

**MINUTES OF THE PUBLIC HEARING OF COUNCIL
of the Town of Banff in the Province of Alberta
Town Hall Council Chamber
Monday, January 23, 2017 at 9:00 a.m.**

COUNCIL MEMBERS PRESENT

Karen Sorensen	Mayor
Stavros Karlos	Councillor and Deputy Mayor
Chip Olver	Councillor and Acting Mayor
Brian Standish	Councillor
Grant Canning	Councillor
Corrie DiManno	Councillor
Ted Christensen	Councillor

COUNCIL MEMBERS ABSENT

ADMINISTRATION PRESENT

Robert Earl	Town Manager
Randall McKay	Manager of Planning and Development
Adrian Field	Manager of Engineering
Tara Johnston-Lee	Municipal Clerk (Recorder)

**Public Hearing for Bylaw 380 – Land Use Bylaw Amendment Bylaw – Apartment Housing
Parking**

1.0 CALL TO ORDER

The Mayor called the January 23, 2017 public hearing for Bylaw 380 to order at 9:00 a.m.

1.1 Procedures

The Mayor outlined the public hearing process.

1.2 Confirmation of Advertising and Notice of Hearing

The municipal clerk confirmed that notice and advertising of the public hearing was given pursuant to the provisions of the Municipal Government Act.

2.0 STAFF REPORT

2.1 Administrative Briefing

Randall McKay, Manager of Planning and Development, provided the context and background of Bylaw 380. Adrian Field, Manager of Engineering, provided background information and a summary of parking data that has been collected by the Town. The powerpoint presentations were added to the agenda package for this meeting.

Council was provided the opportunity to ask questions of administration.

3.0 PUBLIC SUBMISSIONS – VERBAL

3.1. Martin von Neudegg, Banff resident and representing 40 Deer Street residents

Mr. von Neudegg spoke to his written submission included as submission 4.16 in the agenda package for this meeting.

3.2. Rod Wojtula, Banff resident

Mr. Wojtula spoke to his written submission included as submission 4.6 in the agenda package for this meeting.

3.3. Jason Moberg, Banff resident and representing the Simpson Court Condo Association

Mr. Moberg spoke to his written submission included as submission 4.10 in the agenda package for this meeting.

3.4. Larkin O'Connor, Banff resident, and representing Canadian Rocky Mountain Resorts

Mr. O'Connor spoke in favour of Bylaw 380. It is his opinion that:

- there are parking challenges in the community, predominately in the summer; however, in his experience, reducing density is not going to solve or reduce parking problems throughout the town;
- the intent of Bylaw 380 serves to support entry level staff accommodation housing which is most needed in the community;
- to support Banff as a healthy and sustainable living community bylaws need to be in place that support increased core density in order to house staff in walking and transit distance to their work;
- private bedrooms are the number one tool for staff retention.

3.5. Jun Cacayran, Banff resident and representing Banff Filipino Society

Mr. Cacayran spoke to the Banff Filipino Society written submission included as submission 4.11 in the agenda package for this meeting.

3.6. Art Laurenson, Banff resident and representing Greystone Condo Association

Mr. Laurenson spoke to his written submission included as submission 4.15 in the agenda package for this meeting.

3.7. Allan Buckingham, Banff resident

Mr. Buckingham spoke in favour of Bylaw 380. It is his opinion:

- that there are parking issues Banff; however, housing should be a priority and parking is not a requirement for building housing;
- Council should make considered and balanced decisions for the future based on multiple trend sets and actual data collected;
- Bylaw 380 serves to help provide clarity for developers.

3.8. Connie MacDonald, Banff resident and representing the YWCA

Ms. MacDonald spoke to her written submission included as submission 4.17 in the agenda package for this meeting.

3.9. Darin Ladouceur, Banff resident

Mr. Ladouceur spoke in favour of Bylaw 380. It is his opinion:

- there are issues with visitors parking in residential neighbourhoods;
- there is need for more affordable housing in Banff;
- Bylaw 380 puts people before cars; individuals have a right to housing and shelter but it is privilege to drive;
- the unique demographics of Banff should be considered when considering the bylaw.

3.10. Jon Whelan, Banff resident

Mr. Whelan spoke against Bylaw 380 in its current form. It is his opinion:

- visitor parking in residential neighbourhoods is a problem;
- there is not enough housing for all of the people required to service Banff's commercial establishments;
- that people with children do not rely on public transportation; and that most of those individuals who walk to work also have a car;
- that policy C122 should not be incorporated into the Land Use Bylaw; however, should it be, the minimum standard of .6 stalls per dwelling unit for apartment parking is too low, and should be increased to .8 stalls per dwelling unit.

3.11. Walter Bruns, Banff resident

It is Mr. Bruns opinion that:

- the proposed bylaw is designed to facilitate and encourage an increase to the population;
- Banff is currently beyond the commercial and residential caps set by the National Park Management Plan;
- Council should address the Parks Canada commercial and population caps prior to considering Bylaw 380.

3.12. Joel Melanson, representing LARR Management

Mr. Melanson spoke in favour of Bylaw 380. It is his opinion:

- that inadequate housing will lead to future social problems in Banff;
- Council should address and take care of the needs of people first; and that the discussion around Bylaw 380 should focus on people and not cars;
- developers will follow the rules and bylaw set by council;
- economically there is threshold where development stops because the economics don't work. The provisions of the proposed bylaw supports development.

3.13. Jess Harding, Banff resident

Mr. Harding spoke to parking and transportation trends.

4.0 PUBLIC SUBMISSIONS – Written

The following persons provided written submissions:

- 4.1. Yannis Karlos
- 4.2. Mark Bowes
- 4.3. Meghan Ward
- 4.4. Tera Swanson
- 4.5. Afsheen Javid
- 4.6. Rod Wojtula
- 4.7. Darren Reeder, Banff Lake Louise Hospitality Association
- 4.8. Sylvia David
- 4.9. Damien Gillespie
- 4.10. Jason Moberg
- 4.11. Banff Filipino Society
- 4.12. Leslie Taylor
- 4.13. Ericson Dizon
- 4.14. Gord Lozeman, Banff Lodging Company
- 4.15. Art Laurenson
- 4.16. Martin von Neudegg
- 4.17. Connie MacDonald, YWCA Banff

The written submissions were added to the agenda package for this meeting.

5.0 COUNCIL QUESTION PERIOD

Administration addressed questions of clarification from council.

6.0 ADJOURNMENT

The Mayor called for a third and final time for speakers and asked that all written submissions be brought forward. There were none. The Mayor closed the public hearing at 11:57 a.m.

Karen Sorensen
Mayor

Tara Johnston-Lee
Municipal Clerk