Meeting notes
B&B Working Group
September 12, 2019, 11 a.m. - 2 pm
Town Hall - Council Chambers

Attendees:
Bed and Breakfast Home Operators (3)
Theresa Gawron
Edwina Handley

Bed and Breakfast Inn Operator (1)
Lee O’Donnell

Hotel Sector (1)
Sean O’Farrell

Public Members (5)
Ross Glenfield
Bonnie Lothrop
Ken McMurdo
Mark Walker

Staff and facilitator (3)
Darren Enns
Dave Michaels
Leslie Taylor

Notes from the last meeting:
The group agreed that the notes from the last meeting were accurate.

Reminder: committee purpose, intended outcome and ground rules
The facilitator reviewed the purpose, outcome and ground rules for the committee, including how the committee works with the public gallery.

Quota allocation:
The group agreed NOT to recommend a change to allocating licensed rooms as well as licensed operators.

The group agreed to recommend reintroducing a physical separation among B&Bs (similar to the previous 75 metres) in order to maintain neighbourhood character, and to recommend to Council that they ask Planning to provide options for this. The point was made that two adjacent B&Bs are not a problem if they are back to back, facing different streets, so that an "as the crow flies" distance separation is too simplistic.
The group discussed recommending that some of the unused quota in the RBA be reassigned to the RMR. This resulted in a split decision, as follows:

Four attendees felt comfortable supporting this recommendation. Their reasons were:
- The RBA properties generate a better return on investment for owners as high-density housing than as B&Bs
- The RBA properties are important to the town's housing stock as high-density housing
- This transfer would take allocation from a low-demand B&B district to a high-demand B&B district
- This would provide an immediate opportunity to some homeowners to apply for a license
- the present RMR allocation (4% of the available single-family housing stock) is unusually low when compared to other districts.

Four attendees did not support this recommendation. Their reasons were:
- Right now is a snapshot in time. Conditions may be different in the future.
- We would need input from people who live in the RMR.
- Quotas work just fine as they are.
- There are very few single family homes in the RBA. Should B&Bs be allowed in other types?

**B&B Inns redevelopment:**

The group agreed to recommend to Council that B&B Inns be allowed to redevelop under the following conditions:
- The redeveloped Inn does not exceed the square footage of the former Inn
- The redeveloped building(s) conforms to the requirements (setbacks, FAR, height, etc.) of the district in which it is located
- Mixed use (Inn and residential) is fine, as long as the B&B Inn portion of the development is at or under the square footage of the previous B&B Inn, and the total development meets all the requirements of the district in which it is located.

The group agreed NOT to recommend a formal letter from the Town to Parks seeking clarification on the commercial floor area cap implications of B&B Inns.

**Heritage options**

The group agreed to recommend to Council that Clause 10.3.8 of the Land Use Bylaw *(A Development Approving Authority may approve a development permit for a bed and breakfast home that does not conform to this Bylaw only if, in its opinion, a variance to this*
Bylaw would contribute to the preservation of a recognized ‘A’ or ‘B’ ranked heritage resource as identified in the Town of Banff Heritage Corporation Inventory) should remain in the Bylaw, as long as the following conditions are met:

- The requirement for a live-in owner may not be varied
- The allocation overall and by district may not be varied

Parking Lot:

Items that we want to be sure we get to before the end of the last meeting:

- restrictive covenant
- statutory declaration
- licenses only used seasonally, or not used
- parking requirements when B&B Inns redevelop, should they then match B&Bs?

Next meeting:

Friday, September 13 at 11 a.m.