

## TOWN OF CANMORE

### AGENDA

Committee of the Whole

Council Chamber at the Canmore Civic Centre, 902 – 7 Avenue

**Tuesday, November 21, 2023 at 1:00 p.m.**

- 1:00 – 1:05      **A. CALL TO ORDER AND APPROVAL OF AGENDA**
1. Land Acknowledgement
  2. Agenda for the November 21, 2023 Committee of the Whole Meeting
- 1:05 – 1:20      **B. DELEGATIONS**
1. Biosphere Institute of the Bow Valley – Annual Report
- 1:20              **C. MINUTES**
1. Minutes of the October 17, 2023 Committee of the Whole Meeting
- 1:20 – 2:10      **D. STAFF REPORTS**
1. **2023 Bow Valley Housing and Service Needs Estimation Report**  
Purpose: To update the Committee of the Whole on the results of the 2023 Housing and Service Needs Estimation Project.
  2. **Financing Resilient Infrastructure Project**  
Purpose: To provide the Committee of the Whole with an update on the Financing Resilient Infrastructure Project (FRIP).
- 2:10 – 2:20      **E. COUNCILLOR UPDATES**
1. November 2023 Councillor Updates
- 2:20 – 2:35      **F. ADMINISTRATIVE UPDATE**
1. November 2023 Administrative Update
- 2:35 – 2:50      **G. COUNCIL RESOLUTION ACTION LIST**
1. Council Resolution Action List as of November 15, 2023
- 2:50 – 2:55      **H. CORRESPONDENCE**
1. Alberta Ability Network (AAN) – Ice and Snow Removal Petition Letter
- 2:55              **I. IN CAMERA**
1. **Personnel Matter (verbal report)**  
Recommendation: that Council take the meeting in camera to prevent disclosure of personal information in accordance with section 17(4)(g) of the Freedom of Information and Protection of Privacy Act.
- 2:55 – 3:05      **J. ADJOURNMENT**
- 3:05



**BIOSPHERE**  
INSTITUTE OF THE BOW VALLEY  
WILDLIFE · CLIMATE · COMMUNITY

# What we're up to...

A presentation to Canmore Town Council  
by Executive Director Gareth Thomson

21 November 2023

# Our Staff



# Our Board



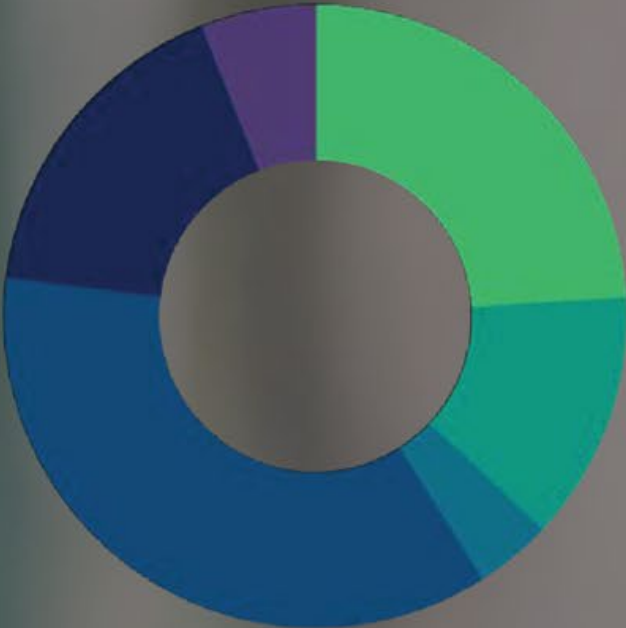


# **Our mission:**

**Empower community leadership  
to address environmental problems.**

# We're a non-profit Charity

## 2022 REVENUE SOURCES\*



Federal Grants & Assistance	\$118,700
Foundation Grants	\$63,800
Provincial Grants	\$21,300
Municipal Grants & Contracts	\$178,700
Private Donations	\$83,100
Fee for Service & Other	\$31,400
<hr/>	
<b>Total Revenue</b>	<b>\$497,000</b>

# **About our Programs: Wildsmart**

## **Supporting human-wildlife coexistence in the Bow Valley**



# 27 Wildsmart ambassadors





# Wildsmart expands to Banff



November 21, 2023 Committee of the Whole 1 p.m.



Page 9 of 129





# FREE BEAR SPRAY

The Biosphere Institute's WildSmart Program is offering a free unused can of bear spray for all Affordability Services Program Members (while stocks last)!

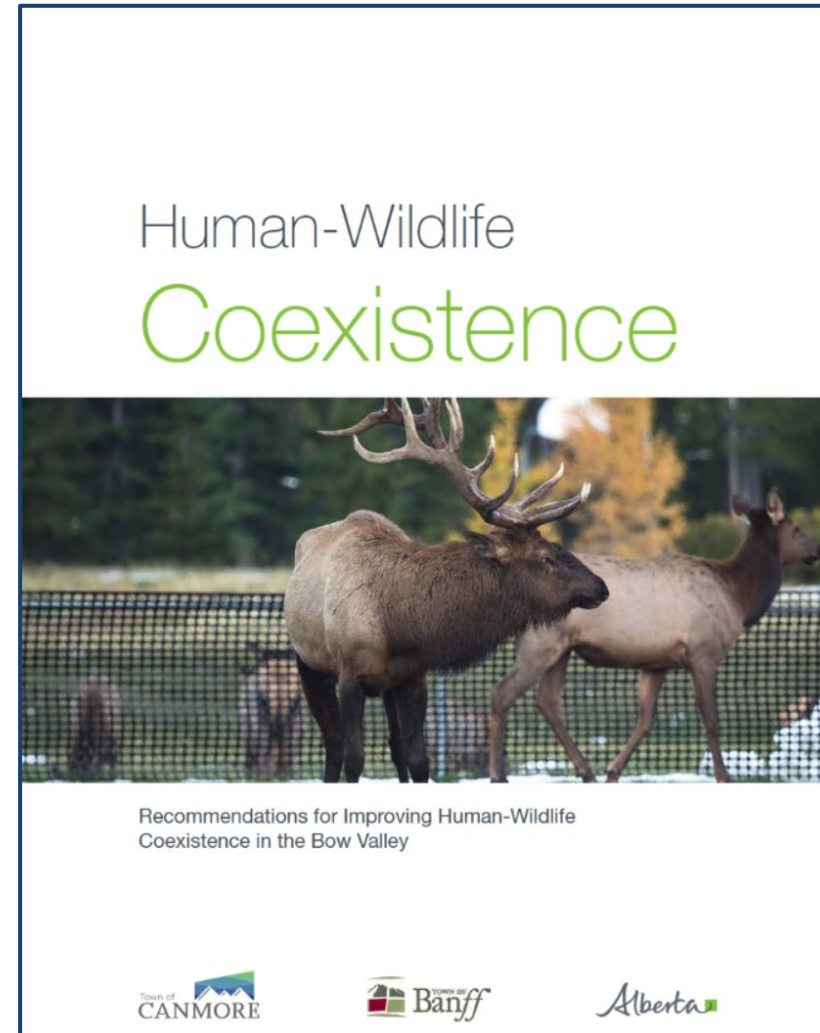
**Starting on Sep.19, 2023**

**Pick up Tuesdays between 9am-4:30pm**

For questions contact Nick at [info@wildsmart.ca](mailto:info@wildsmart.ca).



# About our Programs: Wildsmart





# Our Technical Working Group



November 21, 2023 Committee of the Whole 1 p.m.





# Accelerating Attractant Management



November 21, 2023 Committee of the Whole 1 p.m.





# Canmore residents urged to remove fruit trees to protect hungry bears

"Bears are always hungry and following their noses, and when a bear gets a taste of human food, whether it's actual food or garbage or fruit from trees, they associate that food source with people,"



Cathy Ellis  
Aug 15, 2023 8:30 AM



November 21, 2023 Committee of the Whole 1 p.m.

# Accelerating Attractant Management



# About our Programs: Future Leaders

**Broadening our focus to  
to support kids in non-formal programs**

**We'll support municipal programs:**

- Recreation groups
- Afterschool care and camp programs
- Summer and school break Camps
- Settlement Services Afterschool Program







**VOLUNTEER WITH US!**

 **FUTURE LEADERS**  
ENVIRONMENTAL EDUCATION







November 21, 2023 Committee of the Whole 1 p.m.

# Quarry Lake cleanup





HOME > LOCAL NEWS

# Gallery: PHOTOS: Yellow Fish Road Project colours streets of Banff

[Jungmin Ham](#)

Sep 25, 2023 4:00 PM











## NATIONAL DAY FOR TRUTH AND RECONCILIATION





## GRADE 9

Science: Biological Diversity

We are all interconnected; we breathe in what plants breathe out, we drink water that was once in a rain cloud, we eat food produced from plants converting the sun's energy. The connections between humans, non-humans and Earth's processes are endless. Through a series of outdoor games, activities and hands-on learning projects, students will learn the concepts of ecosystems, interdependence,



## GRADE 10-12

CTS: Environmental Stewardship

In this three module Career and Technology Studies (CTS) course, students learn about local ecology and how to foster stewardship in their community. The course culminates in a community action project to turn their learning into impact!

ENVIRONMENTAL STEWARDSHIP



## BEYOND THE CLASSROOM

Non-formal Education

When blocks are stacked vertically and occupy the full width of a page (with no blocks on either side), they'll also stack vertically on mobile devices, retaining the page's computer layout.

FUTURE LEADERS YOUTH COUNCIL

# Updated Online Lesson Plans

# **About our Programs: Shift Education and engagement around climate**



# About our Programs: Shift



The poster features a green background with a grid pattern and a yellow wave at the top. It includes the Biosphere Institute logo, event details, a list of activities, dates, locations, and time, a list of sponsors, and the Biosphere Institute website.

**BIOSPHERE**  
INSTITUTE OF THE BOW VALLEY

## GREEN BUILDINGS OPEN HOUSE

**A FREE TOUR OF ENERGY-EFFICIENT HOMES!**

- Talk with homeowners!
- Solar systems
- EV charging
- Passive House Design
- And more...

**SAT. JUNE 3RD 2023**  
**BANFF - CANMORE - DEAD MANS FLATS**  
**11-4PM**  
[BIOSPHEREINSTITUTE.ORG/GREENBUILDINGS](https://BIOSPHEREINSTITUTE.ORG/GREENBUILDINGS)

**SILVER SPONSORS**

- HSS DESIGN BUILD
- SOLAR CLUB
- ECO-SOLAR HOME TOUR
- KUBY RENEWABLE ENERGY LTD.
- FORTIS ALBERTA
- AMERISPEC INSPECTION SERVICES

**BRONZE SPONSORS**

- BOW VALLEY GREEN ENERGY COOPERATIVE
- ROCKY MOUNTAIN COMMUNITY ENERGY
- Solar OFFSET
- MUNICIPALITY of BANFF
- MAC FANS AND FURNACES
- Town of Banff
- Town of CANMORE

# **About our Programs: Shift**

**Working with all community sectors to  
accelerate climate action in the Bow  
Valley...**





# *Accelerating Climate Action in the Bow Valley*

11th October 2023

**Inspirational speakers  
Learn about local projects  
Connect with others**

[www.biosphereinstitute.org/accelerating-climate-action](http://www.biosphereinstitute.org/accelerating-climate-action)





# About our Programs: Shift



November 21, 2023 Committee of the Whole 1 p.m.



# About our Programs: Shift





# Accelerating Climate Action - Exploring GeoExchange





# INAUGURAL BUILDING FOR SUSTAINABILITY SYMPOSIUM

NOVEMBER 5-6, 2023

THE MALCOLM HOTEL - CANMORE, AB

## EVENT SPONSORS



**BUILDING for  
SUSTAINABILITY**  
ACCELERATING BEST PRACTICES, STRATEGIES & SOLUTIONS

BROUGHT  
TO YOU BY:





# Our contribution to Community Week

Join us for the Biosphere Institute of the Bow Valley's...

## ★ DO-SI-DO ★ SQUARE DANCE FUNDRAISER



**Friday, November 17, 2023**

Doors open: 6:30 PM Dance starts: 7:30 PM  
Cornerstone Theatre, Canmore

**SILENT AUCTION AND LIGHT SNACKS PROVIDED.  
NO DANCE EXPERIENCE NECESSARY!**

**CLICK [HERE FOR TICKETS](#) OR SCAN THIS QR CODE:**



BOW VALLEY  
**COMMUNITY WEEK**



**BIOSPHERE**  
INSTITUTE OF THE BOW VALLEY

# Thanks!

**Gareth Thomson**  
**Executive Director**  
**Biosphere Institute of the Bow Valley**

**403-678-7746**

**Gareth@biosphereinstitute.org**







**TOWN OF CANMORE**  
**MINUTES**  
 Committee of the Whole  
**Tuesday, October 17, 2023 at 1:00 p.m.**

**COUNCIL MEMBERS PRESENT**

Sean Krausert	Mayor
Joanna McCallum	Deputy Mayor
Jeff Hilstad	Councillor
Wade Graham	Councillor
Tanya Foubert	Councillor
Jeff Mah	Councillor
Karen Marra	Councillor

**COUNCIL MEMBERS ABSENT**

None

**ADMINISTRATION PRESENT**

Sally Caudill	Chief Administrative Officer
Therese Rogers	General Manager of Corporate Services
Whitney Smithers	General Manager of Municipal Infrastructure
Scott McKay	General Manager of Municipal Services
Cheryl Hyde	Manager, Municipal Clerk's Office (recorder)
Adam Driedzic	Town Solicitor
Adam Robertson	Manager of Communications
Eleanor Milette	Manager of Economic Development
Elle West	Community Evaluator
Amanda Hunter	Community Peace Officer
Lauren Miller	Manager of Planning and Development
Josh Cairns	Senior Policy Planner

Mayor Krausert called the October 17, 2023 Committee of the Whole meeting to order at 1:00 p.m.

**A. CALL TO ORDER AND APPROVAL OF AGENDA**

- 1. Land Acknowledgement**
- 2. Agenda for the October 17, 2023 Committee of the Whole Meeting**

22-2023COW

Moved by Mayor Krausert that the Committee of the Whole approve the agenda for the October 17, 2023 meeting as presented.

**CARRIED UNANIMOUSLY**

**I. IN CAMERA**

**1. Three Sisters Mountain Village Properties Ltd. Area Structure Plans Legal Advice**

23-2023COW

Moved by Mayor Krausert that the Committee of the Whole take the meeting in camera at 1:02 p.m. to prevent disclosure of privileged information in accordance with section 27(1)(a) of the Freedom of Information and Protection of Privacy Act.

**CARRIED UNANIMOUSLY**

The Town's external legal counsel, Kelsey Becker Brooks of Reynolds Mirth Richards & Farmer, was present at the closed session.

Administration present at the closed session: Sally Caudill, Therese Rogers, Whitney Smithers, Scott McKay, Cheryl Hyde, Adam Driedzic, Lauren Miller, and Adam Robertson.

24-2023COW

Moved by Mayor Krausert that the Committee of the Whole return to the public meeting at 2:27 p.m.

**CARRIED UNANIMOUSLY**

**Meeting Break 2:27 – 2:45 p.m.**

**B. DELEGATIONS**

**1. Canmoreland**

Donna Houston, Chair of Canmoreland Community Conservation and Land Trust (CLT), and Simon Orrell and Dawn Saunders Dahl, members of CLT, spoke to a written presentation introducing the Committee to their organization, a non-profit focused on acquiring real estate space of all kinds for the social benefit of the local community and its people.

**C. MINUTES**

**1. Minutes of the September 19, 2023 Committee of the Whole Meeting**

25-2023COW

Moved by Mayor Krausert that the Committee of the Whole approve the minutes of the September 19, 2023 meeting as presented.

**CARRIED UNANIMOUSLY**

**D. STAFF REPORTS**

**1. Canmore Community Monitoring Report**

Administration spoke to a written report providing an overview of the updated Canmore Community Monitoring Report.

**2. 2023 Safe Park Program Evaluation**

Administration spoke to a written report providing an update on the 2023 Safe Park Program Pilot and related Community Evaluator position.

**3. Launch of Connect Downtown: Planning a Vibrant Town Centre**

Administration spoke to a written report providing an overview of the scope of work for the creation of an Area Redevelopment Plan for the Downtown area.

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



**E. COUNCILLOR UPDATES**

**1. October 2023 Councillor Updates**

Written report, received as information.

**F. ADMINISTRATIVE UPDATE**

**1. October 2023 Administrative Update**

Written report, received as information.

**G. COUNCIL RESOLUTION ACTION LIST**

**1. Council Resolution Action List as of October 11, 2023**

Written report, received as information.

**H. CORRESPONDENCE**

**1. Alberta Municipal Affairs re Canmore Traffic Calming Initiatives**

**2. UNESCO re Coalition of Inclusive Municipalities**

**I. IN CAMERA**

Addressed at the beginning of the meeting.

**J. ADJOURNMENT**

26-2023COW

Moved by Mayor Krausert that the Committee of the Whole adjourn the October 17, 2023 meeting at 4:12 p.m.

**CARRIED UNANIMOUSLY**

---

Sean Krausert, Mayor

---

Cheryl Hyde, Manager, Municipal Clerk's Office

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



# Briefing

**DATE OF MEETING:** November 21, 2023 **Agenda #:** D-1

**To:** Committee of the Whole

**SUBJECT:** 2023 Bow Valley Housing and Service Needs Estimation Report

**SUBMITTED BY:** Elle West, Community Evaluator

**PURPOSE:** To update the Committee of the Whole on the results of the 2023 Housing and Service Needs Estimation Project

## EXECUTIVE SUMMARY

The Town of Canmore is a member of the Bow Valley Homeless to Housing Coalition (H2HC), which is an inter-agency group that works to create supports and services for individuals who are experiencing homelessness or housing insecurity. In March of 2023, the Town of Canmore co-led, in collaboration with the YWCA Banff, the Rural Development Network's (RDN) Housing and Service Needs Estimation Project. As a part of this project, an RDN survey was circulated through local front-line agencies who actively promoted the survey to their clients. A total of 1,152 suitable survey responses were collected from Bow Valley residents. RDN then evaluated aggregated responses and created the 2023 Bow Valley Housing and Service Needs Estimation Report. It was determined that 1,091 survey respondents are housing insecure according to the national definitions of homelessness. An additional 1,061 dependents and 1,847 adults are believed to be living with housing insecure survey respondents. Therefore, based on survey results, there are at least 3,999 individuals experiencing housing insecurity in Bow Valley.

## BACKGROUND/HISTORY

As part of the Homeless to Housing Coalition (H2HC) the Community Evaluator worked to understand who is impacted by homelessness and housing insecurity within the Bow Valley. This included collaborating with the YWCA Banff and the Rural Development Network (RDN) to estimate the number of Bow Valley residents who experience homelessness and housing insecurity through the Rural and Remote Alberta Housing and Service Needs Estimation Project.

The Housing and Service Needs Estimation Project is a province wide project and is completed in coordination with rural communities throughout Alberta. This project is funded in part by the Government of Canada's *Reaching Home* fund. In 2023, the RDN partnered with organizations representing 45 communities to conduct this estimation. This is the third iteration of the Estimation Project; it was also conducted in 2018 and 2020, with 20 and 24 communities respectively.

When it comes to homelessness and understanding its causes, the focus is often on urban centers, where the visibility of those experiencing homelessness is more apparent. Reports from both the Rural Development Network and the Canadian Observatory on Homelessness show that rural homelessness is less visible, and due to its hidden nature, receives less acknowledgement and understanding. This estimation project is conducted to:



- Provide a comprehensive picture of homelessness and housing insecurity, including demographic statistics, which services are being accessed, and which services may not be available locally.
- Help inform service providers and municipal, provincial, and federal policies, practices, and funding decisions on homelessness, housing, and support services.
- Develop a contextually relevant process for service providers to engage with and collect data from those who are experiencing homelessness or are at risk of it.
- Elevate and incorporate the voices of people experiencing homelessness in the solutions to end homelessness.

Data from previous estimation projects have assisted the H2HC and the Town of Canmore with successfully launching significant supports in the Bow Valley, such as:

- 1) YWCA Emergency accommodation spaces (developed through H2HC): Three emergency and transitional housing units designed to support individuals and families who are between housing options.
- 2) YWCA Sustaining Home program (developed through H2HC): A one-time, interest-free loan program designed to help an individual secure housing and/or maintain housing.
- 3) REST pilot program: a low-barrier, overnight winter shelter designed to provide individuals with safe shelter in cold weather, which has since become the Homelessness Society of the Bow Valley (HSBV). HSBV is a non-profit society which provides year-round outreach support and is preparing to open its shelter doors for the fourth consecutive winter. The winter shelter operates out of the Town of Canmore Scout Hall which is being provided to the HSBV for the second year in a row at a reduced rate.

## DISCUSSION

The RDN worked with communities and academics across Canada to develop a survey that reflected rural and remote community contexts. The survey was developed in accordance with the Canadian Observatory on Homelessness' definitions of homelessness. However, the survey itself was advertised as a Housing and Service Needs survey; this is a result of feedback from multiple service providers who are committed to minimizing the stigma associated with homelessness that could cause distress to their clients. By re-framing the language of the survey, service providers were able to encourage all clients to participate, instead of pointedly targeting certain individuals.

The survey was circulated through agencies that were likely to see community members who are experiencing insecure housing, including the Homelessness Society of the Bow Valley, the YWCA Banff, and the Bow Valley Food Bank. Surveys could be completed in person at some locations, while digital versions of the survey were also available online and circulated through social media channels. A total of 1,152 surveys were collected in the Bow Valley over a four-week period, which form the basis of the following results. Of the 1,152 survey respondents, 642 self-identified as housing insecure and 70 indicated "I'm not sure". Through further analysis, it was determined that 1,091 survey respondents are housing insecure according to the national definitions of homelessness.

The national definition of homelessness notes that individuals who become homeless experience a range of physical living situations, including:

- **Unsheltered:** Absolutely homeless, living on the streets or in places not intended for human habitation (e.g. sidewalks, parks, vehicles, garages, etc.)
- **Emergency Sheltered:** People who are staying in overnight shelters due to homelessness as well as those staying in shelters due to family violence.
- **Provisionally Accommodated:** People with an accommodation that is temporary or that lacks security for tenure (e.g. couch surfing, people who are housed seasonally, people in domestic violence situations, living in transitional housing, abandoned buildings etc.)
- **At Risk of Homelessness:** People who are not yet homeless but whose current economic and/or housing situation is precarious or does not meet public health and safety standards (e.g. people who are one rent payment away from eviction, people whose housing may be condemned for health, by-law, or safety violations, etc.)
- **Insecure Housing:** For this report, the term insecure housing will be used to encompass the entire spectrum of homelessness which includes unsheltered, emergency sheltered, provisionally accommodated, and at risk of homelessness.

In addition to the 1,091 survey respondents who are experiencing insecure housing 1,061 dependents and 1,847 adults were reported to be living with these survey respondents. Therefore, based on survey results, there are at least 3,999 community members experiencing housing insecurity in the Bow Valley.

The top three reasons for housing insecurity in the Bow Valley, as reported by survey respondents are:

- Low wages
- Increasing rent costs
- Inability to afford rent/mortgage payments

Based on the survey population breakdown, we see that:

- 98% of 2SLGBTQIA+ respondents are housing insecure.
- 100% of youth respondents (0 – 19) are housing insecure.
- 100% of respondents who spent time in care are housing insecure and 92% of respondents who spent time in care are indigenous.

Since only 642 survey respondents self-identified as housing insecure, when 1,091 respondents were shown to be housing insecure, it is possible that the 449 respondents who believe they are secure in their housing have never accessed supports that could help them improve their current housing situation. This highlights an opportunity to increase community awareness and understanding of housing insecurity, and awareness of the supports that are available. Community conversations could also include information on tenant rights and homeowner rights as 23% of respondents do not have sufficient heating and 15% do not have access to safe drinking water.

Examples of supports in the Bow Valley that could be accessed include Canmore Community Housing, Bow Valley Regional Housing, Banff Housing Corporation, YWCA Banff, and the FCSS (Family and Community Support Services) teams in Banff and Canmore who offer information and referrals as well as workshops such as “RentSmart” and affordability programs.



Many survey respondents spoke of a lack of empathy and compassion towards housing insecure folks, including examples of judgment and hatred, and deliberate exclusion of housing insecure people from community events. Examples of racism were also evident in survey responses. Here is another area where increasing awareness could be helpful. Facilitating community conversations could encourage community members to show empathy and understanding towards housing insecure individuals and decrease the incidents of judgment, racism, discrimination, and exclusion.

Other opportunities outlined in the report include encouraging and managing sustainable growth, highlighting the need for accessible, affordable, and adaptable housing projects to increase housing options in the Bow Valley, and promoting and adapting short-term emergency housing solutions. While 38% (416) of survey respondents accessed emergency shelter in the past year, 51% (563) did not access an emergency shelter when needed. Reasons for not accessing a shelter included that the shelter was full, the right kind of shelter was not available, and that they did not meet the intake criteria of the shelter.

Although these surveys provide a snapshot of homelessness and housing instability, they are not an exhaustive picture. Not every individual experiencing housing insecurity may have accessed a participating service agency during the data collection period.

**FINANCIAL IMPACTS**

None.

**STAKEHOLDER ENGAGEMENT**

Community partners who contributed to survey administration include: Alberta Health Services: Addiction and Mental Health, Banff Food Rescue, Bow Valley Food Bank, Canmore Community Housing, Canmore Food Recovery Barn, Canmore Public Library, Canmore Young Adult Network, Crossway Community Thrift, Homelessness Society of the Bow Valley, Job Resource Centre Banff & Canmore, Town of Banff (Banff FCSS, Banff Housing Corporation), Town of Canmore (Canmore FCSS, Canmore Family Connection Centre), St. Michael’s Food and Friends, and YWCA Banff.

**ATTACHMENTS**

- 1) Bow Valley 2023 Alberta Provincial Housing and Service Needs Estimation Report

**AUTHORIZATION**

Submitted by:	Elle West Community Evaluator	Date: <u>November 2, 2023</u>
Approved by:	Scott McKay Manager of Municipal Services	Date: <u>November 2, 2023</u>
Approved by:	Sally Caudill Chief Administrative Officer	Date: <u>November 14, 2023</u>





# **BOW VALLEY**

2023 Alberta Provincial Housing  
& Service Needs Estimation

COMMUNITY REPORT





Prepared By:  
Rural Development Network  
(780)-964-2736  
11443 - 143 Street, NW  
Edmonton, AB

# Acknowledgements

RDN's physical office is located on the Traditional Territories of Treaty 6 and is home to many Métis and Inuit Peoples. As a national organization, we also acknowledge that RDN staff and the communities we support live, gather, and organize across Turtle Island.

Inuit, Métis, and First Nations Peoples are experiencing homelessness at disproportionately high rates compared to non-Indigenous people in Canada. Unlike the common, colonialist definition of homelessness, Indigenous homelessness is not simply defined as lacking a structure of habitation; rather, it is more fully understood as a loss or breakdown of relationships between individuals, families, and/or communities and their land, water, place, family, kin, each other, animals, cultures, languages, and identities. RDN recognizes the ways in which settler relationships to both the land and the Peoples of this land have been broken and misused, causing and contributing to Indigenous homelessness. We also recognize the ways in which our presence on this land continues to uphold colonialism and reproduces dispossession and violence for Indigenous people, further perpetuating experiences of Indigenous homelessness.

In an ongoing effort to support Indigenous communities in addressing issues of housing, homelessness, and service needs, we are committed to working to decolonize homelessness research and advocate to funders for Indigenous self-determination in the housing and social sectors.

We share this acknowledgement to reaffirm our responsibility and commitment to reconciliation.

We also recognize that this land acknowledgement is just that, an acknowledgement; it is but one step in our journey. We commit to working to uphold the conditions of the treaties that govern this land.





## We thank you.

This report and the information within were made possible through the efforts of many dedicated individuals and groups. We wish to thank the front-line staff at participating service agencies:

- Alberta Health Services: Addiction and Mental Health
- Banff Food Rescue
- Canmore Community Housing
- Canmore Food Recovery Barn
- Crossway Community Thrift
- Homelessness Society of Bow Valley
- Job Resource Centre Banff & Canmore
- Town of Banff: Banff FCSS, Banff Housing Corporation
- Town of Canmore: Canmore FCSS, Family Connection Centre
- St. Michael's Foods & Friends Community Dinners
- YWCA Banff

and the residents in Bow Valley for their support, dedication, and commitment to this project.

Funded in part by the Government of Canada's Reaching Home Program:





## About this Report

In 2023, the Rural Development Network (RDN) partnered with 22 organizations representing 45 communities across Alberta to conduct the third iteration of the provincial-wide housing and service needs estimation.

This report outlines Bow Valley's results within the provincial estimation, highlighting the number of residents who are housing insecure and their experiences with homelessness. This report is complemented by the [Alberta Provincial Report](#), which highlights the combined results of all 45 communities across the province.

This report is intended to support decision-making across organizations, funders, and multiple levels of government around housing and homelessness by providing reliable and up-to-date data on housing and service needs in Bow Valley. It can also be used and referred to in the community for program and advocacy purposes related to housing, homelessness, and service needs.

Contact [info@ruraldevelopment.ca](mailto:info@ruraldevelopment.ca) for more information on Housing and Service Needs Estimations.



# Table of Contents

<b>What does "Homelessness" mean?</b>	<b>1</b>
<b>Introduction</b>	<b>3</b>
<b>Methodology</b>	<b>5</b>
<b>Limitations</b>	<b>9</b>
<b>Results &amp; Analysis</b>	<b>10</b>
<b>Objective Housing Situation</b>	<b>10</b>
<b>Exploring the Spectrum of Homelessness in Bow Valley</b>	<b>11</b>
<b>Bow Valley Population Overview</b>	<b>14</b>
<b>Housing &amp; Service Needs Estimation Survey Respondent</b>	
<b>Population Overview</b>	<b>16</b>
<b>Housing Secure vs. Housing Insecure Survey Respondent</b>	
<b>Population Overview</b>	<b>18</b>
<b>Education, Employment, and Income Sources</b>	<b>21</b>
<b>Living Situation</b>	<b>25</b>
<b>Community Supports</b>	<b>31</b>
<b>Insights on Community Spaces</b>	<b>39</b>
<b>"What Would You Like to See More of in Your</b>	
<b>Community?"</b>	<b>43</b>
<b>What Does Homelessness Look Like in Bow Valley?</b>	<b>46</b>
<b>Opportunities Moving Forward</b>	<b>47</b>
<b>References</b>	<b>49</b>

# Definitions

## What Does Homelessness Mean?

### **Homelessness**

According to the Canadian Observatory on Homelessness (Gaetz et al., 2012), homelessness is the situation of an individual, family, or community without stable, safe, permanent, appropriate housing, or the immediate prospect, means, and ability to acquire it. It is the result of systemic or societal barriers, domestic violence, a lack of affordable and appropriate housing, the individual/household's financial, mental, cognitive, behavioural or physical challenges, and/or racism and discrimination.


Further, Indigenous homelessness considers the traumas imposed on Indigenous Peoples through colonialism. It is defined as a "human condition that describes First Nations, Métis and Inuit individuals, families or communities lacking stable, permanent, appropriate housing, or the immediate prospect, means or ability to acquire such housing...Indigenous homelessness is not defined as lacking a structure of habitation; rather, it is more fully described and understood through a composite lens of Indigenous worldviews" (Thistle, 2017).

Most people do not choose to be homeless, and the experience is generally negative, unpleasant, stressful, and distressing. The national definition of homelessness notes that individuals who become homeless experience a range of physical living situations, including:

**Unsheltered:** Absolutely homeless, living on the streets or in places not intended for human habitation (e.g. living on sidewalks, squares, parks, vehicles, garages, etc.).

**Emergency Sheltered:** People who are staying in overnight shelters due to homelessness as well as those staying in shelters due to family violence.





**Provisionally Accommodated:** People with an accommodation that is temporary or that lacks security for tenure (e.g. couch-surfing, living in transitional housing, living in abandoned buildings, living in places unfit for human habitation, people who are housed seasonally, people in domestic violence situations, etc.).

**At Risk of Homelessness:** People who are not yet homeless but whose current economic and/or housing situation is precarious or does not meet public health and safety standards (e.g. people who are one rent payment missed from eviction, people whose housing may be condemned for health, by-law, or safety violations, etc.).

*(Canadian Observatory on Homelessness, Canadian Definition of Homelessness, 2012).*

**Insecure Housing:** For this report, the term housing insecure, or insecure housing, will be used to encompass the entire spectrum of homelessness which includes unsheltered, emergency sheltered, provisionally accommodated, and at risk of homelessness.


# Introduction

When it comes to homelessness and understanding its causes, the urban experience tends to dominate the conversation, mainly due to the “visibility” of individuals experiencing homelessness in urban centres. The issue of homelessness in rural and remote areas is far less understood and acknowledged because of its “hidden” nature. Further, recent data suggests that rural homelessness is prevalent at rates equivalent to or greater than urban per capita rates (Schiff, et al., 2022).

Recognizing this, RDN conducted the 2023 Alberta Provincial Housing and Service Needs Estimation with 22 organizations representing 45 rural, remote, and Indigenous communities across Alberta in an attempt to better understand what homelessness looks like in each community and across the rural provincial landscape. Specifically, the purpose of this estimation is to:

1. Develop a contextually relevant process for local service providers to engage and collect informed data with those who are at risk of or currently experiencing homelessness.
2. Provide a comprehensive picture of housing insecurity and homelessness in Alberta, including demographic information on who is experiencing homelessness and which services are being accessed, and which services are missing.
3. Help inform service providers and municipal, provincial, and federal policies, practices, and funding decisions on homelessness, housing, and support services.
4. Develop recommendations and next steps for service providers and municipal, provincial, and federal governments.
5. Elevate and incorporate the voices of people experiencing homelessness in the solutions to end homelessness.

This is the third iteration of the Alberta Provincial Housing and Service Needs Estimation; it was also conducted in 2018 and 2020 with 20 and 24 communities, respectively. Bow Valley was one of the 20 communities that participated in the 2018 estimation, where they surveyed 106 community members, 85 of which were



determined to be housing insecure, and one of the 24 communities in 2020, where they surveyed 112 community members, 59 of which were determined to be housing insecure. Furthermore, in 2020 an additional 86 dependents and adults were identified as living with the 59 housing insecure respondents.



# Methodology

The methodology employed in this Housing and Service Needs Estimation comes from the Step-by-Step Guide to Estimating Rural Homelessness, published by the Rural Development Network. RDN initially developed the Step-by-Step Guide to Estimating Rural Homelessness due to the lack of available, accurate, and current data on rural homelessness. A lack of data limits the ability of rural communities like Bow Valley to advocate for better resources for their residents.

The guide is unique in that it tackles the issue of housing insecurity and homelessness from a rural perspective and recognizes the difficulties that come with conducting standard Point-in-Time (PiT) counts in rural and remote areas. It instead uses a service-based population estimation approach, which allows for anyone, including small nonprofits and local front-line agencies, to gather data on gaps in local housing and service needs without adding additional strain to workloads and organizational capacities.

Following the model proposed in the Step-by-Step Guide, RDN worked with communities and academics across Canada to develop a survey that reflected rural and remote community contexts. The survey was developed in accordance with the Canadian Observatory on Homelessness' definitions of homelessness. However, the survey itself was advertised as a Housing and Service Needs survey; this is a result of feedback from multiple service providers who are committed to minimizing the stigma associated with homelessness that could cause distress to their clients. By re-framing the language of the survey, service providers were able to encourage all clients to participate, instead of pointedly targeting certain individuals.

To further minimize stigma throughout the survey, rather than asking respondents to identify themselves as homeless or housing insecure, they were asked whether they consider their living conditions to be secure or insecure and to fill out checkboxes that determine their objective housing situation. Based on responses to the latter survey question along with subsequent data analysis, RDN was able to determine which respondents were housing-unstable. As shown in

the results, below, some individuals who don't consider themselves to be homeless or at risk of homelessness actually qualify based on the national definitions of homelessness.

The same survey was used across all communities participating in the 2023 Alberta Provincial Housing and Service Needs Estimation project, with one exception; each community's survey was customized to meet their location parameters. Figure 1 showcases Bow Valley's location parameters.

## Figure 1: Bow Valley's Location Question on Survey

Q2. Where do you currently live (or which community do you live closest to)?

- Banff
- Canmore
- Lake Louise
- MD Bighorn
- Mini Thni
- I am not sure
- Other: \_\_\_\_\_
- Prefer not to answer

RDN worked with Bow Valley to develop a survey administration process that would ensure the greatest level of participation possible. For Bow Valley, surveys were advertised at service provider locations and online as an open Survey Monkey link across the community. Surveys were available through these locations and online for a period of four weeks: from March 1 to March 31, 2023.

Before the survey period began, RDN conducted orientation and training sessions with staff from participating agencies. During the training, emphasis was placed on clarifying survey terms, ensuring respondents' confidentiality and privacy, and

securing participants' informed consent. During each training session, resources were provided to staff to improve their understanding of the project and increase comfort in administering the survey. Training and resources also included the various ways to administer the survey in an open, non-intrusive manner, placing extra importance on meeting the individual's reasons for visiting the agency before offering the survey.

Important to note about the survey; to ensure the trust and anonymity of participants, each respondent was asked to give consent at the beginning of the survey and create a unique identifier. The unique identifier allows RDN to maintain the integrity of the data without knowing respondent identities. The unique identifier is a combination of letters and numbers from a participant's name and birthdate.

## Figure 2: Unique Identifier Question on Survey

Q1. Anonymous Unique Identifier (ex. John Smith, born on 15th November 1964)

H	N	What are the last two letters of your FIRST name?
T	H	What are the last two letters of your LAST name?
1	5	What is the DAY you were born?
6	4	What are the last two numbers of the YEAR you were born?



Bow Valley collected 2,065 survey responses during the four weeks. Of the 2,065 surveys, 913 were excluded. Surveys were deemed unsuitable and excluded for one or more of the following reasons:

1. Survey respondent(s) declined to give consent.
2. Survey respondent(s) declined to provide the unique identifier or provided improper unique identifier information (i.e. characters instead of numbers, etc.).
3. Survey respondent(s) submitted multiple surveys (determined based on unique identifier(s)).

Based on this, 1,152 were determined to be suitable for further analysis and will be the focus of the results outlined below.



## Limitations

Despite our best attempts to reduce stigma and increase the accessibility of the survey, not all clients who were offered a survey chose to participate. Additionally, staff at participating agencies were informed that participants under the age of 14 years old required guardian consent to participate in the survey. While this is inherently problematic and exclusionary, as most youth experiencing homelessness would not have a guardian present to provide consent, to maintain survey ethics, this requirement is in compliance with the Alberta College of Social Workers. Worth noting here is that not everyone who filled out the survey responded to every question.

As a result, there remains a portion of people experiencing homelessness or housing insecurity whose voices and lived experiences were not captured in this project. Therefore, while the trends, highlights, and recommendations made are very informative, it is important to remember that this report presents a conservative picture of the housing and services needs in Bow Valley.

# Results & Analysis

## Objective Housing Situation

As part of the survey, participants were asked the following question: “Do you consider your housing situation to be unstable or feel you could easily lose your housing?” Respondents were given the options “yes,” “no,” and “I’m not sure” to guide their responses. Of the 1,152 survey respondents, 642 self-identified as housing insecure and 70 indicated “I’m not sure.” Through further analysis, it was determined that 1,091 survey respondents are housing insecure according to the national definitions of homelessness. An additional 1,061<sup>1</sup> dependents and 1,847 adults reported living with housing insecure survey respondents. Therefore, based on survey results, there are at least 3,999 community members experiencing housing insecurity in Bow Valley.

The top three reasons for housing insecurity in Bow Valley, as reported by survey respondents, are:

1. Low wages
2. Increasing rent costs
3. Inability to afford rent/mortgage payments

<sup>1</sup> 1,061 is a very high number of dependents for 1,091 housing insecure respondents. It is possible that some duplication has occurred with dependents. For example, if two housing insecure respondents who live in the same household answered the survey and both identified two dependents, that translates to four dependents in the data.



## Exploring the Spectrum of Homelessness in Bow Valley

Recognizing that the national definition of homelessness is complex, encompassing various housing situations across a continuum, it is important to better understand what housing insecurity looks like in Bow Valley. This can be achieved by exploring the experiences of the 1,091 housing insecure respondents.

To accurately place respondents along the spectrum of homelessness, a series of measures were used to understand their situations, including their self-identified housing stability response, their calculated housing stability, their current housing situation, the amenities they lack in their current home, and others. Early in the survey, respondents were asked to outline their current housing situation and were able to choose all situations that applied to them from a variety of statements that ranged from “I own the house I am currently in” to “I lived in supportive housing” to “I slept in a public space” and more. To accurately present what a journey of housing insecurity might look like for respondents over a month, we have included all responses, as respondents were able to select more than one statement.


An important thing to consider when reading this table is that people experiencing housing insecurity often fluctuate in and out of their situation; therefore, someone who was unsheltered one night might have been emergency sheltered or provisionally accommodated the next. As a result, we have highlighted every incident of insecurity respondents experienced in the past month to understand the journey of housing insecurity in Bow Valley.

**Table 1: Respondents by Housing Situation in the Homelessness Spectrum**

<b>Place on the Homelessness Spectrum</b>	<b># of Respondents in Each Category</b>
Unsheltered	23
Emergency Sheltered	57
Provisionally Accommodated	747
At-Risk of Homelessness	1,123

This table demonstrates the diversity of respondents' experiences with housing insecurity in Bow Valley and outlines that homelessness presents itself in more ways than simply sleeping outside. Respondents that have been identified as "At Risk of Homelessness" emphasized their difficulty in being able to afford their rent/mortgage and/or have stayed in a home with unsafe conditions such as physical construction hazards, no windows, no electricity, etc. Many respondents are also living in overcrowded accommodations where there are not enough bedrooms for the number of people staying there and/or living in a different community than where they work due to a housing shortage. Respondents identified as at risk of homelessness average 36 years old.

Respondents who indicated they experienced being provisionally accommodated noted stays in medical/detox facilities, a jail/prison/remand centre, and/or transitional housing units. Others noted living in homes owned/



rented out by their employers or by an Indigenous government. Many respondents also indicated staying in a home unwillingly because they have nowhere else to go, staying with a stranger because they had nowhere else to go, and/or enduring violence because they had nowhere else to go. Respondents identified as provisionally accommodated average 35 years old.

Respondents who indicated they experienced being emergency sheltered or unsheltered noted stays in emergency shelters and/or women's/domestic violence shelters, in a makeshift shelter, tent, vehicle, or shack, and/or stays outside, unsheltered. Respondents identified as emergency sheltered average 39 years old and respondents identified as unsheltered average 36 years old.

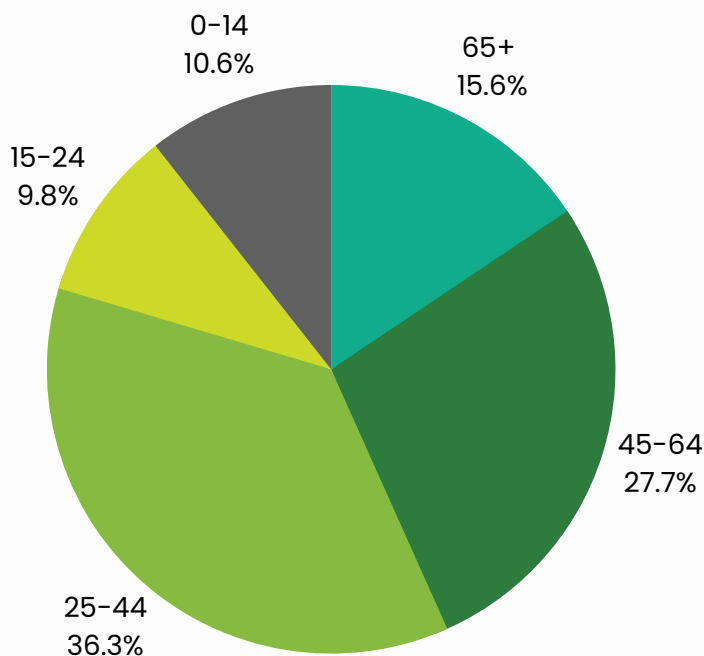


## Bow Valley Population Overview

Bow Valley encompasses the Towns of Banff and Canmore. According to Alberta's Regional Dashboard (Government of Alberta, n.d.a; Government of Alberta, n.d.b), Bow Valley covers a 74.3 square km geographical land base with a total population size of 24,186; making up 0.53% of Alberta's total population.

48.8% (11,807) of the population is reported as female, while 51.2% (12,379) reported as male.

**Figure 3: Bow Valley Population Age Breakdown (2022)**



The average age of the population is 39.8 years in Banff and 42.7 years in Canmore.

According to Statistics Canada (2021) Census numbers, 21.1% (5,135) of the population immigrated to Canada, and 15.6% (3,795) of the population identified as a visible minority. Further, 2.6% (620) of Bow Valley's population identified as Indigenous; 40% (245) of whom are First Nations, 56% (350) of whom are Métis, and 2% (15) of whom are Inuit.

The 2021 Census also reports that Bow Valley has 9,735 private households with an average of 2.3 people per household. Of the 9,735 private households, 58.9% (5,735) are owned, while 41.1% (4,005) are rented, with the average monthly rent for a two-bedroom dwelling listed as \$2,190 in Banff (Rental Market Statistics by the Banff Housing Corporation, 2022) and \$2,735 in Canmore (Rental Market Statistics by the Canmore Community Housing, 2022). Single-family houses make up 6.3% of all private dwellings in Banff and 23.9% of all private dwellings in Canmore. Further, 32.1% (3,125) of households report one or more of the following:

- Spending more than 30% of their income on shelter costs,
- That their dwelling is "not suitable"; and/or,
- That their dwelling has "major repair needs."

The median after-tax income is \$36,800 for individuals and \$77,500 for households in Banff and \$44,000 for individuals and \$92,000 for households in Canmore. According to the Economic Research Institute (2023a; 2023b), the cost of living in Banff is 20% higher than the national average and 13% higher than the provincial average for Alberta, while Canmore is 19% higher than the national average and 12% higher than the provincial average for Alberta.

## Housing & Service Needs Estimation Survey Respondent Population Overview

1,152 community members responded to the Bow Valley survey; 47% (527) identified as female, 46% (527) as male, 2% (28) as trans-male, 2% (17) as trans-female, and 2% (18) as gender non-conforming. 1% (7) of respondents were unsure of their gender identity and 1% (9) preferred not to answer. Additionally, 74% (841) of respondents identified as straight, 5% (55) as lesbian/gay, 12% (134) as bisexual/pansexual, 3% (34) as asexual, and 2% (26) as two-spirit. 1% (11) were unsure of their sexual orientation, 0.2% (2) noted that their sexual orientation was not listed in the options provided, and 3% (32) preferred not to answer.

Of the 1,152 respondents, 7% (88) are between the ages of 20-24, 23% (273) are between 25-29, 26% (306) are between 30-34, 17% (204) are between 35-39, 20% (233) are between 40-59, and 4% (47) are 60 years or older.

65% (739) of respondents were born in Canada (Turtle Island), while 33% (380) immigrated to Canada and 2% (20) preferred not to answer. 5% (18) of respondents who were not born in Canada are currently in Canada as international students and 29% (111) are currently in Canada on temporary work visas.

52% (695) of respondents are white, while 49% (671) of respondents self-identified as racialized.<sup>2</sup> An additional 1% (7) of respondents noted their racial identity was not listed in the options provided and 3% (43) of respondents preferred not to answer. Additionally, 59% (671) of respondents self-identified as Indigenous and 2% (27) preferred not to answer; 65% (434) as First Nations, 11% (71) as Métis, 19% (125) as Inuit, and 6% (41) as having other Indigenous ancestry.

<sup>2</sup> Please note that many respondent selected more than one option when noting their racial identity, likely reflecting mixed racial identities and backgrounds; as a result, there are more racial identities listed than number of respondents in the survey.



30% (324) of respondents stayed in foster care, a youth group home, or under a youth/young adult agreement in the past and 2% (18) preferred not to answer.

Lastly, in terms of demographics, respondents were asked to indicate if they have ever served in the Canadian Armed Forces/Foreign Military Service, Royal Canadian Mounted Police (RCMP) or Foreign Police Service, or local or foreign Emergency Services (EMS, Police, Fire Department). Of the 1,152 survey respondents, 12% (145) were in the Canadian Armed Forces or Foreign Military Service, 8% (98) were in the RCMP or Foreign Police Service, 11% (131) were in local or foreign Emergency Services, and 2% (22) preferred not to answer.



# Housing Secure vs. Housing Insecure Survey Respondent Population Overview

Table 2: Housing & Service Needs Estimation Survey Population Overview Comparison by Housing Stability

Demographic Characteristic	Housing Secure	Housing Insecure
<b># of Survey Respondents</b>	61	1091
<b>Gender</b>	Male: 24	Male: 502
	Female: 27	Female: 500
	Trans-male: 1	Trans-male: 27
	Trans-female: 0	Trans-female: 17
	Gender non-conforming: 0	Gender non-conforming: 18
	Don't know: 0	Don't know: 9
<b>Sexual Orientation</b>	Straight: 44	Straight: 797
	Gay/Lesbian: 1	Gay/Lesbian: 54
	Bisexual/Pansexual: 3	Bisexual/Pansexual: 131
	Asexual: 0	Asexual: 34
	Two-spirit: 0	Two-spirit: 26
	Don't know: 0	Don't know: 11

<b>Age</b>	0 - 19 years: 0	0 - 19 years: 0
	20 - 24 years: 7	20 - 24 years: 81
	25 - 29 years: 9	25 - 29 years: 264
	30 - 34 years: 10	30 - 34 years: 296
	35 - 39 years: 12	35 - 39 years: 192
	40 - 59 years: 20	40 - 59 years: 213
	60+: 3	60+: 44
<b>Immigration Status</b>	Born in Canada: 31	Born in Canada: 708
	Not born in Canada: 19	Not born in Canada: 356
<b>Racial Identity</b>	White: 34	White: 661
	Visible minority: 14	Visible minority: 657
<b>Indigenous Identity</b>	First Nations: 11	First Nations: 423
	Métis: 4	Métis: 69
	Inuit: 2	Inuit: 121
	Other Indigenous ancestry: 0	Other Indigenous ancestry: 41
<b>Time in Foster Care, Youth Group Home, or Youth/Young Adult Agreement</b>	Spent time in care: 0	Spent time in care: 324



<b>Served in Canadian Armed Forces, RCMP, Emergency Services</b>	Canadian Armed Forces: 2	Canadian Armed Forces: 143
	RCMP: 2	RCMP: 96
	Emergency Services: 1	Emergency Services: 130

Based on this survey population overview breakdown, we can determine the following:

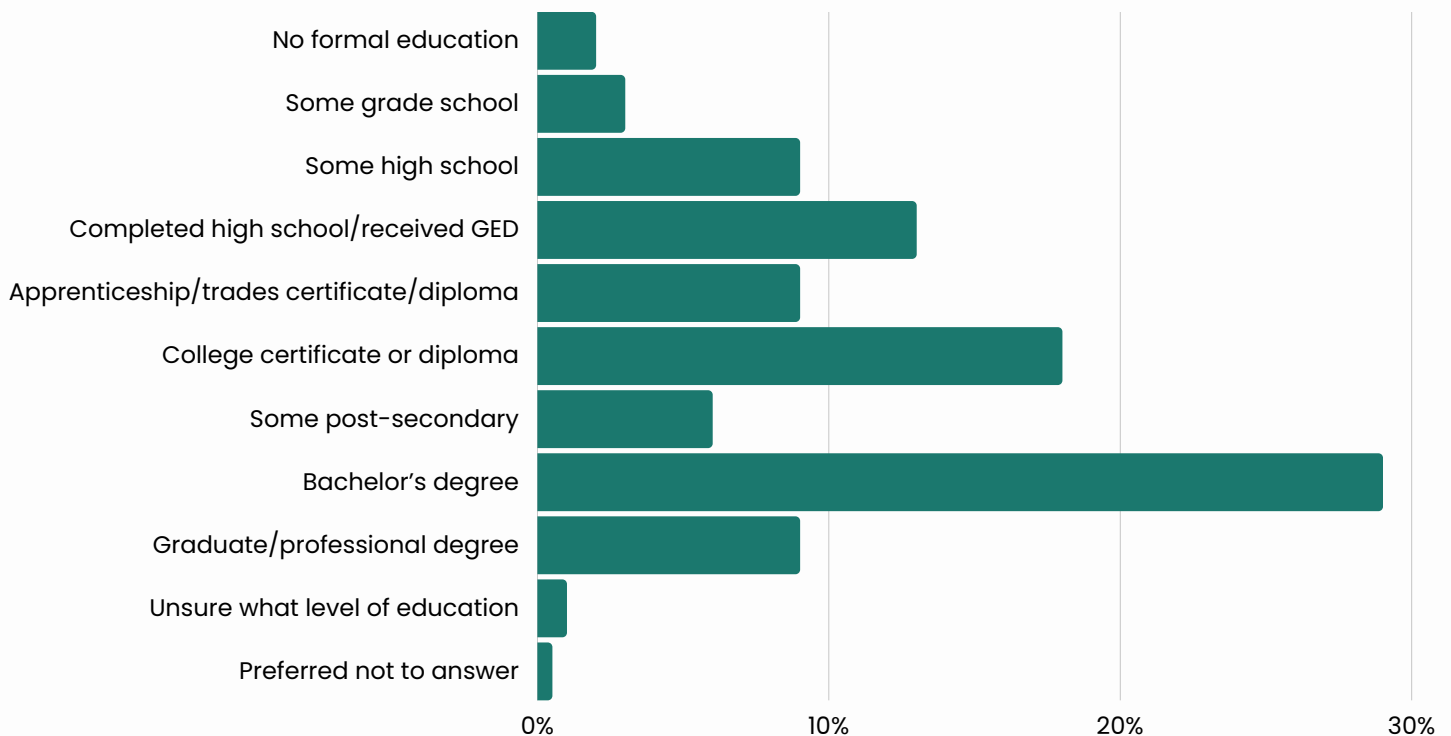
- 98% of 2SLGBTQIA+ respondents are housing insecure.
- 100% of respondents who spent time in care are housing insecure and 92% of respondents who spent time in care are Indigenous

*\*Note that the rest of the reported results and analysis will focus on housing insecure respondents unless otherwise indicated.*

## Education, Employment, and Income Sources

Respondents indicated various education levels when responding to “What is the highest level of education you’ve completed?” 2% (20) of respondents have no formal education, 3% (35) have completed some grade school, 9% (91) have completed some high school, 13% (132) have completed high school or received their GED, 9% (92) have an apprenticeship, trades certificate, or diploma, 18% (178) have a college certificate or diploma, 6% (62) have some post-secondary, 29% (288) have a Bachelor’s degree, 9% (92) have a graduate/professional degree, and 1% (7) are unsure what level of education they have. 0.5% (5) of respondents preferred not to answer. This can be seen in Figure 4 below.

**Figure 4: Respondents’ Education Levels Breakdown**



Additionally, 90% (905) of respondents are employed and 1% (11) preferred not to answer; 71% (639) of those employed are full-time, 20% (180) are part-time, 7% (64) are casual, and 2% (17) are either seasonally employed, employed on contract, or self-employed. 0.2% (2) preferred not to answer.

Recognizing that many respondents are not full-time employed, we asked them, “*What are your sources of income?*” Respondents were encouraged to check all that apply from the following list of options: *Job-related* (e.g. employment, partner/spouse’s income, alimony/child support, etc.), *Government-related* (e.g. Seniors Benefits, Veterans’ Benefits, Disability Benefits, Employment Insurance, Student loans, etc.), *Tax-related* (e.g. child and family tax benefits, GST refunds, etc.), or *Informal* (e.g. bottle returns, panhandling, money from family and friends, etc.).

Respondents noted 1,337 times that they receive job-related income, 255 times that they receive government-related income, 140 times that they receive tax-related income, and 150 times that they receive informal income. Additionally, respondents noted 63 times that they have other sources of income including credit card loans, and 11 times that they preferred not to answer.

Further, respondents were asked to disclose their approximate household income for the previous year. Responses varied widely, as seen in Table 3.



**Table 3: Respondents Approximate Household Income in 2022**

<b>Total Household Income in 2022</b>	<b># of Respondents Per Income Level</b>
\$30,000 or less	181 (18%)
Between \$30,001 and \$49,999	247 (25%)
Between \$50,000 and \$69,999	243 (24%)
Between \$70,000 and \$89,999	164 (16%)
Between \$90,000 and \$109,999	80 (8%)
More than \$110,000	62 (6%)
Prefer not to answer	17 (2%)

This can be broken down further to understand household income level by housing security status, as seen in Table 4.

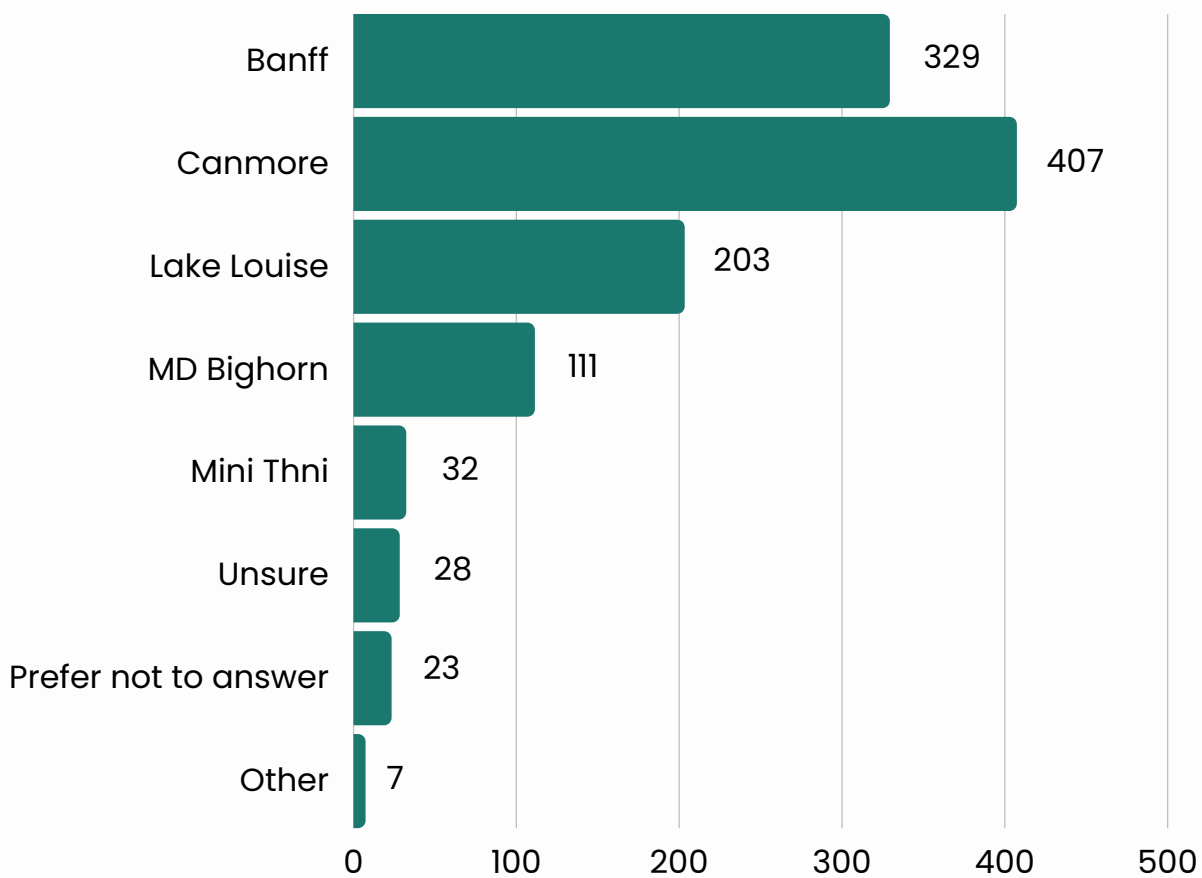
**Table 4: Respondents' Household Income in 2022 by Housing Status**

<b>Total Household Income in 2022</b>	<b># of Housing Secure Respondents Per Income Level</b>	<b># of Housing Insecure Respondents Per Income Level</b>
\$30,000 or less	2 (6%)	181 (18%)
Between \$30,001 and \$49,999	1 (3%)	247 (25%)
Between \$50,000 and \$69,999	6 (17%)	243 (24%)
Between \$70,000 and \$89,999	5 (14%)	164 (16%)
Between \$90,000 and \$109,999	8 (22%)	80 (8%)
More than \$110,000	10 (28%)	62 (6%)
Prefer not to answer	4 (11%)	17 (2%)

## Living Situation

Residents from across Bow Valley responded to the survey, as can be seen in Figure 5.

**Figure 5: Breakdown of All Survey Respondents by Location**



To better understand respondents' current living situations, respondents were asked to indicate if they rent or own their home (or if neither is true for them). 31% (336) of housing insecure respondents indicated that they own their homes, 62% (664) indicated that they rent their homes, 5% (56) noted that they neither own nor rent, and 2% (17) preferred not to answer. Comparatively, 73% (36) of housing secure respondents owned their homes, 22% (11) rented their homes, 2% (1) noted they neither own nor rent, and 2% (1) preferred not to answer.

Further, respondents were asked, "If you pay rent or a mortgage, how much do you pay per month?" Of the responses, rent and mortgage prices varied.

**Table 5: Rent or Mortgage Costs per Month by Housing Status**

<b>Rent/Mortgage Cost</b>	<b># of Housing Secure Respondents Paying Mortgage Costs</b>	<b># of Housing Insecure Respondents Paying Rent/Mortgage Costs</b>
Less than \$500	4 (8%)	139 (13%)
Between \$500 to \$999	10 (21%)	329 (31%)
Between \$1000 to \$1499	9 (19%)	298 (28%)
Between \$1500 to \$1999	7 (15%)	145 (14%)
Over \$2000	4 (8%)	77 (7%)
I don't pay rent or a mortgage	12 (25%)	71 (7%)
Prefer not to answer	2 (4%)	15 (1%)



Among housing insecure respondents, whether they rent, own, or are in a different situation entirely, 23% (317) do not have sufficient and affordable heating and 15% (202) do not have access to safe drinking water.

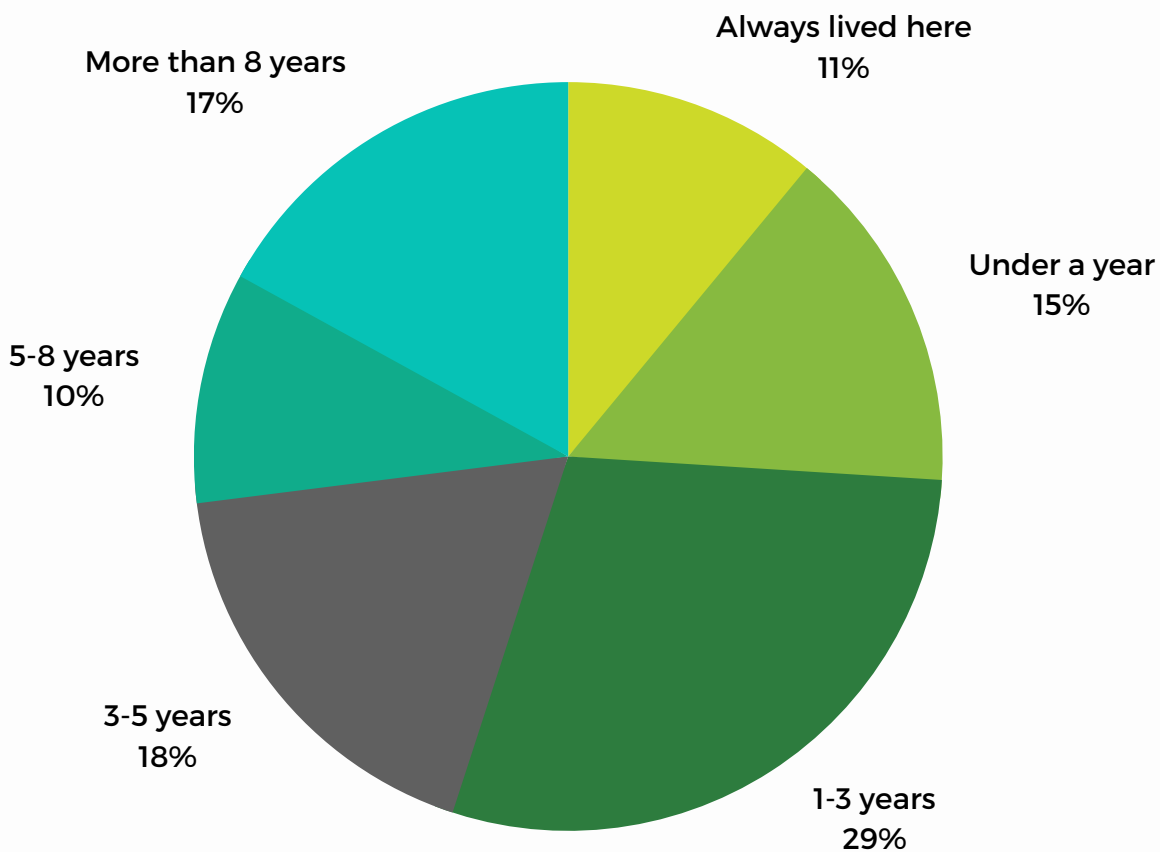
**Table 6: Breakdown of Respondents’ Missing Amenities**

<b>Missing Amenities</b>	<b># of Respondents Missing Amenities</b>
Indoor plumbing/bathing facilities	152 (11%)
Sufficient and affordable heating	317 (23%)
Safe drinking water	202 (15%)
Refrigeration	174 (13%)
Electricity (or equivalent - i.e. solar power)	148 (11%)
Cooking facilities	140 (10%)
Fire protection (smoke alarms, fire extinguishers)	219 (16%)

This breakdown highlighted respondents who lack basic amenities and is one of the ways in which respondents’ objective housing situation is calculated. Some respondents self-identified as housing stable but lacked amenities that would consider their housing situation stable according to the Canadian definition of homelessness, including indoor plumbing, heat, electricity, and access to safe drinking water.

11% (119) of all respondents have always lived in Bow Valley. Figure 6 details a breakdown of the length of time housing insecure respondents have lived in the community.

**Figure 6: Length of Time Housing Insecure Respondents Have Lived in Bow Valley**



Respondents who are not from Bow Valley were also asked to indicate why they came to this community. The top three reasons respondents came to the area are:

1. To start a job (20%)
2. To be closer to family (18%)
3. To look for work (14%)

Other reasons people moved to Bow Valley include the lifestyle the community offers (10%), to reconnect with culture, family, and traditions (10%), to find housing (6%), environmental displacement (6%), fear for safety/fleeing from violence (5%), to attend school (4%), to access emergency shelter (3%), to access services/supports (3%), and .1% of respondents indicated “other” and 1% preferred not to answer.

Noteworthy here is that 12% (122) of housing insecure respondents have moved between three and six times in the past 12 moves and 2% (25) have moved more than six times in the past 12 months.

Respondents were also asked to detail their household makeup as part of the survey. As noted earlier in the report, 1,061 dependents and 1,847 adults were reported as living with the 1,091 housing insecure survey respondents. Additionally, 23% (246) of housing insecure respondents are single parent households and 35% (317) of housing insecure respondents live in multigenerational homes. Of the 317 of housing insecure respondents living in multigenerational homes, 52% (163) live in a home with two generations, 42% (132) live in a home with three generations, 5% (17) live in a home with four generations, and 1% (3) live in a home with five generations of family.

Additional analysis also discovered that 3% (34) of respondents are experiencing domestic/intimate partner violence in their current living situations; 47% (16) of whom identify as female, 38% (13) as male, 3% (1) as trans-female, 3% (1) as trans-male, and 3% (1) as gender non-conforming. 59% (20) of respondents identify as straight, 12% (4) as lesbian/gay, 12% (4) as bisexual/pansexual, and 18%

(6) as asexual. 76% (26) of respondents experiencing violence are Indigenous. 53% (18) have served in the Canadian Armed Forces, RCMP, or emergency services. 74% (25) of respondents are employed, 72% (18) full-time and 28% (7) part-time; despite this, the top two reported reasons for housing insecurity among housing respondents experiencing violence are low wages and an inability to afford rent/mortgage payments. Further, 68% (23) have accessed an emergency shelter of some sort in the past 12 months.



## Community Supports

To better understand service needs and gaps in Bow Valley, respondents were asked: “Which support services do you access?” The main reason all respondents access support services is to help with basic needs (19%).

**Table 7: Reasons Why Respondents Access Support Services**

<b>Services Accessed</b>	<b># of Housing Secure Respondents who Accessed these Services</b>	<b># of Housing Insecure Respondents who Accessed these Services</b>
<b>Basic Needs</b> - Food, shelter, clothing, etc.	0	399 (19%)
<b>COVID-19</b> - PPE, information, supports	0	277 (13%)
<b>Crisis Financial Support</b> - Eviction notice, utility bill problems, damage deposits, etc.	0	165 (8%)

<p><b>Family/Parenting -</b> Child care, parenting/family issues, relationship issues, child developmental assessment tools/referrals, etc.</p>	<p>1 (10%)</p>	<p>247 (12%)</p>
<p><b>Financial -</b> Employment, housing, training/education, etc.</p>	<p>0</p>	<p>281 (14%)</p>
<p><b>Health and Wellness -</b> Addictions, mental health, physical health care, spiritual/cultural, etc.</p>	<p>3 (30%)</p>	<p>266 (13%)</p>
<p><b>Legal -</b> Separation/divorce/custody, wills/estates, employment/labour standards, landlord/tenant issues, immigration issues, criminal/misdemeanor, etc.</p>	<p>1 (10%)</p>	<p>138 (8%)</p>

<p><b>Support Services</b> - Help with government forms, help with accessing government/other programs or services, access to technology, etc.</p>	<p>2 (20%)</p>	<p>138 (8%)</p>
<p><b>Transportation</b> - Access to basic services/education/employment, medical transportation</p>	<p>3 (30%)</p>	<p>135 (6%)</p>

To further understand respondents’ abilities to access the necessary support services, we asked: *“Which of these services were you able to access in your community?”* and *“Which of these services did you have to access in another community?”* followed by, *“If applicable, how long did you travel to access these services (one-way)?”*

Respondents were most likely to access basic needs and health and wellness services in Bow Valley, while basic needs and COVID-19 assistance were most accessed outside the community, as seen in Table 8.

**Table 8: Services Accessed by Housing Insecure Respondents by Location**

<b>Services Accessed in the Community</b>	<b># of Respondents who Accessed these Services</b>	<b>Services Accessed Outside of the Community</b>	<b># of Respondents who Accessed these Services</b>
<b>Basic Needs -</b> Food, shelter, clothing, etc.	554 (18%)	<b>Basic Needs -</b> Food, shelter, clothing, etc.	327 (14%)
<b>COVID-19 -</b> PPE, information, supports	392 (12%)	<b>COVID-19 -</b> PPE, information, supports	308 (13%)
<b>Crisis Financial Support -</b> Eviction notice, utility bill problems, damage deposits, etc.	321 (10%)	<b>Crisis Financial Support -</b> Eviction notice, utility bill problems, damage deposits, etc.	237 (10%)
<b>Family/Parenting -</b> Child care, parenting/family issues, relationship issues, child developmental assessment tools/referrals, etc.	318 (10%)	<b>Family/Parenting -</b> Child care, parenting/family issues, relationship issues, child developmental assessment tools/referrals, etc.	261 (11%)



<b>Financial -</b> Employment, housing, training/education, etc.	318 (10%)	<b>Financial -</b> Employment, housing, training/education, etc.	273 (11%)
<b>Health and Wellness -</b> Addictions, mental health, physical health care, spiritual/cultural, etc.	398 (13%)	<b>Health and Wellness -</b> Addictions, mental health, physical health care, spiritual/cultural, etc.	297 (12%)
<b>Legal -</b> Separation/divorce /custody, wills/estates, employment/ labour standards, landlord/tenant issues, immigration issues, criminal/ misdemeanour, etc.	288 (9%)	<b>Legal -</b> Separation/divorce/ custody, wills/estates, employment/labour standards, landlord/tenant issues, immigration issues, criminal/ misdemeanour, etc.	247 (10%)

<b>Support Services -</b> Help with government forms, help with accessing government/other programs or services, access to technology, etc.	286 (9%)	<b>Support Services -</b> Help with government forms, help with accessing government/other programs or services, access to technology, etc.	211 (9%)
<b>Transportation -</b> Access to basic services/education /employment, medical transportation	271 (9%)	<b>Transportation -</b> Access to basic services/education/ employment, medical transportation	210 (9%)

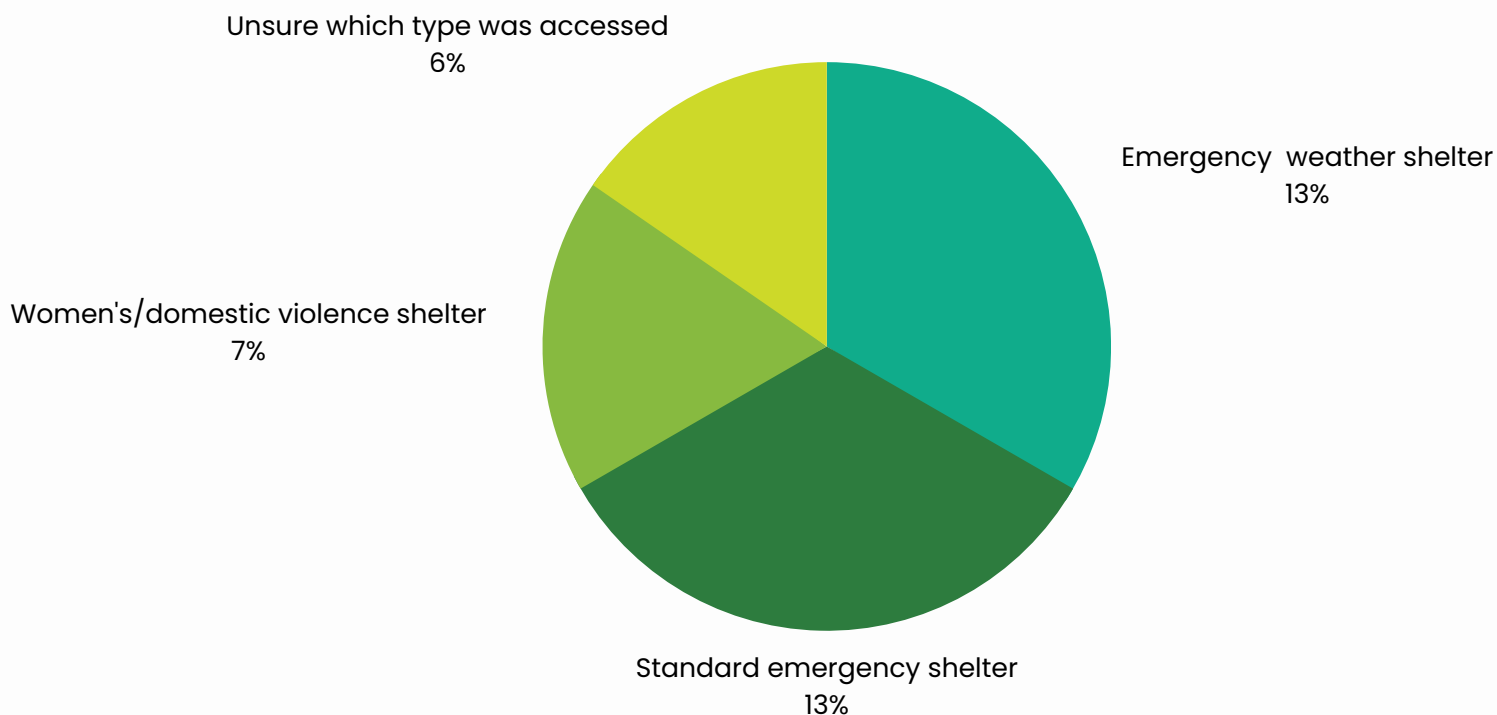
Respondents noted travelling an average of one and a half hours one-way to access services. Time and distance to access services outside of the community is a barrier for some respondents; while 23% of respondents travel by vehicle to get to these services, 14% rely on family members or friends, 55% rely on public transit, e-bus, and/or taxis, and 7% who rely on service agency staff arranging a ride for them or who resort to hitchhiking to access services.

What's important to consider is that respondents who are unable to access the necessary support will continue to experience housing insecurity at much higher rates than those respondents who can access the support needed to stabilize their housing situation.

416 unique respondents accessed an emergency shelter or transitional housing in the past 12 months, equating to 38% of housing insecure respondents and 1% (13) preferred not to answer; 13% (144) accessed a standard emergency shelter, 13% (138) accessed an emergency weather shelter, 7% (79) accessed a

women's/domestic violence shelter, and 6% (65) were not sure which type of shelter they accessed. Additionally, 10% (108) of respondents have stayed in a transitional housing unit in the past 12 months.

### Figure 7: Emergency Shelter Use



Of the respondents who needed shelter services but did not access them, several reasons were provided as to why, as outlined in Table 9. The top three reasons why respondents did not access shelter services when they needed them were because the right kind of shelter wasn't available, the shelter was full, and they didn't feel safe at the shelter.

**Table 9: Reasons Respondents Did Not Access Shelter Services When Needed**

<b>Reason for Not Accessing Shelter Services</b>	<b># of Respondents</b>
The right kind of shelter wasn't available (for example, I needed a women's shelter and couldn't access one)	146 (18%)
The shelter was full	132 (16%)
There was no shelter in my area	71 (9%)
I didn't meet the intake criteria to access the shelter	78 (10%)
I didn't feel safe	84 (10%)
The shelter was unclean	52 (6%)
The shelter did not welcome me because of my gender identity	52 (6%)
Alcohol/substance use is not permitted on site	25 (3%)
Lack of disability accommodations	36 (4%)
Lack of transportation	48 (6%)
No pets allowed	21 (3%)
Isolation from social support (family, partner, friends, etc.)	31 (4%)
Prefer not to answer	14 (2%)




## Insights on Community Spaces

Wanting to ensure the respondents had the opportunity to reflect on their experiences in the community, they were asked; *"What are two things you love about the community and what are two things you don't love about the community?"*

In analyzing housing insecure respondents' responses about what they love about Bow Valley, two themes emerged: the sense of community and parks and recreation.

Sense of Community: Respondents overwhelmingly spoke of their love of the community in terms of size, location, and feel. Respondents love how small and rural the community is with many respondents indicating a love for the quiet, peaceful, and relaxed atmosphere they feel in Bow Valley. They also love and appreciate how beautiful Bow Valley is with its proximity to Canada's Rocky Mountains. Respondents enjoy the proximity of the community to their workplaces, recreation opportunities, and schools, and also spoke to the "feel" of the community, mainly attributing that to the people in the community. More than anything else, respondents emphasized over and over again their love for the people in Bow Valley; how friendly, welcoming, and supportive people are. Many respondents noted the sense of belonging they feel living in Bow Valley.

Parks and Recreation: Respondents spoke most often of their love for the mountains and the beautiful scenery and landscape that Bow Valley presents. Respondents also noted their love for the many parks and green spaces they have access to, the connection they feel to the land and nature, and the outdoor lifestyle living in Bow Valley offers them. Additionally, respondents highlighted the many recreation and sporting activities they enjoy in the community, specifically many respondents mentioned their love for the ski hills and ski culture in Bow Valley.



In contrast, when discussing the things they don't love about the community, respondents spoke often of a lack of affordability, and a lack of housing options within the community. Additionally, divisions within the community were evident among respondents' responses to their dislikes in Bow Valley.

Lack of Affordability: Despite their love for the community, many respondents expressed frustration with the increasing cost of living in Bow Valley. Respondents noted increasing costs of goods and services and the increasing cost of housing as a major concern. The increasing cost of food, gas, utilities, and taxes specifically, along with an increasing cost of housing has made Bow Valley unaffordable for most. Many respondents also highlighted their frustration with the fact that wages do not match the cost of living in the community.

Lack of Housing Options: Respondents overwhelmingly noted a lack of affordable housing options in Bow Valley. Many spoke of the unstable housing market and current housing shortage in the community. Some attributed the shortage to an increase in short-term and vacation rentals catering to tourists, while others pointed to a lack of housing regulations, including rent controls. Several respondents also indicated a concern with the number of derelict or inadequate housing options that exist in Bow Valley. Lastly, respondents also indicated a lack of pet-friendly rentals as a source of frustration.

Community Divide: Many respondents spoke of a lack of empathy and compassion towards housing insecure respondents. In some cases, respondents noted experiencing hatred from housing secure community members while others experienced judgment related to their alternative housing choices including "van life". Another respondent stated: "People love telling me that I don't belong here because I don't have my own home." Others observed NIMBYism (Not In My Backyard) attitudes and/or explicit and deliberate exclusion of housing insecure respondents in community events. Additionally, racism was evident in survey responses, including respondents noting a lack of diversity and inclusion in the community. Another respondent seemingly confirmed these sentiments, stating: "I don't like 'multiracial' people living in my neighbourhood." Many others noted: "The people" when asked what they did not like about the community.

Respondents were also asked, “What are two places that make you feel safe in the community and what are two places that make you feel unsafe in the community?” Figure 8 highlights the spaces where respondents feel safe.

## Figure 8: Housing Insecure Respondents Safe Spaces

- Home
- Parks/green spaces
- With friends and family
- Work
- Church
- Emergency Services (police, RCMP, fire)
- Bookstore
- Community Centre
- Friendship Centre
- Library
- Restaurants
- Grocery stores
- YWCA
- Hospital/Medical Centre
- School
- Recreation Centres (yoga, gym, etc.)
- Downtown
- Hawk’s Bend
- Family Resource Network
- Coffee shops
- In my car
- Elevation Place
- Food Rescue

In comparison, Figure 9 highlights spaces respondents felt unsafe.

## Figure 9: Housing Insecure Respondents Unsafe Spaces

- Parks/green spaces
- Underground parking lots
- Anywhere at night/in the dark
- Public washrooms
- Grocery stores
- Recreation Centres (hockey rink, basketball courts, gym, etc.)
- Hospital/Medical Centre
- Emergency Services (police, RCMP, fire)
- Around traffic
- Downtown (bars, clubs, etc.)
- Near power facilities
- Hotels and hostels
- Community Centre
- Spaces with poor walking infrastructure (lack of sidewalks, crosswalks, etc.)
- Malls/shopping centres
- Home
- Library
- Public transportation/e-bus
- School
- Work
- Emergency shelter
- Nowhere
- Restaurants



## “What Would You Like to See More of in Your Community?”

Respondents, both housing secure and housing insecure, outlined many things they would like to see more of in the community. Upon further analysis, they can be categorized into two main themes: housing and services. Interestingly, these themes seem to contradict with respondents' answers to a previous question they were asked: *“Does Bow Valley provide enough...employment opportunities; free/accessible recreational and social opportunities; social services; accessible and affordable housing; public transportation; access to food?”*


**Table 10: Respondents' Perceptions of Bow Valley's Provision of Services**

<b>Does the Community Provide Enough:</b>	<b># of Respondents Who Believe the Community Provides Enough...</b>	<b># of Respondents Who Believe the Community Does Not Provide Enough...</b>	<b># of Respondents Who Aren't Sure if the Community Provides Enough...</b>
Employment opportunities	630 (64%)	248 (25%)	114 (11%)
Free/accessible recreational and social opportunities	657 (67%)	229 (23%)	99 (10%)
Social services	694 (70%)	222 (22%)	75 (8%)

Accessible & affordable housing	417 (42%)	465 (47%)	108 (11%)
Public transportation	694 (70%)	216 (22%)	79 (8%)
Access to food (grocery stores, markets, food banks, etc.)	705 (71%)	206 (21%)	83 (8%)

Housing: Respondents overwhelmingly spoke of the need for more affordable and accessible housing in Bow Valley. Many identified the need for affordable housing that matches the average wages community members earn in the community. Others indicated a need for improved housing zoning requirements and rental regulations to stabilize the housing crisis. These include introducing an empty homes tax, restrictions on short-term and vacation rentals to prioritize housing for locals, rent controls, and introducing more creative zoning which allows for tiny homes, secondary units on properties, and “van life”. Respondents also indicated that new builds should be for apartment units rather than single-family houses to eliminate the housing shortage. Respondents also noted wanting to see more pet-friendly and family-friendly rental options in the community. Many also highlighted the need to increase the number of beds available at local emergency shelters to better support unsheltered and emergency sheltered community members.

Services: Respondents listed several services they would like to see more of in Bow Valley including increased and improved medical services, basic needs services, specifically clothing donation offerings, and disability supports and services. Many also indicated a need for improved immigration support services, specifically to support foreign workers who are experiencing housing insecurity. Others highlighted increased food access in terms of grocery stores and farmers



markets as a major community need. Affordable and accessible childcare services and a larger library offering were also mentioned by many respondents as needed in Bow Valley. Lastly, a large number of respondents emphasized their desire to see improved public transportation services in Bow Valley, including expanded routes, accessible buses, and improved communications on routes and pick-up/drop-off times.

Upon further analysis, an overall satisfaction score was generated to better understand respondents' perceptions of service provision in the community. It was determined that housing secure respondents are 76% satisfied, while housing insecure respondents are 64% satisfied with service provision in Bow Valley. These satisfaction scores are very high given respondents' qualitative responses to the question "What would you like to see more of in your community?" Respondents overwhelmingly highlighted a need for more accessible and affordable housing and increased service provision. In contrast, in their quantitative responses, 42% of respondents indicated that they believe there is enough accessible and affordable housing in Bow Valley and 70% of respondents believed there was enough social services in the community. There are various reasons why these results may present as conflicting, including but not limited to differences in interpretations of the question "Does Bow Valley provide enough...employment opportunities; free/accessible recreational and social opportunities; social services; accessible and affordable housing; public transportation; access to food?" and/or response options, which led to higher satisfaction scores and less alignment between qualitative and quantitative responses. Despite high satisfaction scores, when respondents were asked "What would you like to see more of in your community" respondents provided an abundance of feedback regarding service provision and housing.

## What Does Homelessness Look Like in Bow Valley?

In a report that is composed of mainly quantitative data, it can be easy to overlook the humanity behind the numbers reported. Using the most common responses from the survey, we were able to compile a profile of a “typical” respondent facing housing insecurity.

In the case of Bow Valley, this is a man between 20-39 who has lived in the community for three years or less. He rents a unit for between \$500-\$999. He is full-time employed with an annual household income in 2022 of between \$30,001 and \$49,999, he notes difficulties keeping up with the high cost of living in Bow Valley. His unit does not have affordable and sufficient heating. Despite this, he enjoys the lifestyle living in Bow Valley offers him.

The true diversity of respondents is illustrated in the Results & Analysis section, but this highlights what someone experiencing housing insecurity might look like in Bow Valley.






# Opportunities Moving Forward

Based on the findings outlined in this report, RDN has identified three opportunities to support housing insecure respondents and address the housing crisis moving forward. They are:

**1. Increase community awareness and understanding of housing insecurity and homelessness.** Community conversations around housing insecurity should have two goals: First, to broaden the community's understanding of and empathetic reaction to community members experiencing housing insecurity, and second, to help general community members understand the various experiences of housing insecurity in Bow Valley. Of the 1,091 survey respondents who were identified as housing insecure, only 642 self-identified as housing insecure. It is possible then, that the 449 respondents who believe they are housing secure have never accessed supports that could help improve their current housing situation. Facilitating community conversations on housing insecurity and homelessness will help to ensure more people better understand their current housing status and at the same time, will hopefully encourage the community and housing secure residents to show empathy and understanding towards housing insecure respondents and decrease the incidents of judgment, racism, discrimination, and exclusion of housing insecure respondents' experiences. Considering that 23% of respondents do not have sufficient heating and 15% do not have access to safe drinking water in their current housing situation, community conversations should also include sharing information and resources on human rights, tenant rights, homeowner rights, and any available opportunities for crisis related financial support.

**2. Encourage and manage sustainable growth. It is critical to highlight the need for accessible, affordable, and adaptable housing projects to increase housing options in Bow Valley.** This could include the development of income-based rental units, market-rate rental units, or other housing options. When asked what they want to see more of in the community, respondents focused on housing. Specifically, they emphasized the need for affordable housing that matches their wages and more apartment-style units being built rather than single-family



houses. Additionally, consider facilitating a formal review of community land and tax policies, specifically regarding zoning, rental regulations, and the implementation of an empty homes tax in Bow Valley. Many respondents suggested a need for land rezoning to allow for tiny homes, secondary units on properties, and “van life”. These housing options would allow housing insecure community members to secure more accessible and sustainable housing options. Similarly, respondents emphasized the need for stricter rental regulations including rent control, which sets a maximum amount that landlords can raise rent per year in their units, and the implementation of an empty homes tax, which would see higher taxes for property owners who allow their units to sit unoccupied for a certain percentage of the year or during the “off-season”. Facilitating a formal review and implementing changes based on findings could help stabilize the housing situation in Bow Valley.

**3. Promote and adapt short-term emergency housing solutions.** Advocate for improved and increased emergency shelter options in the community. While 38% (416) of respondents accessed emergency shelters over the past 12 months, 51% (563) indicated they did not access an emergency shelter when needed. The top two reasons respondents did not access an emergency shelter when needed were because the right kind of shelter wasn’t available and the shelter was full. Additionally, some respondents noted their concerns with the health and safety standards of the shelter(s) in their area while others indicated that they did not meet the intake criteria to access the shelter(s). Conducting an emergency shelter audit across the region, scanning for the number of shelters and their average capacity, and a review of intake and operational policies to look for improvements is recommended to better support those respondents who are unsheltered and emergency sheltered. Additionally, consider encouraging collaboration among current and potential housing providers (i.e. private and corporate landlords, property management companies, and homeowners of vacant, vacation, or short-term rental homes). By building a network of housing providers, they can better communicate and collaborate around their housing options and availability. For example, they might be able and willing to offer available units for rent to locals in need of housing while they sit vacant/during the “off-season” to support housing needs in the interim. The priority is to increase the availability of housing and shelter options in the community.

# References

Abedin, Z. (2022). *Step-by-step guide to estimating rural homelessness, 2nd Ed.* Rural Development Network. <https://www.ruraldevelopment.ca/publications/step-by-step-guide-to-estimating-homelessness>

Banff Housing Corporation. (2022). Housing in Banff. Retrieved from <https://banff.ca/960/Housing#Rent>

Canmore Community Housing. (2022). Looking to Rent. Retrieved from <https://www.canmorehousing.ca/>

Economic Research Institute. (2023a). Cost of Living Data in Banff, Alberta, Canada. <https://www.erieri.com/cost-of-living/canada/alberta/banff>

Economic Research Institute. (2023b). Cost of Living Data in Canmore, Alberta, Canada. <https://www.erieri.com/cost-of-living/canada/alberta/canmore>

Gaetz, S., Barr, C., Friesen, A., Harris, B., Hill, C., Kovacs-Burns, K., Pauly, B., Pearce, B., Turner, A., & Marsolais, A. (2012). *Canadian Definition of Homelessness*. Toronto: Canadian Observatory on Homelessness Press.

Government of Alberta. (n.d.a). Banff. Alberta Regional Dashboard. Retrieved April 26, 2023 from <https://regionaldashboard.alberta.ca/region/banff/#/>

Government of Alberta. (n.d.b). Canmore. Alberta Regional Dashboard. Retrieved April 26, 2023 from <https://regionaldashboard.alberta.ca/region/canmore/#/>

Schiff, R., Wilkinson, A., Kelford, T., Pelletier, S., & Waegemakers Schiff, J. (2022). Counting the undercounted: Enumerating rural homelessness in Canada. *International Journal on Homelessness*, 3(1), 1-17. <https://doi.org/10.5206/ijoh.2022.2.14633>

Statistics Canada. (2021). Census profile, 2021 Census of Population. Banff, Town (T) [census subdivision], Alberta and Canmore, Town (T) [census subdivision], Alberta. Retrieved from <https://www12.statcan.gc.ca/census-recensement/2021/dp-pd/prof/details/page.cfm?Lang=E&SearchText=canmore&DGUIDlist=2021A00054815035,2021A00054815023&GENERlist=1,2,3&STATISTIClist=1,4&HEADERlist=2,37,30,5,6,4,20,22,23,9,7,11,21,19,1,3>

Thistle, J. (2017). *Indigenous Definition of Homelessness in Canada*. Toronto: Canadian Observatory on Homelessness Press.





Rural Development Network  
(780)-964-2736  
11443 - 143 Street, NW  
Edmonton, AB



# Briefing

**DATE OF MEETING:** November 21, 2023 **Agenda #:** D-2

**To:** Committee of the Whole

**SUBJECT:** Financing Resilient Infrastructure Project

**SUBMITTED BY:** Caitlin Van Gaal, Supervisor of Environment and Sustainability  
Caitlin Miller, Manager of Protective Services/Director of Emergency Management

**PURPOSE:** To provide the Committee of the Whole with an update on the Financing Resilient Infrastructure Project (FRIP).

## EXECUTIVE SUMMARY

In Spring 2023, the Town of Canmore was selected by the International Council for Local Environmental Initiatives (ICLEI) Canada and Co-operators Insurance (Co-operators) to participate in the Financing Resilient Infrastructure Project (FRIP). Canmore was selected, along with ten other municipalities from across Canada, because of its leadership and progressive action on environmental and climate change related work. The FRIP Program is currently ongoing and anticipated to conclude in early 2024.

FRIP is a program created to support municipalities explore potential funding opportunities for constructing climate resilient infrastructure or programming. The final deliverables of FRIP, once it concludes, are three “Project Profiles”, which will provide the Town with detailed project descriptions and the required supporting information that is needed by most major infrastructure funding programs. These Project Profiles will put the Town in the position to capitalize on Provincial and Federal funding when it becomes available. Co-operators is also exploring the feasibility of how private industry can invest in public infrastructure projects. Co-operators is looking to determine if there is a business case to be made to support such private investments to expedite climate resilience building infrastructure projects across Canada.

## BACKGROUND/HISTORY

In 2016, with the completion of the Climate Change Adaptation Background Report and Resilience Plan, several key climate hazards and mitigation actions were identified for Canmore. This Plan was accepted for planning purposes by Council (282-2016).

In 2018, Council accepted the Climate Action Plan (269-2018) for planning purposes. The Climate Action Plan set emissions reduction targets for the Town.

These two plans and the actions taken following their completion contributed to the Town being selected in early 2023 to participate in FRIP. ICLEI Canada and Co-operators Insurance, who led this program, were looking for municipalities from across Canada that have a proven track record for taking bold and progressive action on climate change mitigation and adaptation.

## **DISCUSSION**

The FRIP was developed because despite the strong economic case for investing in climate adaptation projects due to communities experiencing increasing and worsening climate events, public funds are limited. ICLEI Canada and Co-operators Insurance agreed that given the accelerating changes in the climate and the multi-billion-dollar loss events recently experienced across Canada, a whole-of-society approach – including private investors, professional engineering and solutions designers, innovative bundling, and project delivery mechanisms, alongside all levels of government – is needed to achieve the scale and speed of construction required.

A core component of the FRIP program is to develop two to three Project Profiles for each municipality. The information and details collected about each project compiled as part of these Project Profiles aligns with the questions asked in most major lending and granting application forms within Canada (e.g., Disaster Mitigation and Adaptation Fund). The final Project Profiles will include elements relating to budgeting, project financing, timing, partnerships, measuring progress (through indicators or other performance metrics), and troubleshooting.

Another key component of the FRIP program is that through the development of the Project Profiles, it will enable participating municipalities to connect with financial experts from both the private and public sectors. These opportunities to dialogue and exchange on topics related to project feasibility, return on investment, and other finance-related questions, will be valuable in moving forward with designing implementation ready projects and the accompanying Project Profiles.

The overall intent of the FRIP program is to build capacity to support implementation of climate adaptation projects in municipalities across Canada. To achieve this, FRIP has partnered with 11 Canadian municipalities to develop a suite of infrastructure Project Profiles. These Project Profiles are to attract private investors in the future or, at the very least, set the municipalities up to capitalize on government funding when it becomes available.

Administration has been working with ICLEI, on the development of three Project Profiles over the summer/fall months. The Project Profiles will be finalized by the end of 2023 and evaluated by ICLEI and Co-operators for potential private funding opportunities. The FRIP Program is anticipated to conclude in early 2024 with Administration having three completed Project Profiles. Administration intends to use the Project Profiles to apply for applicable grant funding when it becomes available.

## **FINANCIAL IMPACTS**

This briefing is for information and there are no immediate financial impacts. There is no financial commitment to participate in the FRIP Program. Any projects identified through FRIP, if determined to be appropriate to move forward with, will be brought forward for Council consideration as part of the Capital Budget process.

## **STAKEHOLDER ENGAGEMENT**

Throughout the program to date, several meetings were held with internal staff involved in infrastructure projects, emergency planning, finance, and climate preparedness to determine potential project ideas. Several meetings were also held with the FRIP program team and other participating municipalities over the year.

An overview of FRIP was presented to the Canmore Emergency Management Agency and the Emergency Advisory Committee.

**ATTACHMENTS**

N/A

**AUTHORIZATION**

Submitted by:	Caitlin Van Gaal Supervisor of Environment and Sustainability	Date: <u>October 20, 2023</u>
Approved by:	Caitlin Miller Manager of Protective Services/ Director of Emergency Management	Date: <u>October 30, 2023</u>
Approved by:	Andreas Comeau Manager of Public Works	Date: <u>November 1, 2023</u>
Approved by:	Whitney Smithers General Manager of Municipal Infrastructure	Date: <u>November 1, 2023</u>
Approved by:	Sally Caudill Chief Administrative Officer	Date: <u>November 14, 2023</u>

**DATE OF MEETING:**

November 21, 2023

**Agenda #: E-1**

## 1. Mayor Krausert

- a) Bow Valley Regional Transit Services Commission
  - On November 8, 2023, being the first meeting following the annual organizational meeting, Dave Schebek (ID9) was selected as the Chair and Grant Canning (Banff) was selected as Vice-Chair.
  - In October 2023, Canmore Local routes had 26,233 riders (56.13% higher than October 2022) and Canmore-Banff Regional route had 24,144 riders (37.14% higher than October 2022).
  - The BVRTSC accepted a new reserves policy to provide greater clarity on use of reserves managed by the Commission.
  - Discussion of some form of incentive program to get employees of Banff and Canmore who commute from the other municipality to take the bus rather than drive was determined to be best looked at during strategic planning in early 2024.
- b) Tourism Canmore Kananaskis
  - The AGM took place on October 19, 2023, and the Board participated in a strategic planning session on October 31, 2023.
- c) Rocky Mountain Heritage Foundation
  - Nothing new to report.
- d) Emergency Management Committee
  - Nothing new to report.
- e) Human Wildlife Co-existence Roundtable
  - Nothing new to report.
- f) Town of Canmore – MD of Bighorn Inter-Municipal Committee
  - Nothing new to report.
- g) Canmore Tourism Roundtable
  - Nothing new to report.
- h) Mid-Sized Cities Mayors' Caucus (MCMC)
  - I attended an in-person gathering in Leduc from October 18 – 20, 2023, during which we discuss strategy for engaging the provincial government, had a meeting with Premier Smith, and met with the Minister Williams (Mental Health and Addiction). I was elected to join the



Executive Committee along with Mayor Genung – Chair (Cochrane), Mayor Young – Vice-Chair (Leduc), Mayor Brown (Cochrane), Mayor Clayton (Grande Prairie), Mayor Acker (Spruce Grove), and Mayor Heron (St. Albert).

- I attended an awareness event hosted by MCMC in Edmonton on November 1, 2023. The event was attended by Premier Smith, Minister McIver (Municipal Affairs), Minister Guthrie (Infrastructure), Minister Ellis (Deputy Premier and Public Safety & Emergency Services), Minister Jean (Energy & Minerals), Minister Neudorf (Affordability & Utilities), Minister Jones (Jobs, Economy & Trade), Minister Turton (Children & Family Services), Minister Fir (Arts, Culture & Status of Women), Minister Dreeshen (Transportation & Economic Corridors), Minister Williams (Mental Health & Addiction), Minister Sawhney (Advanced Education), Minister Yaseen (Immigration & Multiculturalism), and several other MLAs from both UCP and NDP.
  - I continue to Chair the subcommittee planning the MCMC Winter Summit to be held January 10-12, 2024, in Canmore. Registrations will have commenced by the time this report is published.
- i) Advocacy on Behalf of the Town of Canmore (in addition to MCMC activities)
- On October 13, 2023, I wrote to Alberta Municipalities to get an update on their advocacy with respect to Victim Services Units.
  - On October 26, 2023, the Mayors and CAOs from Canmore, Banff, Jasper, Drumheller, and Sylvan Lake had a virtual meeting with respect to a renewed approach to achieving tourism-based community designation and funding.
- j) Events
- On October 11, 2023, I attended the Accelerating Climate Action 2023 gathering hosted by the Biosphere Institute.
  - On October 12, 2023, I attended the BOWDA luncheon and introduced the featured speaker, Premier Danielle Smith.
  - On October 21, 2023, I attended and brought welcome remarks and encouragement to the Youth Climate Summit Initiative – Extreme Hangout, which was hosted at Canmore Collegiate and attended by youth from all over the province in-person and virtually.
  - On October 27, 2023, I attended a ceremonial puck drop along with Ian O’Donnell, BOWDA, at a Canmore Eagles game.
  - On October 28, 2023, I was one of three judges for the Halloween Costume Contest (now part of Trunk or Treat) at The Beat in Spring Creek.
  - On November 2, 2023, I attended the BVCC 2023 Business Excellence Awards and brought remarks from the Town of Canmore as well as presented the Community Impact Award.
  - On November 5-6, 2023, I participated in the Building for Sustainability Symposium at The Malcolm Hotel put on by BOWDA and the Biosphere. I brought opening remarks of welcome, and then participated in a panel discussion along with Mayor DiManno (Banff) and Mayor Gondek (Calgary).
  - On November 9, 2023, I attended along with the CAO, GM of Municipal Infrastructure, Manager of Planning & Development, and Manager of Engineering the BOWDA lunch with several large developers giving an update on what to expect in the year to come.

- On November 11, 2023, I laid a wreath on behalf of the Town of Canmore as part of the Remembrance Day ceremony organized by the Canmore Legion.

k) Other points of interest

- Continued my monthly appearances on Mountain FM with Rob Murray.
- Participated in Livability Task Force meetings on October 10, 30 and November 3.
- On October 16, 2023, I hosted a virtual town hall that featured the Town of Canmore Housing Action Plan, and then opened the floor to questions on any topic. Attended by approximately 50 residents.
- Between October 24 and 26, 2023, I provided interviews with respect to the two TSMV ASPs with Rocky Mountain Outlook, The Narwhal, 630 CHED/QR77, and CBC.
- On October 25, 2023, I attended a social event between the Councils of the Town of Canmore and the Town of Banff.
- On October 26, 2023, I recorded an interview with CBC's Daybreak for their new "Meet the Mayor" segment, which was aired across the province on October 29, 2023.
- On November 10, 2023, I did a television interview for French CBC regarding Canmore's living wage.

**2. Councillor Foubert**

a) Bow Valley Regional Transit Services Commission

- Coun. Dave Schebek from ID9 is the new chair of the commission and Coun. Grant Canning from Banff is the new vice-chair.
- On Nov. 1, Roam celebrated seven years of the Canmore Local transit service.
- Route 5 (Canmore Local) is doing well compared to last year's ridership numbers. It is up 84 percent, year-to-date, over 2022 numbers. Route 3 is 50 percent above 2022 ridership numbers.

b) Canmore Museum Society

- The Canmore Museum Society board is excited to welcome a new executive director to the organization beginning in mid-December. Keep an eye on the museum's social media for the official announcement.
- The museum's latest exhibit wagaichibi ihnuthe is now in the gallery and worth viewing anytime the museum is open. It features the dance regalia of the Îyârhe Stoney Nakoda - until January 18, 2024. I would also recommend considering some of the amazing programming the museum offers.

c) Canmore Planning Commission

- Please see Coun. Hilstad's update.

d) Other points of interest

- Attended BOWDA luncheon on Oct. 12 with Premier Danielle Smith as the speaker.
- Attended Remembrance Day ceremonies at the Canmore Legion and was honoured to lay the wreath on the cenotaph on behalf of the Canmore Museum.

**3. Councillor Graham**

No report submitted.

**4. Councillor Hilstad**

a) Canmore Community Housing

**Ownership:**

- CCH was unable to facilitate an Ownership Information Session in October due to an unavailable staff member. Those registered for October have been contacted and moved to the November 8th Information Session.
- The Ownership waitlist currently sits at 227 households.
- Two units FSBO (For Sale by Owner) at WW (Wolf Willow) turned over in October. One unit was sold back to CCH and one unit was sold to a household who was very high on CCH Waitlist. One-unit FSBO at WW is conditionally sold with a November 1st possession date. CCH has one unit for sale which has a signed sales agreement and a possession date of December 4th. CCH has one unit for sale in Spring Creek which also has a signed sales agreement with a possession date scheduled for November 27th.
- CCH continues to see the highest need for three-bedroom units to be added to our inventory for long term housing options for our young families and professional couples who are just starting out and looking to the future to expand their family and grow into their space all while investing in themselves through ownership.

**Rental:**

- The Rent Waitlist currently sits at 183 in October.
- All properties are at 100% occupancy. CCH had one tenant move out suddenly near the end of October, PEKA is currently working to fill this unit for a move in date sometime in November.
- CCH has been given notice from two tenants at Wolf Willow that they will be vacating their unit, one November 16th and one on December 4th, both units will be transitioned to the Ownership Program and will be listed for sale when they become available.
- The current average approximate wait time for a unit within the Rent Program for those on the CCH waitlist is now greater than one year. CCH sees the most need for one-bedroom units with our current Waitlist composition.

b) Canmore Planning Commission

- PL20220130 304 Bow Valley Trail – Block 1 Plan 1710847  
 Proposed Development: 2 Buildings – Building A: Automotive Sales and Rentals, Building B: Automotive Service and Equipment Repair; Pet Care Facility; Veterinary Clinic, Light Manufacturing, Laundry Facility Industrial, Office.  
 Variances Proposed: increase maximum height of building (Building A and B), decrease minimum ceiling height (Building A), increase maximum automobile parking stalls (Building A), decrease minimum number of required long-term and short-term bicycle stalls, decrease the minimum number of trees provided, allow a colour that does not comply with Section 11.5.7 to be integrated into the design of Building A.  
 Approved by the Canmore Planning Commission

- PL202300305 1717 Mountain Avenue – Lot 8 (NE portion) Block 1 Plan 5263HV  
Proposed Development: Revisions to approved plans (PL20210275 – Visitor Accommodation 46 units)  
Variances Proposed: None.  
Approved by the Canmore Planning Commission
  - PL202300003 829 8th (Main) Street – Lot 13, Block 49, Plan 1095F  
Variances: Increase maximum height of building, increase maximum floor area ratio, allow for the second and third floor balconies to be of a consistent setback in relation to the north (8<sup>th</sup> Street) property line, accept the overall building design in relation to the Land Use Bylaw design criteria for commercial and mixed-use buildings.
  - Postponed to next Canmore Planning Commission Meeting on November 29, 2023.
- c) CAO Performance Review Committee
- Nothing new to report.
- d) Emergency Advisory Committee
- Nothing new to report.
- e) Enforcement Appeal Review Committee
- Nothing new to report.
- f) Heliport Monitoring Committee
- Nothing new to report.

## 2. Councillor Mah

- a) Bow Valley Waste Management Commission
- I attended the Recycling Council of Alberta’s Conference in Lake Louise. Key topics included circular economy and extended producer responsibility (EPR). There is significant concern over the transition to EPR as municipalities find themselves at various stages within their own recycling programs and decide how to best move forward.
  - At our Oct 25th, 2023 board meeting we had a presentation from Joey O’Brien of Sustain Driven. This was an excellent first look at various options the Francis Cooke could employ to further reduce its carbon footprint.
  - The Commission is on firm financial footing and finances are in order. Our strategic plan has been approved.
- b) Biosphere Institute of the Bow Valley
- -This past Nov 5th and 6th, 2023, BIBV and BOWDA held their first ever symposium on Building for Sustainability. From all accounts, it was a successful event.
  - -This upcoming Nov 17th, BIBV will be hosting its annual Square Dance fundraiser. As billed, this is “The Most Fun You Can Have with Your Boots On”. Yee haw!
  - -Out next board meeting is scheduled for Nov 20th, 2023.
  - -On Jan 24th, 2024, BIBV has their fundraising Gala scheduled. Stay tuned for more details.

- c) Canmore Community Housing
  - I defer to Councillor Hilstad's report
- d) Cultural Advisory Committee
  - We are currently waiting for our first meeting with the new board.
- e) Downtown Business Improvement Area
  - This past Oct 25th, 2023 , I attended my last BIA board meeting. I introduced the board to their new council rep, Councillor Foubert.
  - Currently, it is expected that U of C's Urban Labs will start their engagement process within the downtown area this fall. These findings will help the BIA inform their input for the upcoming Downtown ARP
  - Beth VanderVoort has committed to staying on as interim ED. The search for a new ED continues.
- f) Emergency Advisory Committee
  - I defer to Mayor Krausert's report.
- g) Other points of interest
  - I attended the Mountain Town Planners conference in Rossland this Oct 18th-20th, 2023. This was a great event to connect with other mountain communities and share solutions for housing.
  - Was also given a tour of Rossland's latest income-appropriate housing project, which is located in the same building as their new city hall. Please see attached photo of their new chambers:





- On Nov 1st, 2023, I visited Madame Diniro's Grade 5/6 class at LGMS to lead a session on debate and democracy. After answering general questions about what it's like to be a councillor, we dove into a juicy debate over the following topic: "Should people who live in the Bow Valley, but are not Canmore Taxpayers (ie Dead Man's Flats, Harvie Heights, Exshaw, Banff, etc) be allowed to park for free downtown and at Quarry Lake?".

After much spirited debate, we went to a vote. Results:

Only Canmore Taxpayers should have access to free parking: 12 votes

Allow everyone in the Bow Valley access to free parking: 7 votes

In addition, there were 2 spoiled ballots. The youth have spoken!

### 3. Councillor Marra

- a) Assessment Review Board
  - Nothing new to report
- b) Bow Valley Regional Housing
  - See attached Newsletter
- c) Bow Valley Waste Management Commission
  - I defer to Councillor Mah
- d) Canmore/MD of Bighorn Intermunicipal Committee
  - I defer to Mayor Krausert
  - Next meeting January 2024
- e) Canmore Public Library
  - November was the kick-off of our Endowment Fund Fundraiser that will run until December 15<sup>th</sup>. The theme is "Our Community, Our Library, contributions will be matched up to \$34,000, by the generosity of a group of donors. Check out the Canmore Library website for more information.
  - The Library staff is looking at ways for the Library to attract or increase the teen demographic.
- f) Southern Alberta Energy from Waste Association
  - Nothing new to report.
  - AGM was held in Vulcan. New board was appointed with a only a few changes.
- g) Subdivision and Development Appeal Board
  - Nothing to report. To view any upcoming appeals or to find Board Orders please visit the Town of Canmore website.
- h) Other points of interest
  - I attended the Mountain Town Planners Summit in Rossland B.C
  - I attended the Recycling Council of Alberta's Circular Economy Conference
  - I attended the Palliative Care Society info session with Authors Dr. Sammy Winemaker and Dr. Hsien Seow writers of the book Hope for the best Plan for the rest.

- I attended the Canmore/ Banff Council and CAO's social night.

**4. Councillor McCallum**

- a) Assessment Review Board
  - Nothing to report
- b) Bow Valley Regional Housing
  - I defer to Councillor Marra's report
- c) Canmore Planning Commission
  - Nothing to report
- d) Canmore Community Housing
  - I defer to Councillor Hilstad's report
- e) Other points of interest
  - October 2023 - I have attended 3 of the 4 planned meetings.
  - October 11-13 – I attended the Mountain and Resort Town Planners Summit in Rossland, BC with some of my colleagues.

# Monthly Bulletin

## October 2023



### NEWS, INITIATIVES, AND EVENTS

#### Open Houses at our Seniors Lodges!

**OPEN HOUSE**

Come and join residents and staff at Cascade House in Banff to tour the independent seniors lodge, learn about services and amenities and look at options for yourself or family members

**SATURDAY NOVEMBER 4, 2023**  
1:00 - 3:00pm | 227 Beaver Street, Banff

403 678 5922      www.bvrh.ca

#### Join us for exclusive tours of Cascade House in Banff and Bow River Lodge in Canmore!

You or someone you care about can age in comfort and dignity in the community at our affordable, and caring seniors' lodges. Our lodges serve independent seniors. We do the cooking and cleaning, allowing our residents to focus on living well. Residents can arrange to receive Home Care services in the lodges, but otherwise we do not offer healthcare programming except in our Designated Supportive Living wing in Canmore.

#### When and where?

##### Cascade House in Banff

Saturday, November 4, 2023, between 1 p.m. and 3 p.m.

##### Bow River Lodge in Canmore

Saturday, November 25, 2023, between 1 p.m. and 3 p.m.

#### Designated Supportive Living (DSL) Operations

The new program delivers public DSL care to the region and helps keep seniors close to their loved ones and supports in the community longer. The first floor, which will be operated as a secure dementia wing, has yet to open pending hiring. We are working with SE Health on recruitment strategies, including a collaboration on employee housing.

#### PROGRAM OCCUPANCY RATES

Bow River Lodge - NSL	95%
Bow River Lodge – DSL	50%
Cascade House	78%
Bow River Homes	100%
Mount Edith House	100%
Community Housing	100%
Rent Supplement	100%

## **SPECIAL PROJECTS**

### **This is Home (Phase 3+)**

Considering stubborn uncertainty in the interest rate markets, rising construction costs and challenges aligning GOA and CMHC funding, we will submit our project proposal to Alberta Seniors, Community, and Social Supports in 2024. This will allow us to develop greater certainty toward future capital and operational sustainability.

These projects, if approved, will refresh much of our Community and Seniors' Independent Housing stock while adding different types and affordability levels of housing to the region in Canmore and perhaps elsewhere. We hope that the GOA will appreciate and be able to approve the opportunity here and that we will be able to collaborate with them, the Town of Canmore, and ideally other Housing Agencies to address some of the housing crisis in the Bow Valley.



# **BOW VALLEY REGIONAL HOUSING**

Alberta's HMBs were created by the Government of Alberta (GOA) to operate and administer provincially-owned social housing facilities and programming. The Province holds an extensive portfolio of these facilities through the Alberta Social Housing Corporation (ASHC), serving many needy and vulnerable Albertans. Each HMB is a not-for-profit self-governing corporation under the Alberta Housing Act that manages ASHC assets in their respective region. HMBs may operate various housing programs and own facilities. HMBs function as property managers for the Province, often working to address relevant housing needs in their region.

Every municipality in Alberta is a contributing member of their regional HMB and, as such, must have at least one appointee serving on the governing board. HMB board members are responsible for acting in the best interests of the body and the entire region.

HMB operational funding sources can vary. Tenants pay accommodation fees, which are usually subject to affordability limits. These limits typically lead to operating deficits by constraining the ability to collect fees sufficient to cover operations costs fully. Provincial grants and municipal requisitions subsidize seniors' lodge deficits, whereas the Province alone funds deficits in independent seniors and community housing programs.

As the HMB for the Bow Valley region, BVRH is responsible for social housing and affordable supportive living accommodation for seniors throughout Kananaskis Country, the Bow Corridor, the MD of Bighorn, and all of Banff National Park. The region covers an area of 13,500 square kilometers that has two towns and seven hamlets that contain approximately 28,000 people. Our five contributing municipalities are Kananaskis ID, MD of Bighorn, Banff, Canmore, and Improvement District No9. Residents of the region can access our programs, subject to eligibility requirements.

We are an independent body that collaborates with two provincial ministries, five municipal governments, numerous agencies in our region, and provincial organizations to provide and promote safe and appropriate housing. Please see [www.bvrh.ca](http://www.bvrh.ca) for contact information.

## **OUR MISSION STATEMENT**

Bow Valley Regional Housing provides accommodation services, including seniors' supportive living for Bow Valley region residents who struggle to secure and maintain income-appropriate housing.

We provide housing-related programs to approximately 400 residents in the Bow Valley region, delivered through our four programs. These programs are housed across seven properties in Banff and Canmore that contain thirty-four separate buildings, twenty of which are stand-alone houses.

Our projects include the following:

- Seniors' lodges in Canmore and Banff provide room and board to the 150 residents.
  - The DSL wing at Bow River Lodge in Canmore delivers designated supportive living to the region through sixty 24-hour care suites that provide appropriate care and accommodation to our vulnerable seniors.
- Seniors' self-contained independent housing buildings in Canmore and Banff that include a total of 62 one-bedroom apartments.
- Family housing residences in Canmore include 38 townhouses and 20 houses.



- Rent Supplement Programs currently provide financial assistance to approximately 60 households in the Bow Valley.
- Planning is underway to convert a 15-suite lodge wing into housing.
- Planning is underway for re-profiling a part of the Bow River Lodge site to increase the number of seniors' self-contained suites while adding other affordable housing options.

## OUR VISION STATEMENT

Bow Valley Regional Housing collaborates with relevant agencies, ensuring that suitable programming mitigates the housing needs of our client base.

- We make decisions and recommendations using relevant and valid community trends and housing needs data.
- We obtain funding to develop infrastructure that meets identified needs in social and supportive income-appropriate housing programs.
- We embrace principles that incorporate innovation, service excellence, best practices, and energy efficiency.
- We attract, retain, and support highly qualified and caring staff.

The BVRH team includes approximately fifty employees based at Bow River Seniors Lodge in Canmore and Cascade House in Banff. Our Central Administration and Maintenance Teams are based in Canmore and serve all our projects. We have dedicated Housekeeping and Food Services Teams at both lodges.

## OUR VALUES



More information is available on our website at [www.bvrh.ca](http://www.bvrh.ca)



Regular Board Meeting  
Minutes  
Thursday, October 04, 10:00 a.m.  
Bow River Seniors Lodge, Canmore AB

---

**PRESENT:** Lisa Rosvold (Chair) and Joanna McCallum

**TELECONFERENCE:** Karen Marra, Barb Pelham, Chip Olver, and Anita Szuster

**ALSO PRESENT:** Ian Wilson (CAO), Jennifer Comighod (Client Services Manager)

**REGRETS:** Don Beaulieu

---

**1. CALL TO ORDER**

Chairperson L. Rosvold called the meeting to order at 10:03 a.m.

**2. ADOPTION OF AGENDA**

*Motion 23-049: J. McCallum* to approve the agenda with the addition of #9 (e) Board Appointments and #9 (f) Policy Committee to review the Bylaw. Carried unanimously.

**3. PRESENTATION AND GUESTS**

a. **Vicki Lockwood, Controller:** postponed.

**4. APPROVAL OF MINUTES**

a. **Regular Meeting of the Board:**

*Motion 23-050: J. McCallum* to approve the minutes of August 31, 2023, the regular meeting of the board as presented. Carried unanimously.

**5. COMMITTEE REPORT**

a. **Community Integration Committee:** report provided and discussed.

*Motion 23-051: K. Marra* to approve the BVRH Communication Plans for implementation as presented. Carried unanimously.

**6. CAO REPORT**

a. **'This is Home' Redevelopment:** verbal update provided and discussed.

b. **2024 Supportive Living Budgets Development:** report provided and discussed.

c. **September 20, 2023, Meeting with MLA Elmeligi:** verbal update provided and discussed.

d. **Fire Incident:** report provided and discussed.

**7. CORRESPONDENCE AND INFORMATION**

a. **Q3 2023 Strategic Plan Report:** report provided and reviewed.

*Motion 23-052: J. McCallum* to accept the report as information. Carried unanimously.

b. **September 2023 BVRH Bulletin:** presented and reviewed.

*Motion 23-053: C. Olver* to accept the report as information. Carried unanimously.

c. **September 2023 Occupancy and Waitlist Report:** presented and reviewed.

*Motion 23-054: K. Marra* to accept the report as information. Carried unanimously.

d. **Board Appointments:** discussed.

e. **Policy Committee:** discussed.

8. **DATE AND LOCATION OF NEXT MEETING(S)**

a. **Next Regular Meeting of the Board:**

October 26, 2023, starting at 10:00 a.m. in Bow River Lodge, Canmore.

9. **ADJOURNMENT**

*Motion 23-055: B. Pelham* that the meeting adjourn at 11:34 a.m. Carried unanimously.

  
\_\_\_\_\_  
Lisa Rosvold, Chairperson

  
\_\_\_\_\_  
Ian Wilson, CAO

**MINUTES PREPARED BY:** Jennifer Comighod, Client Services Manager



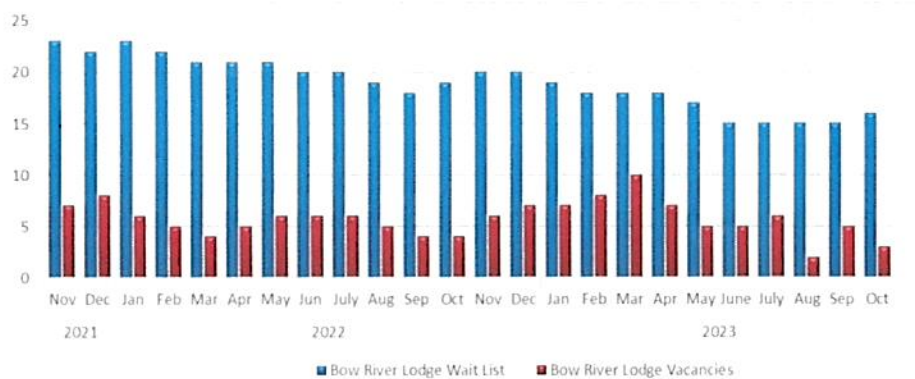


# October 2023 Occupancy & Waitlist Report

## Bow River Seniors Lodge in Canmore

Occupancy and waitlist as of October 20, 2023:

- The lodge has sixty-three residential suites.
- Of those suites, fifty-five are occupied or available for occupancy.
- The other suites are not available for occupancy. They are not captured in the chart below but include the following:
  - Five are utilized as storage or amenity space.
  - Three are being rehabilitated (one was a former office)
- 95% of the habitable suites are occupied or awarded pending move-in.
- Sixteen candidate households are wait-listed, and most are not ready to move in.



## Bow River Seniors Lodge – DSL Wing in Canmore

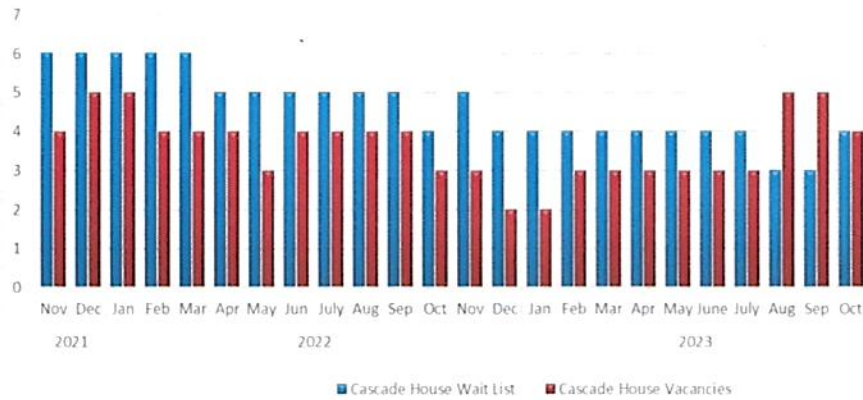
Occupancy as of October 20, 2023:

- There are thirty residents in Designated Supportive Living 4 (DSL4).
- First floor – dementia unit - not yet operational, pending staffing.
- Second floor – care unit at 100% occupancy
- AHS controls the admissions process; we are not privy to waitlist information.

## Cascade House (Seniors Lodge) in Banff

Occupancy and waitlist as of October 20, 2023:

- The lodge has twenty-two residential suites.
- Of those suites, eighteen are occupied or available for occupancy.
- The other suite is not available for occupancy. They are not captured in the chart below but include the following:
  - Four are being rehabilitated.
- 78% of the habitable suites are occupied or awarded pending move-in.
- Four candidate households are wait-listed, and all of them are not yet ready to move in.



**Bow River Homes (Seniors Self-Contained) in Canmore**  
Occupancy and waitlist as of October 20, 2023:

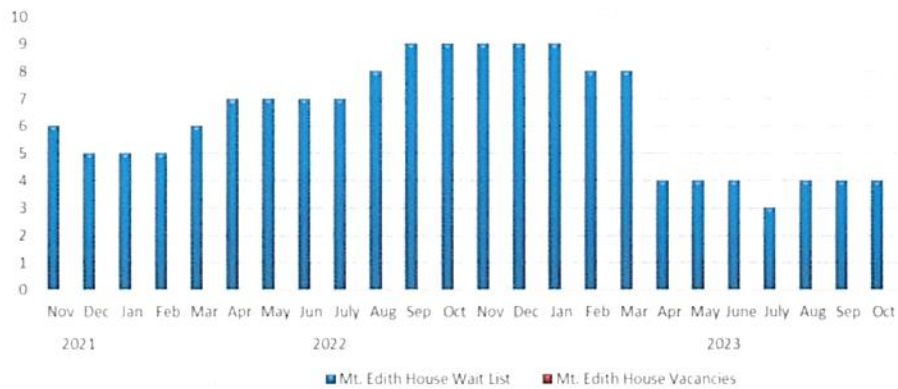
- The project has twenty-eight self-contained residential suites.
- Of those suites, twenty-six are occupied or available for occupancy.
- The other suite is not available for occupancy. They are not captured in the chart below but include the following:
  - Two that are being rehabilitated.
- 100% of the habitable suites are occupied or awarded pending move-in.
- Twelve candidate households are wait-listed.



**Mount Edith House (Seniors Self-Contained) in Banff**  
Occupancy and waitlist as of October 20, 2023:

- The building has thirty-four self-contained residential suites.
- Of those suites, thirty-two are occupied or available for occupancy.
- The other suite is not available for occupancy. They are not captured in the chart below but include the following:
  - Two that are being rehabilitated.
- 100% of the habitable suites are occupied or awarded pending move-in.
- Four candidate households are wait-listed.





### Community Housing Projects in Canmore

Occupancy and waitlist as of October 20, 2023:

- The portfolio has fifty-eight individual residential units.
- Of those fifty-eight units, fifty-six are occupied or available for occupancy.
- The other suites are not available for occupancy. They are not captured in the chart below but include the following:
  - Two are being rehabilitated.
- 100% of the habitable suites are occupied.
- Eighteen candidate households are wait-listed.



### Rent Supplement (RS) Programs in the Bow Valley Region.

Occupancy and waitlist as of October 20, 2023:

- A monthly budget of \$32,370.00.
- Providing financial subsidies to fifty-three active client households.
- Nine candidate households are wait-listed.
- The monthly subsidy totalled \$28,313.00, averaging \$534.00 per client household.
- Of our active RS client households:
  - 42 live in Canmore
  - 7 live in Banff
  - 1 live in Deadman’s Flat
  - 3 live in Exshaw

<b>CCH OPERATIONS REPORT</b>											
<b>October 2023</b>											
	<b>OWN Program</b>			<b>RENT Program</b>							
<b>Wait List:</b>	229	+6 over last month		183			+14 over last month				
<b>Applications YTD:</b>	115	+6 over last month +64 over STLY		179			+8 over last month +63 over STLY				
<i>Applications Received/Processed 2022:</i>	72			154							
<b>Inquiries YTD:</b>	246	+32 over last month +72 over STLY		381			+55 over last month +187 over STLY				
<i>Inquiries 2022:</i>	227 Total			238 Total							
<b>Current Occupancy:</b>				100%	Hector	100%	McArthur	100%	Wolf Willow	100%	NLCC
<b>Total Vital Home Units:</b>	162	2 units FSBO WW-SOLD 1 Unit FSBO-WW-C/S 1 Unit FSBCCH-SCMV-C/S 1 unit FSBCCH-WW-C/S		60		48		7		1	
<b>Turnover YTD:</b>	7%	11		12%	7	19%	9	29%	2	0%	0
<i>Turnover 2022:</i>	12%	19 sales (19/157)		18%	11 Units (11/60)	31%	15 units (15/48)	30%	3 Units (3/9)	0%	0
<b>↑ Above numbers updated as of October 31, 2023 ↑</b>											

Canmore Rental Statistics for 2023

		Jan.	Feb.	Mar.	Q1 Averages	Apr.	May	June	Q2 Averages	July	Aug.	Sept.	Q3 Averages	Oct.	Nov.	Dec.	Q4 Averages	Annual Average
Shared 1Bdrm	Average	\$900.00	\$ 1,095.20	\$1,533.33	\$ 1,176.18	\$1,292.86	\$1,200.00	\$1,160.00	\$ 1,217.62	\$1,018.33	\$1,059.00		\$ 1,038.67				\$ -	\$ 1,157.34
	Median	\$900.00	\$ 1,150.00	\$1,400.00	\$ 1,150.00	\$1,200.00	\$1,200.00	\$1,200.00	\$ 1,200.00	\$925.00	\$995.00		\$ 960.00				\$ -	\$ 1,175.00
	Available	1	5	3	3	7	2	5	5	6	5	0	4				0	4
Studio	Average				\$ -			\$900.00	\$ 900.00				\$ -	\$1,350.00			\$ 1,350.00	\$ 1,125.00
	Median				\$ -			\$900.00	\$ 900.00				\$ -	\$1,350.00			\$ 1,350.00	\$1,125.00
	Available	0	0	0	0	0	0	1	0	0	0	0	0	1			1	0
1 Bedroom	Average	\$2,218.50	\$ 3,250.00	\$1,816.67	\$ 2,428.39	\$2,133.33	\$2,095.83	\$2,391.11	\$ 2,206.76	\$2,395.00	\$2,291.25	\$ 2,618.75	\$ 2,435.00	\$2,391.67			\$ 2,391.67	\$ 2,360.21
	Median	\$2,100.00	\$ 3,250.00	\$1,500.00	\$ 2,100.00	\$2,200.00	\$2,100.00	\$2,400.00	\$ 2,200.00	\$2,300.00	\$2,075.00	\$ 2,700.00	\$ 2,300.00	\$2,500.00			\$ 2,500.00	\$2,250.00
	Available	10	2	3	5	9	12	9	10	11	20	8	13	6			6	9
2 Bedroom	Average	\$2,745.42	\$ 3,076.82	\$3,203.00	\$ 3,008.41	\$2,673.44	\$3,007.72	\$2,773.89	\$ 2,818.35	\$2,579.25	\$2,842.00	\$ 4,301.96	\$ 3,241.07	\$2,973.00			\$ 2,973.00	\$ 3,017.65
	Median	\$2,700.00	\$ 2,900.00	\$3,150.00	\$ 2,900.00	\$2,700.00	\$2,825.00	\$2,800.00	\$ 2,800.00	\$2,612.50	\$2,550.00	\$ 2,900.00	\$ 2,612.50	\$2,845.00			\$ 2,845.00	\$2,812.50
	Available	12	11	9	11	16	18	18	17	20	22	27	23	20			20	17
3 Bedroom	Average	\$4,480.00	\$ 4,691.67	\$4,484.67	\$ 4,552.11	\$4,099.72	\$4,190.79	\$4,815.00	\$ 4,368.50	\$4,354.32	\$4,172.04	\$ 4,955.82	\$ 4,494.06	\$5,221.43			\$ 5,221.43	\$ 4,546.55
	Median	\$3,750.00	\$ 4,625.00	\$4,450.00	\$ 4,450.00	\$3,850.00	\$4,000.00	\$4,100.00	\$ 4,000.00	\$3,800.00	\$3,750.00	\$ 5,000.00	\$ 3,800.00	\$5,450.00			\$ 5,450.00	\$4,050.00
	Available	5	6	15	9	18	19	15	17	22	27	17	22	7			7	15
4+Bedroom	Average	\$5,133.57	\$ 4,517.00	\$6,596.67	\$ 5,415.75	\$8,475.00	\$5,700.00	\$5,550.00	\$ 6,575.00	\$5,487.50	\$4,800.00	\$ 5,850.00	\$ 5,379.17	\$5,000.00			\$ 5,000.00	\$ 5,710.97
	Median	\$4,750.00	\$ 4,995.00	\$5,000.00	\$ 4,995.00	\$8,475.00	\$5,700.00	\$5,700.00	\$ 5,700.00	\$5,875.00	\$4,600.00	\$ 5,950.00	\$ 5,875.00	\$5,000.00			\$ 5,000.00	\$5,350.00
	Available	7	5	3	5	2	2	4	3	4	7	3	5	2			2	4
Summary Total Studio-4		34	24	30	88	45	51	47	143	57	76	55	188	36	0	0	36	455

Canmore Rental Statistics for 2022

		Jan.	Feb.	Mar.	Q1 Averages	Apr.	May	June	Q2 Averages	July	Aug.	Sept.	Q3 Averages	Oct.	Nov.	Dec.	Q4 Averages	Annual Average
Shared 1Bdrm	Average	\$880.56	\$ 920.83	\$781.25	\$ 860.88	\$847.50	-	\$935.00	\$ 891.25	\$1,200.00	\$901.11	\$863.33	\$ 988.15	\$895.00	\$ 995.00	\$ 1,056.25	\$ 982.08	\$ 934.17
	Median	\$800.00	\$ 900.00	\$762.50	\$ 800.00	\$900.00	-	\$950.00	\$ 925.00	\$1,200.00	\$900.00	\$875.00	\$ 900.00	\$935.00	\$ 885.00	\$ 1,100.00	\$ 935.00	\$ 900.00
	Available	9	6	4	6	8	0	6	5	2	9	3	5	3	6	8	6	5
Studio	Average	\$1,300.00	\$900.00	-	\$ 1,100.00	-	\$1,300.00	-	\$ 1,300.00	\$ 1,400.00	\$ 1,525.00	\$1,075.00	\$ 1,333.33	\$1,200.00	\$ 1,000.00	\$ 1,375.00	\$ 1,191.67	\$ 1,230.56
	Median	\$1,300.00	\$900.00	-	\$ 1,100.00	-	\$1,300.00	-	\$ 1,300.00	\$ 1,400.00	\$ 1,525.00	\$1,075.00	\$ 1,400.00	\$1,200.00	\$ 1,000.00	\$ 1,375.00	\$ 1,200.00	\$ 1,300.00
	Available	2	1	0	1	0	1	0	0	1	1	1	1	1	1	1	1	1
1 Bedroom	Average	\$1,714.00	\$ 1,749.17	\$1,646.11	\$ 1,703.09	\$1,759.38	\$1,783.33	\$1,966.67	\$ 1,836.46	\$2,040.00	\$2,066.00	\$ 1,954.00	\$ 2,020.00	\$2,031.33	\$ 2,278.75	\$ 2,188.38	\$ 2,166.16	\$ 1,931.43
	Median	\$1,700.00	\$ 1,847.50	\$1,695.00	\$ 1,700.00	\$1,525.00	\$1,750.00	\$2,100.00	\$ 1,750.00	\$2,100.00	\$2,050.00	\$ 1,837.50	\$ 2,050.00	\$2,011.00	\$ 2,200.00	\$ 1,900.00	\$ 2,011.00	\$ 1,873.75
	Available	5	6	9	7	8	6	3	6	5	14	10	10	12	12	13	12	9
2 Bedroom	Average	\$2,545.24	\$ 2,901.56	\$2,909.72	\$ 2,785.51	\$2,371.39	\$2,602.21	\$2,710.69	\$ 2,561.43	\$2,900.00	\$2,711.86	\$ 2,799.28	\$ 2,803.71	\$2,811.63	\$2,810.56	\$ 2,749.00	\$ 2,790.40	\$ 2,735.26
	Median	\$2,250.00	\$ 2,850.00	\$2,747.50	\$ 2,747.50	\$2,199.50	\$2,324.50	\$2,550.00	\$ 2,324.50	\$2,697.50	\$2,600.00	\$ 2,700.00	\$ 2,697.50	\$2,700.00	\$ 2,700.00	\$ 2,500.00	\$ 2,700.00	\$ 2,648.75
	Available	21	16	18	18	18	14	26	19	26	35	29	30	27	27	15	23	23
3 Bedroom	Average	\$3,716.86	\$ 3,686.36	\$4,163.18	\$3,855.47	\$4,059.06	\$3,622.94	\$3,669.23	\$3,783.74	\$3,871.43	\$3,463.18	\$ 3,903.21	\$3,745.94	\$3,947.57	\$4,704.14	\$ 4,722.67	\$4,458.13	\$3,960.82
	Median	\$3,450.00	\$ 3,400.00	\$4,000.00	\$ 3,450.00	\$3,450.00	\$3,400.00	\$3,400.00	\$ 3,400.00	\$3,500.00	\$3,500.00	\$ 3,550.00	\$ 3,500.00	\$3,600.00	\$4,625.00	\$ 3,750.00	\$ 3,750.00	\$ 3,500.00
	Available	14	11	11	12	16	17	13	15	7	22	14	14	21	14	9	15	14
4+Bedroom	Average	\$3,600.00	\$ 5,016.67	\$3,016.67	\$ 3,877.78	\$8,166.67	\$7,025.00	\$6,500.00	\$ 7,230.56	\$4,800.00	\$4,862.50	\$ 5,950.00	\$ 5,204.17	\$5,519.17	\$3,140.00	\$ 3,596.67	\$ 4,085.28	\$ 5,099.44
	Median	\$3,600.00	\$ 3,250.00	\$3,000.00	\$ 3,250.00	\$8,000.00	\$8,000.00	\$6,500.00	\$ 8,000.00	\$4,800.00	\$4,250.00	\$ 5,500.00	\$ 4,800.00	\$5,200.00	\$3,140.00	\$ 3,790.00	\$ 3,790.00	\$ 4,525.00
	Available	1	3	3	2	3	5	2	3	1	8	6	5	6	2	3	4	4
Summary Total Studio-4		43	37	41	121	45	43	44	132	40	80	60	180	67	56	41	164	597

Sources: Asset West, PEKA, ReMax, RMO, Peak Estates, Rent Faster, Kijiji

Appendix A - Committee of Whole report						
<b>Note:</b> Sales are recorded in the year the transaction closes						
31-Oct-23						
Year	Vital Homes Homeownership Program		Total	Resales	New Inventory	
	Resales	New Inventory				
2023	5	6	11	4WW, 1GRL	5AL,1WW	
2022	9	10	19	5WW, 3HB,1MSC	10RR	
2021	15	8	23	3 MSC, 2CR, 2HB, 1MR, 7WW	2LR, 4-7&7, 2JPL	
2020	11	6	17	1CR, 8WW, 2MSC	1LR, 1Vt, 4JPL	
2019	3	33	36	3 MSC	1Vt, 32HB	
2018	<u>3</u>	<u>21</u>	<u>24</u>	3CR	17HB, 4CML	
<b>Total</b>	<b><u>41</u></b>	<b><u>78</u></b>	<b><u>119</u></b>			
Wolf Willow (2021)		<b>44</b>				

Legend	
Coyote Ridge	CR
Hawks Bend	HB
Five-Plex 818 7 Street	FP
Lookout Ridge	LR
Mineside Court	MSC
Ravens Ridge	RR
Seventh & Seventh	7&7
Versant	Vt
Wolf Willow	WW

Spring Creek	
Arnica Lodge	AL
Creekstone Mountain Lodge	CML
Glacier Rock Lodge	GRL
Jack Pine Lodge	JPL
Moraine Ridge	MR

# Administrative Update

**DATE OF MEETING:**

November 21, 2023

**Agenda #:** F-1

## **A. CAO's Office**

### **1. CAO**

- a) The Corporate Strategic Team (CST) held a strategic planning day on October 16 to review accomplishments so far this year, plan for work and issues on the horizon, and to check in on our individual and shared leadership goals.
- b) Met with the Banff Canmore Community Foundation and the YWCA to discuss housing priorities and projects and to explore potential collaboration opportunities.

### **2. General Manager of Corporate Services**

- a) The Livability Task Force has completed three of its four scheduled meetings developing recommendations for Council's consideration to:
  - Develop a plan to phase out the Tourist Home Designation
  - Investigate tax options to incentivize full-time/long-term occupancy of residential units
  - Investigate tax options to incentivize purpose-built rental accommodation

Once the task force has completed its work, administration will work to determine how best to advance these recommendations and will bring both the work of the task force and its recommendations to Council.

## **B. MUNICIPAL SERVICES**

### **1. Community Social Development**

- a) FCSS's Neighbourhood Connector Trailer was rented 24 times between May 1 and September 30. 90% of participants surveyed reported that they feel more connected to their community and neighbourhood as a result of attending a community block party.

### **2. Recreation Services**

- a) Recreation will be administering user fee increases in 2024. Starting January 1, 2024, drop-in fees at Elevation Place will increase on average 7% for full facility access, and 11% for aquatic only access. Public skating drop-in will increase on average 6%. Starting February 1, 2024, Elevation Place membership fees will increase on average 5% for full facility access and 11% for aquatic only access. There were no membership fee increases in 2023. Communication to members and the public will begin in early December. Fee increases are being applied to recover increasing operational costs and in alignment with the Recreation Services Operating Policy. The Town of Canmore continues to provide recreation memberships at a reduced cost through the Affordable Services Program.



- b) Elevation Place will offer the annual multi-visit pass promotion where users can receive 12 visits for the price of a regular 10 punch pass. The promotion will be available from November 15 until December 24, 2023. Toonie Tuesday swims have resumed for the fall/winter season.

**3. Fire-Rescue**

- a) Fire Prevention Week activities ran from October 8-14 with the following outreach efforts and levels of participation:
  - 9 school visits
  - 750 total children in attendance at presentations
  - 725 people attended the Pancake Breakfast (up from 600 in 2022)
  - Pancake Breakfast raised \$540 and 146 lbs. of food for the Bow Valley Food Bank
- b) The number of FireSmart Home Assessments has increased 150% compared to 2022.
  - In 2023 we completed 20 Single family homes and 10 x Condo/apartment buildings = 30 dwellings total.
  - This is up from 7 homes and 5 Condo buildings in 2022 = 12 dwelling totals.
- c) Applied for two grant opportunities
  - AHS Medical Fund Grant
  - 2024 Fire Service Training Grant

**4. Protective Services**

- a) Community Peace Officers attended the annual Trunk or Treat event in Spring Creek. This volunteer coordinated event provides an excellent opportunity for Peace Officers to engage with the community.
- b) The Canmore Emergency Management Agency had its final meeting of 2023. The Agency is made up of internal and external emergency management stakeholders. This year, external stakeholders included employees from AHS Environmental Public Health, AHS EMS, AHS Canmore Hospital, Alberta Wildfire, Kananaskis Improvement District, Stoney-Nakoda Emergency Services, MD of Bighorn Protective Services, RCMP, and Tourism Canmore Kananaskis.

**5. Economic Development**

- a) SMARTstart 2023-2024 has kicked off with eight entrepreneurs and mentors.
- b) Happipad: Over the last eight months, Happipad has approved ten renters and four hosts. Of the hosts, two listed rental opportunities but to date, no agreements between renters and hosts exist. We will be working with Happipad to understand some of the metrics and adjust our approach for 2024, such as looking for ways to increase local engagement and support through the development of local community stories and conversations.
- c) As part of capital project #7272 (Building Neighbourhoods Builds Community 3.0) the Arts Walk in the Woods Art call is now open. This art call looks to engage artists and the community and ties into the World Cup activities at the Nordic Centre and Downtown this February 2024. The walk will bring residents and visitors from the Downtown to the Nordic Centre and back.

## C. CORPORATE SERVICES

### 1. Human Resources

- a) The HR department continues to forward facilitated training in support of the strategic priorities of Equity, Diversity, Inclusion & Belonging (EDI/DEI), as well as Truth & Reconciliation (TRC), and mental health/resiliency. Key training in October included:
  - October 2 – Indigenous Cultural Awareness Training 1.0 facilitated by SevGen
  - October 11 - Foundations of DEI facilitated by Harmony@Work
- b) Upcoming training in November includes:
  - November 6 – The Working Mind Manager/Supervisor facilitated by the Mental Health Commission of Canada
  - November 15 – Transformative Conversations facilitated by Harmony@Work
  - November 16 – The Working Mind Employee facilitated by the Mental Health Commission of Canada
- c) As part of our participation in the Partners in Injury Reduction (PIR) Program through the Worker’s Compensation Board (WCB) of Alberta, the Town’s annual audit of our health & Safety program is set to be completed by November 15.
- d) The HR department has worked in collaboration with the IT department to initiate cybersecurity measures with our Human Resources Information System. Starting in October, a phased-in approach will commence to implement Single sign On (SSO), thereby providing an extra layer of security for employee information and reducing the risk of cyber security breaches.

### 2. Communication

- a) The Land Acknowledgement on the Town of Canmore website has been updated, to reflect the new Metis Nation of Alberta Districts (Canmore is in District 4).
- b) We have opened an official Instagram account – canmoregov. The account will be used differently than our other social media channels, focusing on telling captivating stories of the work we do in the community.
- c) Public participation update: The following activities/projects are underway or were undertaken in October and November:
  - Mayor’s Virtual Town Hall Housing Action – October 16, 50 people attended.
  - Human Wildlife Coexistence Implementation and Action Plan – see Sustainability section for more information.
  - Climate Emergency Action Plan - see Sustainability section for more information.
  - Connect Downtown: Planning a Vibrant Town Centre – see [mycanmore.ca/connectdowntown](https://mycanmore.ca/connectdowntown) for more information.

### 3. I.T.

- a) We are launching a new public-facing online portal (CityView) for select Development and Building Permit applications to increase transparency, accountability, and efficiency. Starting on November 8, 2023, applicants will be required to submit select applications using a step-by-step online portal which will streamline the process and allow applicants to access information about the status of their application(s) as a self-service. We are taking a phased approach to launching online applications to allow staff and the public to adjust to the change and to ensure that the portal launch goes smoothly. The first phase of the launch will include the following

applications: Detached Dwellings Development and Building Permits and Non-Residential Development and Building Permits. Additional details will be available this week at [canmore.ca/planning](http://canmore.ca/planning).

#### 4. Municipal Clerk

- a) The Municipal Clerk's Office is currently processing two large access to information requests which were received on the same day just over three months ago. One involves review of over 5,000 responsive records and we have dedicated about 140 hours to date. The other has required extensive review to make sure we are meeting our obligation to assist the applicant while balancing protection of third-party business information. The Clerk's Office has spent about 40 hours to date and have been provided with an additional 13 hours of legal review. The FOIP Act restricts fees which may be collected to process requests and amounts collected for these requests were minimal.

These are the first requests for which we've applied to the Access and Privacy Commissioner for a time extension since the Three Sisters Mountain Village access request of 2021/2022. Before that, the largest request we had received was in 2016. It's hard to say yet if this is the start of a trend towards larger and more complex access requests, however we will continue to monitor and plan for adequate resources to meet the demand.

### D. MUNICIPAL INFRASTRUCTURE

#### 1. Engineering Services

- a) West Bow River Pathway – The pathway is scheduled to be fully open to the public by end of November. Landscaping work will complete in 2023. The project has substantially completed within the Council approved revised budget of \$3,600,000.
- b) Cougar Creek Long-term Mitigation – Work is progressing on the main embankment structure. Winter shutdown planned for embankment construction between lift 4 and 5 in late November or early December. Other activities including spillway blasting, and sheetpile installation, may progress over the winter in preparation for work to resume in April. On track for completion in autumn 2024 with no major issues on site in 2023. Photo below was taken on October 25, 2023 and shows completion to top of lift 3.



## 2. Facilities

- a) Canmore Fire Station (7229) - The new Fire Station is now substantially complete. Administration would like to thank Council for their support throughout the development of this important municipal asset. The new facility sets up Fire and Rescue Services for the future and addresses the spatial constraints that the department has been operating within for many years. It is intended that Fire and Rescue Services will be fully operational in the new location in early 2024.
- b) Elevation Place Cooling Enhancements (7291): The design consultant has now been awarded the contract and will work over the winter to design a solution to enhance cooling of rooms 207, 208 and 214, with consideration for adjacent rooms as well as budget allows.
- c) Expression of Interest (EOI) for remaining space at the existing Fire Hall has been released to the public, closing on November 28. Administration will seek Council approval on January 9, 2024 for final space allocations.

## 3. Public Works

- a) Parks
  - Seasonal Staff: The final group of season staff had their last day October 27.
  - Mountain Pine Beetle: The ground survey is complete; 53 trees were identified as infested for removal. The area surveyed was between George Biggie Road and Rundle Forbay followed by the area around Harvey Heights to Cougar Creek. The fell and burn tender is due to go out by Oct 31, 2023. Infested tree numbers are around 75% lower than anticipated. The provincial adviser says that successful control in previous years, poor

conditions for beetle flight including smoke, and a thaw freeze cycle last spring were factors in the lower infested tree numbers.

- Supervisor Change: Lisa Guest is taking a personal leave of absence starting November 15, for almost 14 months. Bree Campbell will be taking on the Parks Supervisor role in Lisa's absence.
- Outdoor Ice Rinks: Preliminary review suggests the Pond on 7<sup>th</sup> Avenue will be very small this season – it currently has no water as it has drained six weeks earlier than usual. Typically, staff use the natural frozen ice as a starting point with which to build the skating surface.

b) Streets and Roads

- Seasonal changes – Streets and Roads shifted its operation on October 22 to “winter mode”. With this, the summer seasonal staff contract ended, the team schedule has been adjusted to deliver service 7 days/week, and equipment has been set up to respond to winter operations. Seasonal contracts with Volker Stevin (roads) and Three Sisters Nature Maintenance (transit stop clearing) began on October 15.
- Winter Maintenance Season: The Snow and Ice Control (SNIC) stakeholder engagement meeting was held on October 19<sup>th</sup> and included representatives from various Town departments (S&R, Parks, Eng, Enforcement, Fire/Rescue), Volker Stevin (roads contractor), Three Sisters Nature Maintenance (transit stops and barrier free stalls contractor), ROAM, and Canada Post. The meeting focused on the following:
  - (i) Review SNIC Policy prioritized response and accountabilities;
  - (ii) Identify hazards and share strategies to either mitigate or eliminate them;
  - (iii) Highlight the need to deliver services that effectively support individuals with constrained mobility. Emphasis was placed on ensuring windrows do not impede access to public facilities plus road and pathway crossings, wheelchair ramps, and transit stops pads are free of snow and ice. In addition, engage Municipal Enforcement when there are issues around non-compliance.
  - (iv) Establishing effective lines of communication and sharing key contacts between stakeholder groups.
  - (v) Discussing a logical snow emergency strategy including preparation, communication, accountability, and response.
- The first snow fall for the season was October 24, 2023.

c) Solid Waste Services

- Extended Producer Responsibility (EPR): Administration has begun the registration process to participate in the EPR program in Alberta. Registration is an expression of interest and does not commit the Town to anything. By registering, the Town is sharing information about our recycling, hazardous and special products (HSP) programs. This process will allow the Town to begin negotiations with the Producer Responsibility Organization (PRO) that will be implementing EPR in Alberta. Registering before December 31, 2023, allows the Town to be eligible for phase I of the EPR implementation. This phase will begin April 2025. The EPR program is voluntary and there are points at which Canmore can opt out. Opting out would mean business as usual, with the Town continuing to be financially and



operationally responsible for recycling. There are lots of details still to learn and evaluate prior to participating in the EPR program – and its different for each community. More details will be shared once they become available.

- Long Haul Waste Contract: The Town is currently contracting the Town of Banff to haul its waste to the Dried Meat Lake Landfill, near Camrose. In August of 2023, Banff notified the Town it would need to increase the hauling rate by 20%, related to the growing inflation. For due diligence, administration completed a cursory request for quotes for comparison purposes and noted a potential opportunity to haul directly to the City of Calgary landfill – perhaps at the same rate but with a significant decrease in GHG production through shorter hauling and methane capture. Administration is expecting to receive a revised proposal from the Town of Banff by year end.

d) Utilities

- Regulatory: No contraventions to report.
- Service Interruptions:
  - (i) September 21<sup>st</sup>: A home in Silvertip raised a concern with water pressure. EPCOR responded and tested the meter – and the closest hydrant and the pressure was the same. The homeowner was advised the low water pressure was likely due to a leak within the home.
  - (ii) October 12<sup>th</sup>: A home on Evergreen Circle raised a concern with low water pressure. EPCOR responded and found the same circumstances as the home in Silvertip. The home was under a major renovation and there is likely a leak within the property.

e) Sustainability

- Human Wildlife Coexistence Implementation and Action Plan: A public survey was open from October 2 to 31. A total of 511 people completed the survey.
- Climate Emergency Action Plan: Two public webinars were held on October 18 and November 8. A public questionnaire launched on November 8. Two community roundtable sessions and two equity focus groups are planned for late November. The working team, in late November, is also conducting individual meetings with BOWDA, local businesses and youth. The Town also partnered with the Biosphere to conduct eight “on the ground/in the community” sessions over the month of November, meeting people in the community to hear their stories about climate change and direct them to the Town’s formal engagement activities.
- Management Recommendations and Implementation Plan for the Lower Silvertip Wildlife Corridor: The final draft is currently being circulated to all members of the working group for one final review before signing. The Plan will be presented at a future Council meeting.

**Council Resolution Action List**

**G1**

Motion #	Agenda Item	Resolution	Council Mtg Date	Service Area	Action Status	Last Update	Date Complete
99-2021	<b>MOU with Stoney Nakoda</b>	Direct administration to investigate and report back on the scope, process and resources needed to establish a Memorandum of Understanding (MOU) with the Stoney Nakoda Nation.	27-Apr-21	CST	The Stoney Nakoda Nation have indicated that they would like access to lands within the Town of Canmore boundaries for cultural ceremonies. This would help in building relationships that will assist with establishing an MOU in the future. Council approved a request to advance this work at the Sept 7, 2021 council meeting. Administration continues to reach out to the Stoney Nakoda Administration to advance this work.	14-Nov-23	
216-2021	<b>Advancing Truth and Reconciliation with the Stoney Nakoda Nation</b>	Direct administration to work with the Stoney Nakoda Nation to identify lands within the Town of Canmore boundaries that would be appropriate for cultural ceremonies and assist with any necessary agreements for the use of these lands.	7-Sep-21	CST	Work is ongoing. The next step for this item rests with the Stoney Nakoda Nation.	14-Nov-23	
219-2021	<b>Lower Silvertip Wildlife Corridor</b>	Direct administration to assemble a working group consisting of key Lower Silvertip Wildlife Corridor landowners to develop principles for and an approach to shared management of the corridor.	7-Sep-21	Public Works Admin	The Lower Silvertip Wildlife Corridor Working Group has completed the final draft of "Management Recommendations and Implementation Plan for the LSWC". The Report is undergoing one final review by Administration and will then be circulated for signature by all landowners. Council can expect to see the report in Q1 of 2024.	8-Nov-23	
79-2022	<b>Procedural Bylaw Amendment 2022-04 Omnibus</b>	Direct administration to investigate the options for video and audio being treated as written submissions and imbedded in the record of public submissions.	5-Apr-22	Clerks	IT and the Municipal Clerk continue to investigate options as part of the capital project to update Council Chambers A/V. This would be part of phase 2 of this project - Agenda Management Software. An RFP is expected to be issued in November for phase 1 of the project.	2-Nov-23	
31-2022FIN	<b>Finance Committee Deliberation and Direction</b>	Develop a Paid Parking Revenue Allocation Model (PPRAM) for approval prior to the 2024 budget amendment in fall of 2023.	24-Nov-22	Fin	Council referred the PPRAM to Finance Committee. The discussion occurred on November 9.	9-Nov-23	9-Nov-23
57-2022FIN	<b>Finance Committee Deliberation and Direction</b>	Explore options with regards to a car share program and report back to Council no later than the end of 2023.	29-Nov-22	Public Works Admin	A Request for Information (RFI) for car sharing was open from June 25 - August 1, 2023. Only one formal response was received, which was from a peer-to-peer car share platform. The results of this RFI and the additional research being conducted by Administration will be presented at the December COW.	1-Nov-23	
61-2022FIN	<b>Finance Committee Deliberation and Direction</b>	Reassess the Canmore Community Housing requisition in the fall of 2023 for the 2024 budget amendment to ensure alignment with any new programs or priorities.	29-Nov-22	Council/CCH	Presented to Council at the October 31 Finance Committee meeting.	1-Nov-23	1-Nov-23
62-2022FIN	<b>Finance Committee Deliberation and Direction</b>	Include provincial downloading in the annual budget process.	29-Nov-22	CST	Presented to Council at the October 31 Finance Committee meeting. Now operational and will be provided to council as part of our regular budget process.	1-Nov-23	1-Nov-23
104-2023	<b>Capital Project Budget and Staging Amendments</b>	Cancellation of the 2024 approved capital projects: CAP 7355 Teepee Town 2nd Avenue Rehabilitation Construction and CAP 7369 BVT Wastewater Upgrade – Phase 3 and bring the projects back into the future capital plan.	16-May-23	Engineering	Presented to Council at the November 2 Finance Committee meeting.	3-Nov-23	3-Nov-23
105-2023	<b>Capital Project Budget and Staging Amendments</b>	Direct administration to update the 2024-2028 capital plan to account for future project budget and staging approvals as part of the 2024 budget amendment process.	16-May-23	Finance	Presented to Council at the November 2 Finance Committee meeting.	3-Nov-23	3-Nov-23
120-2023	<b>Housing Accelerator Fund Action Plan</b>	Direct administration to report back to Council with proposed amendments to the Land Use Bylaw and policy amendments to phase out "Tourist Home" as a use.	6-Jun-23	CST	The Livability Task Force began meeting October 10, 2023 and have held three meetings. One additional meeting is scheduled and recommendations are expected before year-end.	1-Nov-23	
121-2023	<b>Housing Accelerator Fund Action Plan</b>	Direct administration to return to Council with a report on property tax policy options to incentivize purpose-built rentals and full-time/long-term occupancy of residential units.	6-Jun-23	CST	The Livability Task Force began meeting October 10, 2023 and have held three meetings. One additional meeting is scheduled and recommendations are expected before year-end.	1-Nov-23	
122-2023	<b>Housing Accelerator Fund Action Plan</b>	Direct administration to investigate and report back on changes to residential districts in the Land Use Bylaw that can facilitate provision of additional housing supply.	6-Jun-23	CST	This work is anticipated to commence in alignment with upcoming Land Use Bylaw amendments required after the Palliser ASP is approved.	22-Aug-23	
124-2023	<b>Housing Accelerator Fund Action Plan</b>	Direct administration to report back on options and funding required for adding a comprehensive planning process to establish parameters to consider infill, or "missing middle" housing opportunities in established neighbourhoods and explore options for eliminating single detached dwellings.	6-Jun-23	CST	Administration intends to commence this work in 2024.	22-Aug-23	
191-2023	<b>Facilities Use Decision Framework Existing Firehall</b>	Direct administration to issue a Request for Expressions of Interest for third party interest in the remaining spaces at the Fire Hall and report back to Council for a decision.	15-Aug-23	Facilities	A Request for Expressions of Interest was posted on October 30. The recommendation for potential third party interests will be presented to Council in 2024.	1-Nov-23	

193-2023	<b>2023 Capital Budget Amendment Large Item Collection Vehicle</b>	Direct administration to return during the 2025 budget process with a review of the large-item pickup service level and provide recommendations on ways to increase potential circular economy opportunities to expand the reuse and sharing economy for residents.	15-Aug-23	Solid Waste	Work will occur in 2025.	1-Nov-23	
200-2023	<b>Retail Gap Analysis and Light Industrial and Commercial Land Review</b>	Direct administration to return with recommended amendments to the Land Use Bylaw and Municipal Development Plan to discourage the provision of employee housing in industrial districts.	5-Sep-23	Planning	Planning will bring forward recommended amendment at the beginning of Q2 2024.	9-Nov-23	
219-2023	<b>2023 Capital Budget Funding Sources Amendment - Cougar Creek Long-Term Mitigation</b>	Direct administration to return during the 2024 budget amendment process with recommendations to cancel or delay \$8,300,000 in future or carry forward capital projects to reallocate that funding towards the Cougar Creek Long-Term Mitigation capital project (CP#1562).	5-Sep-23	Engineering	Presented to Council at the November 2 Finance Committee meeting.	3-Nov-23	3-Nov-23
230-2023	<b>Palliser Trail Area Structure Plan Bylaw 2023-22</b>	Postpone second and third reading of Palliser Area Structure Plan Bylaw 2023-22 to the November 7, 2023 regular meeting and direct administration to bring a report responding to feedback from the public, especially from BOWDA and Canmore Community Housing.	3-Oct-23	Planning	ASP was approved at the November 7, 2023 regular business meeting.	8-Nov-23	8-Nov-23
238-2023	<b>Municipal Election Sign Options</b>	Direct administration to prepare (1) an Election Sign Bylaw that restricts municipal election signage to private property except for four public property locations recommended by administration where a candidate may place one sign, and (2) an amendment to the Town's Land Use Bylaw to remove the political campaign signs section.	3-Oct-23	Municipal Enforcement	Municipal Enforcement will bring forward a draft bylaw to Council by the end of Q1 2024 that will also include the necessary amendments to the Land Use Bylaw.	8-Nov-23	
254-2025	<b>Committee Appointments</b>	Direct administration to bring a Code of Conduct for Council Appointees to Council for consideration.	24-Oct-23	CST			
48-2023FIN	<b>Follow-Up and Budget Deliberations</b>	Moved by Mayor Krausert that the Finance Committee direct administration to advise Council when the \$10,000 fruit tree incentive program is fully subscribed for 2024.	14-Nov-23	Finance			



# Correspondence

**DATE OF MEETING:**

November 21, 2023

**Agenda #:** H

1. Alberta Ability Network (AAN) – Ice and Snow Removal Advocacy

October 20, 2023

Dear Mayor Krausert,

We are writing on behalf of the Alberta Ability Network, a collaborative of over 210 stakeholders, people with lived experience and those who support them, health practitioners, community advocates, and government that strives to address systemic barriers facing persons with disabilities, strengthen the disability sector and influence policy and decision-making. Our Accessible and Affordable Transportation Table promotes inclusive, accessible & affordable transportation through advocacy, as well as ensuring that all aspects of community inclusion are considered across Alberta.

An ongoing annual concern for our members is the numerous challenges to persons with disabilities presented by our winter climate. We appreciate your past support in providing enhanced funding for snow clearing. As you approach the annual budget cycle, we urge you to continue to support enhanced funding for snow clearing and ice control, to promote accessibility for everyone and to direct operational departments accordingly. Areas of particular concern are as follows:

1. Windrows left by snowplows that impede access to bus stops and curb cuts.
2. Sidewalks crossing laneways, which continue to be a “no man’s land” for snow clearing.
3. Ice on sidewalks and bus stops that present a significant slip and fall hazard for everyone.
4. Follow-up and enforcement after complaints of non-compliance for sidewalk clearing is inconsistent and often well after the fact.

We would be happy to provide any input and guidance that may be useful to you from the perspective of persons with disabilities.

Thank you for your ongoing support of this critical initiative in our community.

Respectfully,

On behalf of  
Alberta Ability Network  
Accessible and Affordable Transportation Table

Co-chair Tonia LaRiviere  
Co-chair Jim Brown

