



**MINUTES OF THE MUNICIPAL PLANNING COMMISSION  
of the Town of Banff in the Province of Alberta  
Wednesday, August 9, 2023, at 9:00 a.m.**

**COMMISSION MEMBERS PRESENT**

Stavros Karlos	Public Representative (Chairperson)
Leslie Taylor	Public Representative (Vice Chairperson)
Tamra Malczyk	Public Representative
Bryan Howie	Parks Canada Representative
Barbara Pelham	Council Representative
Hugh Pettigrew	Council Representative

**COMMISSION MEMBERS ABSENT**

Dana Humbert	Public Representative
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**ADMINISTRATION PRESENT**

Dave Michaels	Manager, Planning and Development
Emma Sanborn	Development Planner, Planning and Development
Kerry MacInnis	Administrative Assistant, Planning and Development (MPC Recorder)

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**1.0 CALL TO ORDER**

The Chair called the August 9, 2023, Municipal Planning Commission meeting to order at 9:00a.m.

The Regular Meeting of the Municipal Planning Commission will be conducted both in-person in the Council Chamber located at Banff Town Hall and virtually using Zoom. The meeting will be live streamed on the internet, and recorded, in accordance with Council Policy C8002-1, Video Recording and Live Streaming of Legislated Meetings. It will be made available on the Town of Banff website.

**2.0 APPROVAL OF AGENDA**

2.1. Approval of the Municipal Planning Commission agenda for August 9, 2023

MPC23-44 **Moved by** Commissioner Taylor

That the agenda for the August 9, 2023, meeting of the Municipal Planning Commission be approved.

**MOTION CARRIED**

Minutes approved by: \_\_\_\_\_



2.2. Declaration of Conflicts

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

No conflict was declared.

**3.0 ADOPTION OF PREVIOUS COMMISSION MINUTES**

3.1 Minutes of the May 10, 2023, meeting of the Municipal Planning Commission

MPC23-45 **Moved by** Commissioner Taylor

That the minutes of the May 10, 2023, meeting of the Municipal Planning Commission be adopted as amended.

Amended MPC23-41 (#4) – change the word weather to whether.

**MOTION CARRIED**

**4.0 UNFINISHED BUSINESS**

There was no unfinished business.

**5.0 REPORTS**

5.1 Proposed Land Use Bylaw Amendment (23RZ02)

- i. Staff Presentation  
Administration provided a presentation and overview as included in the agenda package.
- ii. Public input  
There was no public input.
- iii. Applicant input  
Christian and Richard Dubois, applicants, were present to answer questions from the commission.



**MPC23-46 Moved by** Councillor Pettigrew that pursuant to Sections 24 (advice from officials) of the Freedom of Information and Protection of Privacy Act and Section 3.2.12 of the Land Use Bylaw, MPC move into a closed meeting at 10:30a.m., in the Council Boardroom, to deliberate and discuss confidential matters with respect to Item 5.1 Proposed Land Use Bylaw Amendment (23RZ02).

**MOTION CARRIED**

Administration in attendance during the closed meeting discussions with respect to Item 5.1.

Advice: D. Michaels and E.Sanborn

MPC reconvened in public meeting at 12:32p.m., with Commissioner Karlos in the chair.

**MPC23-47 Moved by** Councillor Pelham that Commission rise and report.

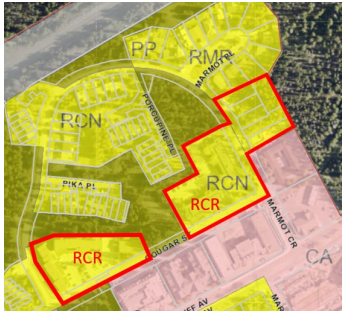
**MOTION CARRIED**

**MPC23-48 Moved by** Commissioner Karlos

That the Municipal Planning Commission move the following recommendations and comments with regard to application 23RZ02 to council:

A community-wide approach to consideration of future densification changes. If Council chooses to look at the area identified in 23RZ02 in advance of the larger community discussion, MPC recommends a district boundary change to include the area shown in the image below to the RCR: Cougar/Rabbit District. This would include a height requirement of 9m in this additional area. MPC recommends this proposed district boundary change for the following reasons:

- To address long standing non-conformance issues with current apartment housing which exceeds existing allowable FAR under the RCN requirements; and,
- To create a cohesive geographic boundary around the proposed addition to the RCR District, and,
- Fosters effective transition between commercial and residential zones.



Recognizing Council Motion COU23-144, MPC recommends that Council consider rolling apartment rental accommodation into the discussion of required parking reductions along with employer owned and managed housing.

*COU23-144 Amending Section 8.16.1(c)(vii) by replacing the existing section as follows: Notwithstanding subsection (c)(v) of this section, under no circumstances shall the deferral of construction of or payment of cash in lieu of a portion of required off-street parking for apartment housing result in the undeferred portion of the required parking stalls be less than 0.2 parking stalls per dwelling unit for employer owned and managed housing; or 0.6 parking stalls per bed sitting room, one (1) and two (2) bedroom dwellings; and 0.6 parking stalls per three (3) or four (4) bedroom dwellings upon issuance of the development permit.*

However, MPC understands that looking at FIN23-110, that a fundamental, philosophical shift in parking provision incentives and disincentives may pre-empt that more limited discussion.

*FIN23-110 That the Governance and Finance Committee direct Administration to return to a future meeting of Council with a report outlining the potential positive and negative impacts of decoupling parking from housing.*

MPC further comments that Council considers impacts and solutions related to changing from an implied demand-based to supply-based approach and the interplay between private provision and publicly funded provision of parking.

**MOTION CARRIED**

**6.0 CORRESPONDENCE**

There was no correspondence for this meeting.



## 7.0 NEW BUSINESS

- 7.1 Verbal Update on Committee Member Resignation  
MPC member, Avery Vanwysberghe, has resigned from the committee as she has accepted a position within the Town of Banff Engineering Department. Thank you, Avery, for your service to MPC and congratulations on your new job.
- 7.2 Update on Housing Accelerator Fund  
Administration spoke to the attached documents included in this agenda package.
- 7.3 Verbal Updates on Development Permits  
Administration provided updates on the Canoe Hotel as well as the Banff Voyageur Inn.
- 7.4 Verbal Update on Planning and Environment department name change  
Administration provided a brief update on the department name change from Planning and Development to Planning and Environment department.

## 8.0 INQUIRIES

There were no inquiries for this meeting.

## 9.0 DATE OF NEXT MEETING

The next scheduled meeting of the Municipal Planning Commission is scheduled for **Wednesday, September 13, 2023, at 9:00 a.m.**

## 10.0 ADJOURNMENT

MPC23-49 **Moved by** Commissioner Howie

That this Municipal Planning Commission adjourn at 12:47p.m.

**MOTION CARRIED**

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Stavros Karlos  
Chairperson

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Kerry MacInnis  
Planning and Development

Minutes approved by: \_\_\_\_\_