to reflect 2023 actuals which will allow for Council to observe 2023 uptake and make changes if desired.



# 2023 Service Review Council Questions

**SERVICE AREA:** Planning and Development - NSLR BIBV Annual Grant

**PAGE NUMBER:**

**ELECTED OFFICIAL:** DiManno

## QUESTION:

Do the Town of Canmore and the MD of Bighorn contribute funding to the Biosphere? (Asking because they also have elected officials on the board.) If so, how much funding do they contribute annually?

## ANSWER:

Administration has reached out to both the Town of Canmore and the MD of Bighorn to better understand their level of funding to the Biosphere Institute. Canmore is considering a funding request from the Biosphere for grant funding of \$174,879 for 2023 and \$180,126 in 2024. We have not heard back from the MD of Bighorn at this time.