

MINUTES OF THE MUNICIPAL PLANNING COMMISSION
of the Town of Banff in the Province of Alberta
Town Hall Council Chamber
Wednesday, March 14, 2018 at 9:00 a.m.

COMMISSION MEMBERS PRESENT

Richard Church	Public Representative
Amber Wanless	Public Representative
Scott McElhone	Public Representative
Brian Smythe	Public Representative (Chairperson)
Bryan Howie	Parks Canada Representative
Chip Olver	Council Representative
Corrie DiManno	Council Representative <i>left meeting at 9:02a.m.</i> <i>returned to meeting at 10:58a.m.</i>

COMMISSION MEMBERS ABSENT

Ken Riordon	Public Representative (Vice Chairperson)
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ADMINISTRATION PRESENT

Randall McKay	Director, Planning and Development
Darren Enns	Manager, Development Services
David Michaels	Planner
Jennifer Laforest	Planner
Kerry MacInnis	Administrative Assistant, Planning (MPC Recorder)

1.0 CALL TO ORDER

The Chair to the Municipal Planning Commission called the March 14, 2018 meeting of MPC to order at 9:00a.m.

2.0 APPROVAL OF AGENDA

MPC18-35 Moved by Olver to approve the agenda of the March 14, 2018 meeting of the Municipal Planning Commission agenda as presented.

CARRIED

2.1 The Chair asked if any members of the Municipal Planning Commission would be declaring a conflict of interest in hearing today's meeting.

DiManno declared a conflict in hearing agenda item #4.1 as her employer, ROAM transit, could benefit financially if this development were to be approved.

Minutes approved by: _____

3.0 ADOPTION OF PREVIOUS COMMISSION MINUTES

MPC18-36 Moved by Olver to approve the minutes of the March 5, 2018 meeting of the Municipal Planning Commission as presented.

CARRIED

DiManno left the meeting at 9:02a.m.

4.0 UNFINISHED BUSINESS

4.1 17DP34 Proposed Train Station Intercept Parking Lot (17DP34)

MPC18-37 Moved by Olver that the MPC move in camera at 9:03a.m. to deliberate and reach its decision in accordance with section 197(2.1) of the Municipal Government Act and section 3.2.12 of the Town of Banff Land Use Bylaw.

The following other persons attended the closed session:
Darren Enns, Manager, Development Services

CARRIED

MPC18-38 Moved by Howie to return to the public meeting at 10:26a.m.

CARRIED

Moved by Smythe that Municipal Planning Commission approve Development Permit application 17DP34 to construct a Non-Accessory Parking Lot east of the Banff Railway Station (CPR Right of Way; Parcels F,G,J,M-1,N,O, Blocks F, G, J LTO # R.W. 126, Blocks M, N, O #R.W. 181 and Block M-1 LTO #9310667) subject to the conditions of approval attached as Appendix 'A'.

MPC18-39 Moved by Olver that Municipal Planning Commission amend condition 1(b) to eliminate bullet 1(b) (ii) and to add the words "...to be registered on title" to Condition 1(b).

CARRIED

MPC18-40 Moved by Howie that Municipal Planning Commission amend condition 1(a) (ii) to replace "19th stall" with "43rd stall" and append to add the following; "the revised buffer should also indicate a clear pedestrian connection between the lot and Squirrel Street".

CARRIED
Church Opposed

Minutes approved by: _____

MPC18-41 Moved by Olver that Municipal Planning Commission amend condition 1(a) (iii) to add: "...as well as interim improvements to the train station main entrance including the entirety of the Railway / Lynx / Elk intersection in order to narrow the width and provide clarity around pedestrian and vehicular movements".

CARRIED

MPC18-42 Moved by McElhone that Municipal Planning Commission add a condition under 1(a) that reads: "...the applicant provide a landscape plan showing increased detail for the area between the CPR rock garden and the platform edge including planting detail, grading, and pedestrian routing and screening of the mechanical units at the east end of the station building".

CARRIED

MPC18-43 Moved by Church that Municipal Planning Commission amend condition 1(a)(v) to read as follows: "Removal of the existing Mountain Goat Lane vehicle access and proposed Mountain Goat Lane pedestrian access and the addition of associated substantial replanting along Mountain Goat Lane for a 35 metre length extending from the parking lot".

CARRIED

MPC18-44 Moved by Wanless that Municipal Planning Commission add a condition under Appendix A, Section 1(n) which reads: "Provide a dust control mitigation strategy while the lot is unpaved to the satisfaction of the Director of Engineering".

CARRIED

MPC18-45 Moved by Olver that Municipal Planning Commission add a condition under Appendix A, Section 1(o) which reads: "Paving of the westernmost 50% of the main lot consistent with City of Calgary Engineering standards within 2 years of the issuance of the Development Permit and the remaining 50% by the earlier of:

- 4 years after issue of the Development Permit or
- The release to the Applicant of any future development permit associated with the redevelopment of the west end of the train station or north side of the CPR corridor."

CARRIED

MPC18-46 Moved by Olver that Municipal Planning Commission amend condition 2(a) to read: "A separate Comprehensive Sign Plan Development Permit is required prior to the installation of any Signs. Wayfinding signage consistent with Town of Banff wayfinding standards and which also discourages pedestrians from making use of the entry roadway must be included with any Comprehensive Sign Plan".

CARRIED

- MPC18-47 Moved by Olver that Municipal Planning Commission amend the main motion as presented to include the following:
- a variance to s.12.4.7(b) of the Land Use Bylaw for Landscape Area from 50% to 37%; and
 - a variance to s.12.4.6(d) to allow for development (access road and parking stalls) to be located within the side yard setback;

CARRIED

- MPC18-48 Moved by Smythe that the Municipal Planning Commission approve Development Permit application 17DP34 to construct a Non-Accessory Parking Lot east of the Banff Railway Station (CPR Right of Way; Parcels F,G,J,M-1,N,O, Blocks F, G, J LTO # R.W. 126, Blocks M, N, O #R.W. 181 and Block M-1 LTO #9310667) subject to:

- a variance to s.12.4.7(b) of the Land Use Bylaw for Landscape Area from 50% to 37%;
- a variance to s.12.4.6(d) to allow for development (access road and parking stalls) to be located within the side yard setback; and,
- the conditions of approval attached as Appendix 'A' as amended

CARRIED

Appendix 'A' - Conditions of Approval

1. Conditions to be met prior to the issuance of the Development Permit:

- (a) Submit a revised Landscape Plan for review and approval by the Development Officer, that indicates:
 - (i) A landscape buffer of at least 5.5m from the property line to be included between the lot entrance and the pedestrian connection to Moose Street;
 - (ii) A landscape buffer of at least 5.5m from the property line along Squirrel Street from the proposed second entrance to the 43rd stall inwards and provision of trees within the adjacent Squirrel Street right of way; and the revised buffer should also indicate a clear pedestrian connection between the lot and Squirrel Street;
 - (iii) Addition of lot entry landscaping in the vicinity of Railway Avenue and Lynx Street as well as interim improvements to the train station main entrance including the entirety of the Railway / Lynx / Elk intersection in order to narrow the width and provide clarity around pedestrian and vehicular movements;
 - (iv) Increased planting pod areas within the main lot;
 - (v) Removal of the existing Mountain Goat Lane vehicle access and proposed Mountain Goat Lane pedestrian access and the addition of associated substantial replanting along Mountain Goat Lane for a 35 metre length extending from the parking lot;
 - (vi) Provision of trees within the Parcel M landscape buffer;

Minutes approved by: _____

- (vii) Clarifying that all retaining features consist of natural stone (e.g. boulders);
 - (viii) Incorporates FireSmart Principles; and,
 - (ix) A timeline for hardsurfacing consistent with s.4.8.3 and s.8.11.0;
 - (x) Provide a landscape plan showing increased detail for the area between the CPR rock garden and the platform edge including planting detail, grading, and pedestrian routing and screening of the mechanical units at the east end of the station building.
- (b) Enter into an Access Agreement with the Town of Banff and to be registered on title ensuring access to the second entrance (Cougar / Squirrel) is limited to:
 - (i) Emergency Service Providers
 - (c) Provide to the satisfaction of the Development Officer:
 - (i) Lease or other written confirmation from CP Rail authorizing Liricon Capital Ltd. as the applicant for the Development Permit; and,
 - (ii) A current Title for Blocks F, G, J, M, M-1, N and O;
 - (d) Pay to the Town of Banff the outstanding Development Permit Application fee in the amount established in the Land Use Bylaw;
 - (e) Submit a detailed cost estimate, as determined by the Landscape Architect, for all on and off-site landscaping specifying all plant materials, their size, numbers, location and species. Provide an irrevocable letter of credit in the amount of 125% of the cost of landscaping to secure completion of this work;
 - (f) Submit a detailed cost estimate, as determined by the contractor or Landscape Architect, for all on-site hard-surfaced areas (driveway, parking area, walkways, patios) and repair of off-site surfaces (roadway, sidewalk, curb/gutter, driveway crossing) specifying type of materials and finishes. Provide an irrevocable letter of credit in the amount of 125% of the cost of finishing and repairing all hard surfaced areas to secure completion of this work
 - (g) Submit a Construction Site Plan indicating locations of all on-site storage (e.g. material, equipment, etc.) during construction;
 - (h) Submit a Site De-Watering Plan for the review and approval of the Director of Engineering and Parks Canada Environmental Assessment Office including a description of soil and erosion control mitigations that will be used during construction;
 - (i) Submit a Construction Hoarding Plan for the perimeter of the site for review and approval by the Development Officer including proposed height, colour, location of access points and any off-site encroachments associated with the required construction. All existing trees to be

retained shall be protected by fencing set at the outer canopy (drip line) of the tree during demolition, excavation and construction;

- (j) Submit a proposed Truck Route and Traffic Plan for construction vehicles entering and exiting the site;
- (k) Submit a detailed Deep Utilities Servicing Plan showing location of existing/redundant services to be abandoned at main line and removed from the public roadway, if applicable;
- (l) Submit written confirmation from the Parks Canada Environmental Assessment Office, to the satisfaction of the Development Officer, that any outstanding requirements from the Determination of Environmental Impacts have been satisfied; and,
- (m) Submit a completed *Subcontractor Information Sheet* to the Town of Banff Business License Clerk, providing a list of the sub-contractors to be employed in the construction of the development,
- (n) Provide a dust control mitigation strategy while the lot is unpaved to the satisfaction of the Director of Engineering,
- (o) Paving of the westernmost 50% of the main lot consistent with City of Calgary Engineering standards within 2 years of the issuance of the Development Permit and the remaining 50% by the earlier of:
 - 4 years after issue of the Development Permit or
 - The release to the Applicant of any future development permit associated with the redevelopment of the west end of the train station or north side of the CPR corridor.

2. Specific Conditions

- (a) A separate Comprehensive Sign Plan Development Permit is required prior to the installation of any Signs. Wayfinding signage consistent with Town of Banff wayfinding standards and which also discourages pedestrians from making use of the entry roadway must be included with any Comprehensive Sign Plan;
- (b) The applicant is responsible for complying with any/all applicable provincial and federal regulations.

3. General Conditions

- (a) Any supplementary changes to the approved plans shall be submitted for review and approval of the Development Officer prior to implementation on-site;
- (b) It is the responsibility of the project proponent to ensure that all mitigation measures identified in the Parks Canada's BCS Environmental Screening Determination Using a Class Screening Report

and the guidelines identified in the Environmental Guidelines for Development Projects in Banff National Park (Directive 17) are implemented during construction. The project proponent shall ensure that any hazardous materials discovered during excavation are immediately reported to Parks Canada and properly disposed of according to current regulations;

- (c) Town of Banff requires all developers to collect all waste, separate into appropriate categories on-site and store appropriately. Trade waste may be disposed at the Bow Valley Waste Management Commission Francis Cooke Regional Class III Landfill and garbage to the Town of Banff Waste Transfer Station at 160 Hawk Avenue. Please see the Town of Banff How-to Guide to Construction Waste Management for further information;
- (d) Apply for a Street Use Permit from the Director of Engineering at least 48 hours prior to any work on Town streets, lanes or sidewalks. Enter into a Temporary Encroachment Agreement with the Town of Banff for the use of municipal property during construction, if necessary;
- (e) Disturbance of public roadways and installation of utility trenches shall be inspected and approved in writing by the Director of Engineering prior to backfill. Please contact Town of Banff Engineering at 403.762.1210 to arrange for an inspection. All installations shall conform to the standards of the City of Calgary;
- (f) Installation of new services and the termination of redundant services shall be inspected and approved in writing by the Town of Banff Utilities Department prior to backfill. Please contact the Town of Banff Utilities Department at 403.762.1240 to arrange for an inspection. All installations shall conform to the standards of the City of Calgary;
- (g) Management of all uncontaminated (clean) soil excavated from the site shall be arranged through Parks Canada. Contractors must obtain a Restricted Activity Permit in order to dispose of clean fill at the Cascade Pit. Further direction and information about permit approval may be obtained by contacting Banff National Park Dispatch at 403.762.1470;
- (h) All site drainage is to be contained on site. No connection of weeping tile to storm sewer is permitted without prior approval;
- (i) No satellite dishes, antennas or other communication equipment shall be installed without prior written permission of the Development Officer;
- (j) Protect all existing services, including landscaping, on adjacent roadways and properties during construction. Assume responsibility and repair all damages to any existing services and landscaping on adjacent roadways and properties;

- (k) All existing trees to be retained shall be protected by fencing set at the outer canopy (drip line) of the trees during demolition, excavation and construction;
- (l) Install hoarding around the perimeter of the site, in accordance with the approved plans, prior to commencing excavation and construction;
- (m) Confine “noise” activities to hours set out in Town of Banff Community Standards Bylaw 260;
- (n) Provide dust suppression (spraying) of site during demolition, excavation, and operation;
- (o) Protect undisturbed land by only stockpiling materials on heavy canvas or polypropylene tarpaulins to protect native vegetation. All materials will be stored within the confines of the work site. All fuels, oils, lubricants, and other petrochemical products will not be stored within 100m of any water body;
- (p) The applicant shall arrange to have the landscaping completed by no later than one year from the date of issuance of the Development Permit. If in the event that this work is not completed by this date, the Town shall cash the Letter of Credit and arrange for the completion of this work at the expense of the owner;
- (q) The applicant shall arrange to have all of the driveway and hard surfaced areas completed, including repairs to off-site areas (roadway), by no later than one year from the date of issuance of the Development Permit. If in the event that this work is not completed by this date, the Town shall cash the Letter of Credit and arrange the completion of this work at the expense of the owner;
- (r) Minimize the idling of construction vehicle engines at all times in accordance with Town of Banff Traffic Bylaw 16-7.

MPC18-49

Moved by Olver that the Municipal Planning Commission recommend that Council;

- Consider pedestrian routing through adjacent neighbourhoods;
- Consider off-site vehicle signage to guide vehicles to the front entrance of the lot;
- Consider implementing a signage system which discourages lot-related traffic from using nearby local residential streets;
- Consider implementation of Childcare facility security measures including fencing, cameras, key FOBs, prior to the lot being in operation;
- Consider additional landscape screening on the Town parcel adjacent to the lot entrance roadway

CARRIED

Minutes approved by: _____

DiManno returned to the meeting at 10:58a.m.

- 4.2 Mount Royal Redevelopment - Correspondence from Doyle, response from McKay Administration spoke to the written correspondence attached in this agenda package.

5.0 REPORTS

- 5.1 Development Permit Renewals for Bed and Breakfast Homes & Inns in 2018
- i. Staff Presentation
Administration provided a presentation and overview on the renewals included in this agenda package.
 - ii. Public input
April Wood, BnB on Mountain Avenue, was of the opinion that the renewal process for BnB's should be changed by the Town to have renewals occur prior to the end of the year so a BnB business can plan for their upcoming bookings.

Administration responded that the BnB renewal process is being looked at and any updates will be communicated with the BnB businesses.
 - iii. Applicant input
There was no applicant input.

MPC18-50 Moved by Olver that MPC conduct their discussion in camera at 11:25 a.m. in accordance with Section 17 of the Freedom of Information and Protection of Privacy Act as the discussion may contain information where the disclosure would be an unreasonable invasion of a third party's personal privacy.

The following other persons attended the closed session:
Darren Enns, Manager of Planning Services
Dave Michaels, Planner

CARRIED

MPC18-51 Moved by Olver for MPC to return to the public meeting at 1:50p.m.

CARRIED

MPC18-52 Moved by DiManno that Municipal Planning Commission (MPC) amend Appendix 'A' by adding Development Permit – 91DP87.

CARRIED

Minutes approved by: _____

MPC18-53 Moved by Olver that Municipal Planning Commission (MPC) approve the renewal of the Development Permits for the Bed and Breakfast Homes & Bed and Breakfast Inns listed in Appendix ‘A’, as amended, for a 1-year term through 2018, subject to the conditions of approval attached as Appendix ‘B’.

Appendix ‘A’ Recommended Development Permit Renewals for Bed and Breakfast Homes and Inns in 2018

B&B Type	Development Permit #	Street Address	# of Approved Rooms
HOME	00DP74	213 GLEN CRESCENT	1
HOME	03DP22	347 GRIZZLY STREET	2
HOME	03DP72	417 MARTEN ST	4
HOME	04DP59	316 LYNX STREET	2
HOME	05DP29	437 MARTEN STREET	3
HOME	11DP01	430 BANFF AVENUE	3
HOME	11DP32	222 GLEN CRESCENT	1
HOME	11DP57	116 MOUNTAIN AVENUE	3
HOME	14DP51	108 OTTER STREET	2
HOME	15DP17	128 KOOTENAY AVENUE	2
HOME	15DP29	443 COUGAR STREET	2
HOME	15DP35	136 BOW AVENUE	4
HOME	15DP38	343 MUSKRAT STREET	1
HOME	15DP59	332 SQUIRREL STREET	4
HOME	15DP78	445 COUGAR STREET	2
HOME	16DP05	137 RAINBOW AVENUE	2
HOME	16DP66	328 LYNX STREET	2
HOME	16DP75	115 SPRAY AVENUE	4
HOME	17DP22	141 KOOTENAY AVENUE	2
HOME	17DP76	129 MUSKRAT STREET	4
HOME	90DP108	2 CASCADE COURT	2
HOME	91DP87	117 SPRAY AVENUE	2
HOME	93DP06	132 OTTER STREET	1
HOME	95DP08	209 OTTER STREET	1
HOME	95DP22	452 MUSKRAT STREET	2
HOME	95DP27	510 BUFFALO STREET	2
HOME	96DP03	214 OTTER STREET	1
HOME	96DP100	133 KOOTENAY AVENUE	2

Minutes approved by: _____

HOME	96DP115	202 GRIZZLY STREET	1
HOME	98DP17	104 MOUNTAIN LANE	1
INN	06DP15	121 CAVE AVENUE	10
INN	16DP58	218-220 BEAVER STREET	6
INN	17DP27	137 MUSKRAT STREET	10
INN	93DP17	118 OTTER STREET	8
INN	93DP34	124 SPRAY AVENUE	9
INN	99DP88	311 MARTEN STREET	7

Appendix 'B' Conditions of Approval

(1) Specific Renewal Conditions:

- a) The applicant(s) shall abide by the regulations pertaining to the operation of Bed & Breakfast Homes/Inns as outlined in the *Town of Banff Land Use Bylaw* and any additional conditions specified in the original Development Permit and subsequent renewals;
- b) The total number of commercial accommodation units (guestrooms) is restricted to the number of rooms and number of pillows as specified in the original Development Permit;
- c) The Development Permit is valid for a period not to exceed the lesser of the term of the business license, a period of one year from the date of issuance or until transfer/change in ownership of the subject property;
- d) The applicant(s) shall obtain a valid *Town of Banff Business License*;
- e) All parking associated with the operation shall be as per the approved plans. No parking associated with the operation is permitted on public roadways;
- f) The applicant(s) shall comply with *Alberta Health Bed and Breakfast Health Standards and Guidelines*. If food is served, a health inspection is required every year by Alberta Health Services (403.762.2990);
- g) The applicant(s) shall comply with the *Alberta Fire Code*. You may be contacted by the Town of Banff Fire Department to arrange an inspection; and
- h) The applicant(s) shall pay to the Town of Banff the Bed & Breakfast Development Permit Renewal fee.

CARRIED

Minutes approved by: _____

- MPC18-54 Moved by DiManno that MPC refuse the renewal application for the Development Permit 00DP21 – 220 Bow Avenue (2 rooms) for:
- (a) Non-compliance with the original conditions of approval relating to the number of approved bedrooms; and,
 - (b) Non-compliance with the requirements of the Land Use Bylaw specific to Live-in Owner/operator.
- CARRIED**
- MPC18-55 Moved by Olver that MPC refuse the renewal application for the Development Permit 03DP16 – 138 Otter Street (2 rooms) for:
- (a) Non-compliance with the original conditions of approval relating to the number of approved bedrooms; and,
 - (b) Non-compliance with the requirements of the Land Use Bylaw specific to Live-in Owner/operator.
- CARRIED**
- MPC18-56 Moved by Olver that MPC refuse the renewal application for the Development Permit 14DP46 – 213 Otter Street (2 rooms) for:
- (a) Non-compliance with the original conditions of approval relating to the number of approved bedrooms; and,
 - (b) Non-compliance with the requirements of the Land Use Bylaw specific to Live-in Owner/operator.
- CARRIED**
- MPC18-57 Moved by Church that MPC approve the renewal of the Development Permit 15DP51 – 119 Mountain Avenue (2 rooms) for a 1-year term through 2018, subject to the conditions of approval attached as Appendix 'B' with the following additional condition to be met prior to the issuance of the Development Permit for renewal that states:
- (a) The applicant shall submit a Statutory Declaration, to the satisfaction of the Development Officer, confirming that the property 119 Mountain Avenue, is the primary residence of the applicant.
- CARRIED**

MPC18-58 Moved by Howie that MPC approve the renewal of the Development Permit 98DP42 – 530 Caribou Street (1 room) for a 1-year term through 2018, subject to the conditions of approval attached as Appendix ‘B’ with the following additional conditions to be met prior to the issuance of the Development Permit for renewal that states:

- (a) The applicant shall submit a Statutory Declaration, to the satisfaction of the Development Officer, confirming that the property 119 Mountain Avenue, is the primary residence of the applicant; and,
- (b) The applicant shall submit written confirmation from the Parks Canada Realty Office, to the satisfaction of the Development Officer, that the applicant is an owner of the property.

CARRIED

6.0 CORRESPONDENCE

- 6.1 Correspondence by Sue Moleski received March 9, 2018 at 8:51p.m. Administration provided MPC with a copy of correspondence from Moleski regarding the proposed development 17DP34 – Train Station Intercept Parking Lot. This correspondence has been included with these meeting minutes.

7.0 NEW BUSINESS

- 7.1 There was no new business.

8.0 INQUIRIES

- 8.1 There were no inquiries.

9.0 DATE OF NEXT MEETINGS/ADJOURNMENT

The next scheduled meeting of the Municipal Planning Commission is scheduled for Wednesday, April 11, 2018 at 9:00 a.m.

MPC18-59 Moved by Wanless to adjourn the meeting at 1:57p.m.

CARRIED

Brian Smythe
Chair

Kerry MacInnis
Planning and Development

Minutes approved by: _____

From: SUE MOLESKI <tsumo@shaw.ca>
Sent: March 9, 2018 8:51:45 AM
To: Lee, Lisa
Subject: for MPC, Mayor and Council

Hi Lisa,

Would you please forward this letter to the MPC in time for the upcoming meeting on Wednesday? It is regarding the proposed parking at the CP site near the train station by the Waterous family. Thanks, Sue Moleski

To: Members of MPC, Banff Town CC: Mayor and Council, Town of Banff
re: proposed parking by Waterous family on CP land/train station site

Dear Neighbours,

Thank you for taking my points of view, concerns, and recommendations regarding the proposed parking development you are deciding upon. I am in support of a parking project and think, given the amount of information to date, that this is a good location if it is well-planned, free to users and not unsightly as a person comes and goes from town. I appreciate the open-mindedness of the planners in considering a variety of options to alleviate the parking and traffic in our town. Here are my points:

1. The "Queens Trees" as they have come to be known must not be sacrificed for this development. These golden willows were likely planted in the late 20's or 30's and are identified by Jon Whyte as one of the most important parts of our town. I agree with Jon on this. They are beautiful, historical and important to me. I know they are not native to this valley. Neither am I. Yet, I am here. And I respect, admire and enjoy them. Please preserve them.
2. The walkway passed the daycare, elementary school and seniors housing puts our most vulnerable community members at risk. This walkway needs to be moved to somewhere else. Too many people will be put in too close of proximity to our children and seniors. We have to take care of them.
3. There needs to be green buffer between this huge parking lot and everyone else - traffic, neighbouring dwellings, people who walk by. We have beautiful entrances to our town right now. Keep them beautiful.
4. This parking lot cannot be primarily parking for Norquay, and secondarily parking for the town. From what I can tell, it is right on the cusp of becoming so, but masquerading as parking for the town. The primary purpose must be to clearly and obviously relieve the stress on the townsite from traffic and parking. Please keep this in the your thoughts at you look at the plans and write your decision.

Thank you for your logic, consideration for the people who live here. Thank you for what this development will look like, not simply for what it might do. Thank you for considering our vulnerable population in your decision. Thank you for cautious deliberation.

Do not hesitate to contact me if you have any questions or would like any elaboration or clarification of my concerns.

Sincerely and with appreciation,
Sue Moleski 140 Glacier Dr, Banff 403 762 5960 tsumo@shaw.ca
Sent from my iPad