

**BANFF HERITAGE CORPORATION  
MEETING MINUTES  
Cave and Basin National Historic Site  
311 Cave Avenue  
Banff, Alberta  
January 18<sup>th</sup> 2018 at 1:30PM**

**CORPORATION MEMBERS PRESENT**

Susan Kennard	Parks Canada Representative* (Vice Chair)
Anne Ewen	Whyte Museum of the Canadian Rockies*
Sandy Aumonier	Alberta Culture Representative
Rev. George Belcher	Public Member*
Lynne Huras	Eleanor Luxton Historical Foundation*
Peter Poole	Council Representative
Anita Battrum	Honorary Public Representative
Andrew Hempstead	Public Member*
Joe Owchar	Public Member*

**CORPORATION MEMBERS ABSCENT**

Roland Charpentier	Alberta Association of Architects (Chair)
Rose Maunder	Public Member*

**ADMINISTRATION PRESENT**

Randall McKay	Director, Planning and Development
Darren Enns	Manager, Development Services
Jennifer Laforest	Development Planner

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**1.0 CALL TO ORDER**

HER18-1 Kennard called the meeting to order at 1:40p.m.

**CARRIED**

**2.0 APPROVAL OF AGENDA**

HER18-2 Moved by Poole to that Heritage Corporation approve the agenda for the January 18th 2018 heritage corporation with the following amendments:

- move item 6.3 to 7.1 and renumber the agenda as appropriate.
- add attachment to 7.1 for heritage corporation's consideration.

**CARRIED**

**3.0 ADOPTION OF PREVIOUS BOARD MINUTES**

HER18-3 Moved by Ewen to approve the Meeting Minutes of the November 22nd 2017 Banff Heritage Corporation meeting as presented.

**CARRIED**

**4.0 UNFINISHED BUSINESS**

4.1. Laforest provided an update regarding the grant received by the Town of Banff from the Alberta Historical Resources Foundation to support the restoration of the Old Banff Cemetery, the Bow River Bridge and the Banff Power Substation.

4.2. Laforest provided an updated annual project plan for the committee's reference.

## 5.0 REPORTS

### 5.1. Banff Railway Station

Manager of Development Services presented an overview of the development permit application for the proposed intercept parking lot at the Banff Railway Station.

Laforest distributed a statement of significance for the Banff Passenger Station (a building protected by federal statute) as well as the Banff Landmarks and Legends which chronicles the significant relic and decorative landscape features of the Banff Railway Station grounds. Laforest noted that Policy C5003 allows the Banff Heritage Corporation to consider environmental, cultural, scientific and spiritual value of heritage sites as these contribute to a more holistic conservation approach.

Kennard noted the complexity of determining the significant features of the Banff Railway Station worthy of protection given the lack of analysis of the heritage value related to the pre-colonial context and indigenous development history. Kennard indicated that something like heritage impact statement would support the Corporation in providing recommendations to Council for similar scaled redevelopment proposals in the future.

Aumonier indicated that more could be done to ensure the design of the intercept parking lot integrates with the decorative gardens and the relic landscape features of the Banff Railway Station site.

HER18-4 Moved by Huras that the Heritage Corporation request further information regarding the impact of the proposed development on the identified character-defining elements of the Banff Railway Station grounds including the Queens Willows, Spruce Alley, Sand Dunes and the Station Master Garden.

**CARRIED**

HER18-5 Moved by Ewen that Heritage Corporation request that a summary of the findings of the archeological assessment to be conducted in accordance with the requirement of the Environmental Impact Analysis be shared with the corporation prior to providing final comments on the development application.

**CARRIED**

### 5.2 Backyard Cabins Review

*Deferred*

### 5.3 Inventory Consolidation

*Deferred*

### 5.4 Heritage Plaque Program

*Deferred*

## 6.0 CORRESPONDENCE

### 6.1 Notice of Motion – Councillor Poole

McKay reviewed the Council Meeting Minutes from the January 15<sup>th</sup> 2018 which contain a Notice of Motion. The notion of motion requests administration “generate a list of prominent heritage

*sites in the townsite which are not currently designated.”* The motion also requests that *“administration return to Council with the list in an appropriate manner.”*

Laforest provided an update regarding the consolidation of the Banff Heritage Inventory which is the list of unprotected heritage sites. While still under review, the consolidated heritage inventory will likely feature between 75-110 properties combining the former register of recognized heritage buildings, property database, and historical records into a summary style document. Laforest indicated administration will provide Heritage Corporation with an analysis of the results prior to presentation to council.

## **6.2 Council Motion COU18-13**

McKay provided an update regarding Council Motion COU18-13 which is a request that administration *“return with a report on policy options for a comprehensive heritage protection program.”*

Laforest outlined the legislative context for heritage protection in Alberta and specifically the requirement in section 28 of the Alberta Historical Resources Act *“to provide owner of the building, structure or land, with compensation for the decrease in economic value”* associated with the passing any designation bylaw. Laforest indicated that as a result of this clause within the Act, a report to Council focusing on policy options for heritage protection will likely highlight incentive based heritage conservation.

## **7.0 NEW BUSINESS**

### **7.1 Development Permit Approval (17DP100)**

McKay provided an update regarding the development permit approval of 17DP100 which involves the demolition of a heritage site known as the Margaret Greenham School. Heritage Corporation was briefed of the application to demolish the heritage site by the Manager of Development Services at the November 22<sup>nd</sup> 2017 Heritage Corporation meeting. The application (a proposed redevelopment to accommodate a fourplex) was approved by Municipal Planning Commission on December 14<sup>th</sup> 2017.

McKay informed Banff Heritage Corporation that Planning and Development received a total of six appeals against the proposed development. The appeals were all directly related to the demolition of the Margaret Greenham School and a desire to protect the building. McKay indicated that all appeals were received after the 14 day deadline period for filing an appeal and as a result were dismissed.

Aumonier indicated that under the Alberta Historical Resources Act, the Incorporation Agreement and the Municipal Government Act a municipality in Alberta has limited authority to refuse a demolition permit even if the demolition is associated with an identified heritage resource. Aumonier indicated that if the property is not subject to a designation bylaw the Town of Banff has no legal authority under Provincial and Federal statues to protect or refuse the demolition of the building.

## **8.0 INQUIRIES**

8.1. The next regular meeting of the Banff Heritage Corporation is scheduled for Thursday, March 15<sup>th</sup> 2018 at 1:30pm at Banff Centre.

**9.0 REFERENCE MATERIAL**

**10.0 ADJOURNMENT**

HER18-6 Moved by Ewen to adjourn at 3:45 p.m.

**CARRIED**

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Susan Kennard  
Vice Chair

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Jennifer Laforest  
Planning and Development