



**TOWN OF CANMORE  
RECORD OF WRITTEN SUBMISSIONS  
Public Hearing**

Council Chamber at the Canmore Civic Centre, 902 – 7 Avenue  
Tuesday, May 7, 2023 at 9:00 a.m.

This document contains the written submissions received in response to the notice of public hearing for the following bylaw:

**2023-36**

**Revised Land Use Bylaw Amendment Palliser Lane Perpetual Affordable Housing DC District**

Submissions are sorted in alphabetical order. If you are viewing the electronic version, please use the bookmarks feature to scroll through the document.

This record of written submissions was compiled by Cheryl Hyde, Municipal Clerk, on May 3, 2024, and updated by Ben Stiver, Municipal Clerk, on May 7, 2024.

**From:** [Steve Ashton](#)  
**To:** [Shared.MunicipalClerk](#)  
**Subject:** Bylaw 2023-26 - Palliser Lane Perpetual Affordable Housing DC district  
**Date:** April 23, 2024 7:47:54 AM  
**Attachments:** [Outlook-iuzxiqnx.png](#)

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I am writing this email to provide my written support to this bylaw. I have long been a supporter of CCH and affordable housing and I believe that we need to provide every option we can when it comes to affordable housing. This project is very important and will provide 166 units to the address the waitlist that is over 200 people. This is a very important project to our town and huge step for CCH and the Town of Canmore. Thank you.

Sincerely,

Ashton Construction Services Inc.

Steve Ashton, C.E.T., LEED AP, N.C.S.O.  
President & CEO  
Office: 403-688-3500  
Direct: 403-812-0844  
Email: [steve@ashtonconstruction.ca](mailto:steve@ashtonconstruction.ca)

\*\*I check email twice daily at 9 a.m. and 4 p.m. MST. If your matter is urgent, please call or text me.



[www.ashtonconstruction.ca](http://www.ashtonconstruction.ca)

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**From:** [Laurie Edward](#)  
**To:** [Shared.MunicipalClerk](#)  
**Cc:** [BoardChair](#)  
**Subject:** Public Hearing - Bylaw 2023-36 - Palliser Lane Perpetually Affordable Housing DC District  
**Date:** May 3, 2024 12:42:00 PM  
**Attachments:** [BVVS\\_Housing\\_24-04-23\\_digital.pdf](#)

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**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Madam Clerk,

I am writing on behalf the Banff Canmore Foundation (BCF) in support of Bylaw 2023-36. Attached you will find a copy of our just released report: **Bow Valley Vital Signs Housing** report. This report represents the culmination of a months long review of housing in the Bow Valley as a systemic issue. This review was guided by a panel of BCF and community experts and explored how philanthropy and, more specifically, how Banff Canmore Foundation donors and grantees, might participate and contribute to a more robust and resilient housing system.

We have closely followed the development of the Palliser Lands Area Structure Plan and its focus on providing more affordable housing. We see this as an important piece of solving housing, economic, environmental, health and wellness, and community connection issues across a broad spectrum of Bow Valley residents. We have also followed closely Canmore Community Housing's efforts to accelerate the provision of purpose-built rental housing on the Palliser Lands and applaud their diligence in obtaining the necessary development approvals to move forward. Our review and report clearly identified the need for purpose-built rental housing as part of a healthy housing ecosystem. Accordingly, we are highly supportive of their application as set out in Bylaw 2023-36.

As will be noted from reading our Bow Valley Vital Signs Housing report, we are keenly aware of the barriers to creating a healthy housing ecosystem. As you will also note from our report, issuing it is not a 'one and done' exercise. We are and will continue to be constantly looking for opportunities for BCF to be part of the solution.

We look forward to the prompt approval of the bylaw and timely commencement of the Canmore Community Housing project proposed for this land.

**Laurie Edward | Executive Director (she/her)**

Banff Canmore Foundation



[banffcanmorefoundation.org](http://banffcanmorefoundation.org)

In the spirit of reconciliation, we acknowledge that we live and work on Treaty 7 land, the traditional territories of the Stoney Nakoda, Blackfoot and the Tsuu'tina Nations, and the Métis Nation Region 3.



# **BOW VALLEY VITAL SIGNS HOUSING**

SPRING 2024

**BANFF  
CANMORE  
FOUNDATION**

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# ABOUT BANFF CANMORE FOUNDATION AND THIS REPORT

Connecting hundreds of community-minded philanthropists from across the Bow Valley, Banff Canmore Foundation is one of more than 200 community foundations across Canada working collaboratively to flow resources to community projects and local initiatives.

By building up long-term funds, coordinating philanthropic contributions, and making grants, Banff Canmore Foundation plays a key role in civil society. We work to ensure that community organizations and organizers have the resources needed to address our most important challenges and opportunities — through locally-driven solutions, both now and in the future.

Banff Canmore Foundation brings a valley wide perspective to community-building. To that end, we continuously strive to better understand the common issues and unique needs of communities throughout the valley. We are always seeking out initiatives with high potential for impact and activating donor support to help realize that potential.

This report focuses on one critical dimension of community vitality, and is the first of what is anticipated to be a series of thematic Bow Valley Vital Signs reports. Our aim for this report is to inspire strategic and wise philanthropic investment, to support informed conversations and creative action for positive change.

Through the Vital Signs program, we are sharing knowledge and shifting power to tackle regional, national, and even global challenges with a local perspective, focusing on what matters most to the communities here in the Bow Valley.

Vital Signs is a community check-up conducted by community foundations across Canada that assesses the vitality of our communities and identifies significant trends in a range of areas critical to quality of life. Vital Signs is a program founded by Community Foundations of Canada with participation by Community Foundations across Canada each year.

The Vital Signs trademark is used with permission from Community Foundations of Canada.





## WHY FOCUS ON HOUSING?

The need for affordable housing is apparent not just in the Bow Valley and Alberta more broadly, but indeed, nationwide. And it is clear that the solution(s!) will need to come from multiple players and partners, working at multiple scales within and across the broader housing ecosystem.

Over the last two years, Banff Canmore Foundation has been learning about the Bow Valley housing system and probing for ways to shift the dynamics in favour of community vitality and sustainability. Our communities have grown with a few extraordinary organizations providing the majority of the housing solutions. Municipalities, the province, and individual employers play a critical and broad role, while non-profits and cooperatives tend to focus their essential work on narrow bands of need (families fleeing domestic violence, for example, or seniors).

As this ecosystem continues to evolve, we see the potential for diversification and expansion of partners, resources and providers to better meet the wide range of housing needs within our community. Our curiosity is in how philanthropy in general and, specifically, Banff Canmore Foundation donors and grantees, might participate and contribute to a more robust and resilient system.



## THE PLACES WE CALL HOME

We acknowledge the traditional territories and oral practices of the Stoney Nakoda, Blackfoot and the Tsuut'ina First Nations and the Métis Nation (Region 3) of the Treaty 7 region of southern Alberta.

We live and work in this beautiful place that is on the traditional territory of Indigenous People who have lived and travelled through these mountains for thousands of years.

We acknowledge the Shushwap and K'tunaxs First Nations to the west, as well as the Treaty 7 First Nations—the Stoney Nakoda First Nation: the Wesley, Bearspaw and Chiniki bands, the Blackfoot, the Kainai, the Piikani and the Siksika First Nations, the T'suuTina First Nation, as well as the Métis People of Region 3.





# SUSTAINABLE DEVELOPMENT GOALS

The United Nations 17 Sustainable Development Goals are a global call to action to address today’s most pressing social, economic and environmental challenges.

As the Government of Canada states, “progress is a shared responsibility. It requires a whole-of-government and whole-of-society effort to build stronger, safer, and more inclusive communities that leave no one behind.”

While the individual SDGs represent distinct focus areas and goals, they are intricately linked. As the problems themselves are interconnected and often interdependent, so must the solutions be.

The Banff Canmore Foundation is part of an international and intersectional movement that is a catalyst for change with, for and by community.

**The goal? A just and sustainable future where everyone belongs.**



# METHODOLOGY

This report draws upon and seeks to amplify existing primary research, instead of conducting our own. In this way, we hope to share the knowledge, expertise and analysis that is held by our civic and social partners, and highlight our community's good work.

Using the **Village of 100 model**, we highlight specific census indicators that describe some of the housing realities in our communities.

We also share our work to date in crafting a Housing Systems Map to present a consolidated view of all of the actors within the housing ecosystem, and some of the interventions currently being deployed to address Valley-wide housing challenges.

Extraordinary work is being done — and fast. This piece is a moment-in-time document which aims to capture (at least most) of the activity all in one place, to help community members, organizations and leaders identify gaps and imagine possible future solutions for this special place we call home.

Bow Valley Vital Signs relies heavily on the following resources. We are particularly grateful for the work done by our municipalities in gathering, reflecting on, and sharing extensive resident sentiment data and we encourage the Bow Valley to explore the data, summaries and analysis offered in the links below.

[Alberta Regional Dashboard](#)

[Banff Lake Louise Tourism  
Tourism Together Resident Survey](#)

[Community Data Program](#)

[StatsCan Census Profile,  
2021 Profile of Population](#)

[Town of Banff Community  
Social Assessment](#)

[Town of Banff Development Permits  
and Applications](#)

[Town of Banff Resident  
Satisfaction Survey](#)

[Town of Canmore 2021 Citizen  
Perspectives Survey](#)

[Town of Canmore Current  
Planning Applications](#)

[Town of Canmore Housing  
Needs Assessment](#)

“‘Banffites’ love the community [but] housing affordability, availability and instability poses the greatest challenge for residents.”

TOWN OF BANFF  
2023 COMMUNITY  
SOCIAL ASSESSMENT  
NOTABLE FINDINGS

# KEY DEMOGRAPHICS AND OUR VILLAGES OF 100

## LIMITATIONS OF CENSUS DATA

The primary source is 2021 Census Data which is both slightly dated, and more importantly, perhaps, is gathered from the height of the Covid-19 pandemic. Statistics such as home values and household expenses are self-reported, and are therefore in many cases estimates.

**Communities which rely heavily on the tourist economy** experienced some very specific demographic shifts due to the pandemic, which may not continue as trends. Incomes were temporarily inflated due to the Canada Emergency Response Benefit (CERB), particularly for lower wage earners. And, like other small communities, the Bow Valley witnessed a population surge as individuals sought refuge from urban centers.

In 2021, a total of 63 **Indigenous census subdivisions** were incompletely counted. For these reserves and settlements, including Stoney 142, 143, and 144 at Mînî Thnî, dwelling enumeration was either not permitted or could not be completed for various reasons, including health and safety restrictions put in place to slow the spread of Covid-19 and natural events like forest fires.



**Imagine each community has 100 residents.**

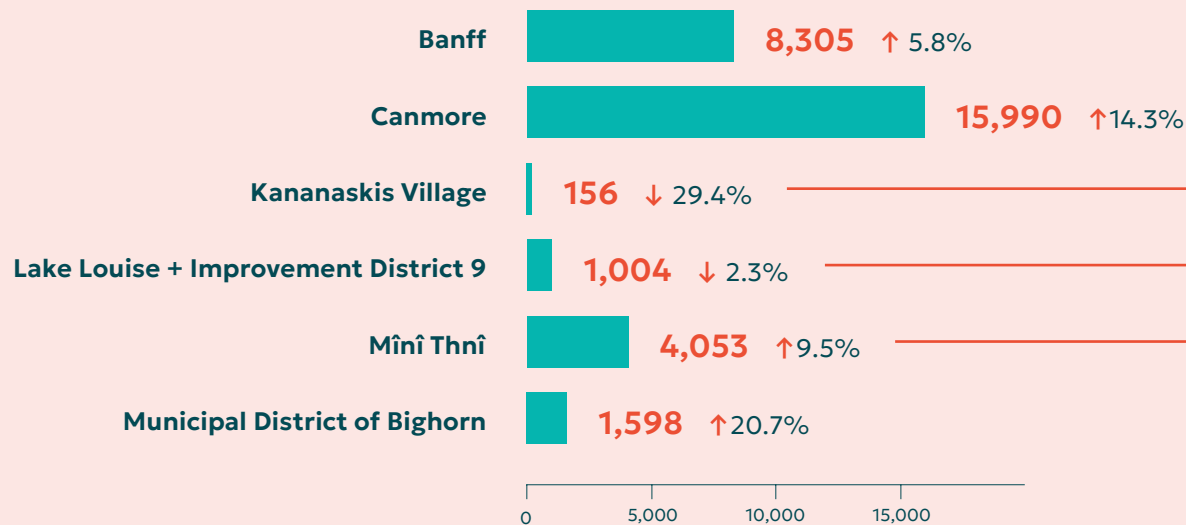
**Some of the data on the following pages show how many of those 100 embody certain characteristics or attributes, based on 2021 census data, while others represent real numbers and percentages.**



# POPULATION

Most of the Bow Valley outpaced both the provincial and national growth rates, which average 4.8% and 5.2% respectively. This growth highlights the incredible desirability of our region as well as the need for increased housing supply, asking our community to grapple with the complex interplay between development and other community interests.

The **decrease** in population in both **Lake Louise** and **Kananaskis** are not at all surprising, and can be attributed to the combination of need-to-reside requirements and Covid-19 staffing impacts in both areas.



The **growth** in **Mîni Thnî** is consistent with the national rate of growth in Indigenous populations, which saw an increase of 9.4% from 2016–2021.

## VILLAGE OF 100: AGE

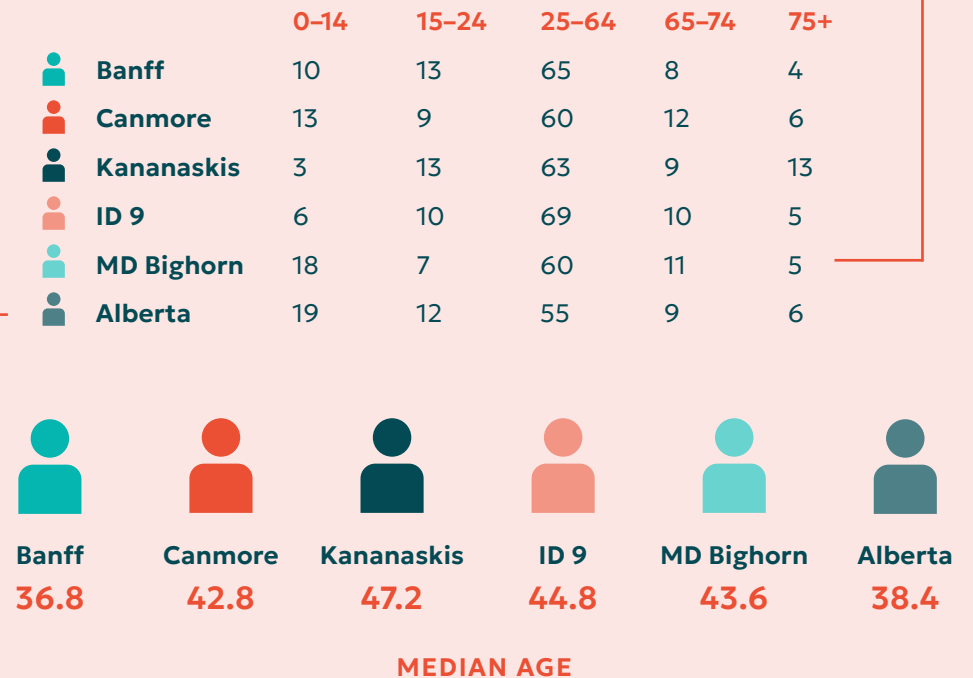
Age is an important demographic factor to consider when assessing housing stock in a community.

Different age groups have distinct housing needs, and life stage transitions (starting a family, or retirement, for example) significantly influence housing priorities. Such statistics can help tailor housing development strategies to meet the diverse demands of residents, foster community inclusivity, and promote sustainable growth.

Children and youth account for over 30% of the provincial population: a far greater percentage than anywhere in the Valley.

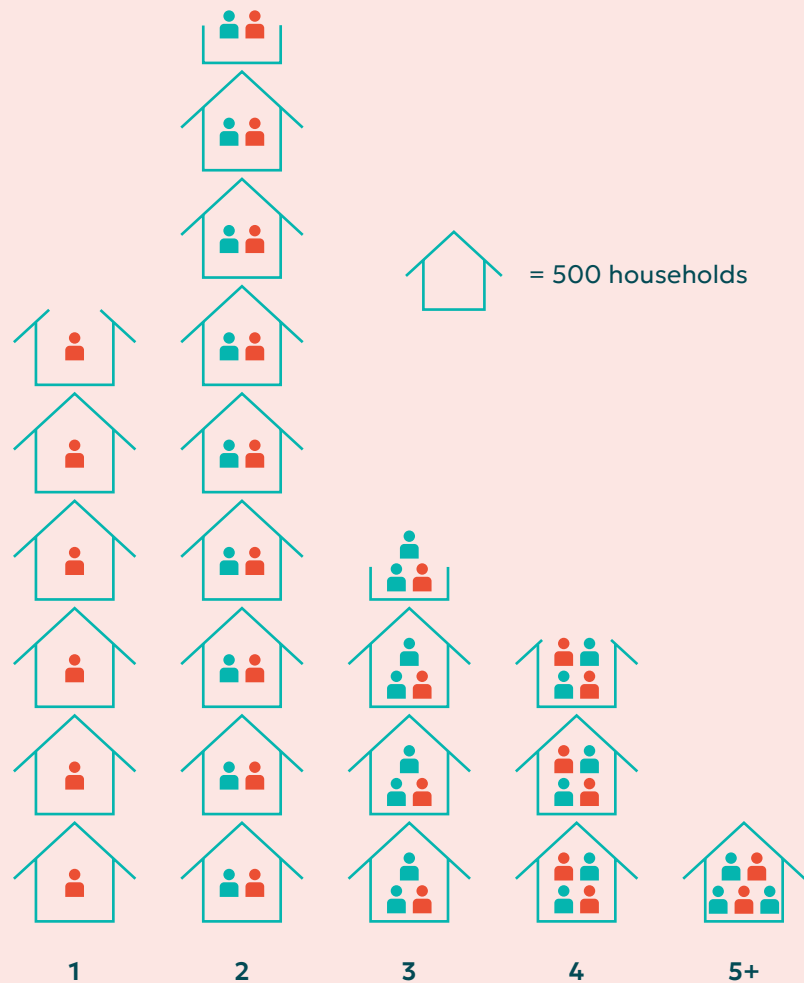
While the real number of new residents in MD Bighorn remains relatively small, it is interesting to note that the number of children is higher than Valley average. If this trend continues, it will have implications for youth and family-oriented infrastructure and programming needs.

Over 30% of residents in Banff, Lake Louise and Kananaskis reported being single and never married, which may suggest a further need for either multi-bedroom rentals or common amenity housing. But, it may also overshadow the needs of families in these districts.

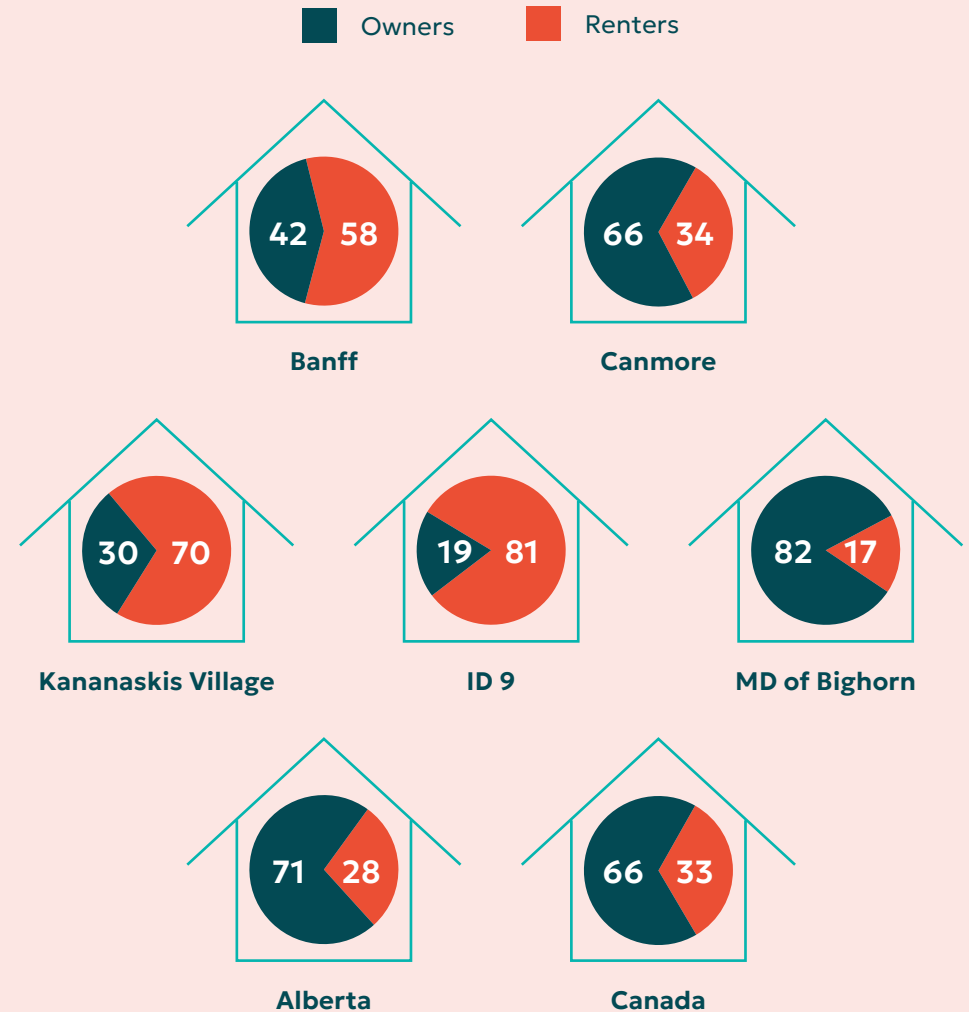


# HOUSEHOLD CHARACTERISTICS

## HOUSEHOLD SIZE

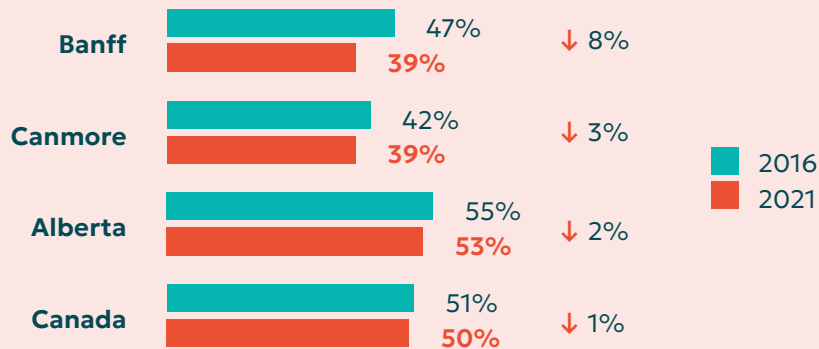


## VILLAGE OF 100: TENURE



## FAMILY HOUSEHOLDS

### PERCENTAGE OF COUPLE FAMILIES WITH CHILDREN



1.6

Average number of children per household with children

620

Number of parents in one-parent households

**“A key finding in Banff’s community social assessment... is a substantial decline in two-parent families with children...”**

ROCKY MOUNTAIN OUTLOOK  
2024.2.2

Statistics Canada, Census of Population, 2021.

## FIRST NATIONS HOUSING



Over 20% , or more than 1 in 5, of First Nations in Canada live in overcrowded housing.

**“Housing has always been inadequate on the reserve... homes built for 4 or 5 people often have 10 people living in them. And those who aren’t able to find a place to shelter on the reserve have to find housing that they can afford in neighbouring communities... separating them from family, culture and community.”**

WILLIAM (BILL) SNOW  
STONEY TRIBAL ADMINISTRATION



## FULL TIME AND PART TIME RESIDENTS



|   | Banff      | Canmore    | Kananaskis | ID9         | MD of Bighorn |
|---|------------|------------|------------|-------------|---------------|
| <b>% Occupied by Usual Residents*</b>           | <b>89%</b> | <b>74%</b> | <b>39%</b> | <b>90%</b>  | <b>73%</b>    |
| <b>Occasionally Occupied Private Dwellings</b>  | 357        | 2,369      | 92         | 12          | 235           |
| <b>Total Number of Private Dwellings</b>        | 3,287      | 9,173      | 152        | 123         | 875           |
| <b>Occasionally Occupied to Total Dwellings</b> | <b>1:9</b> | <b>1:4</b> | <b>1:2</b> | <b>1:10</b> | <b>1:4</b>    |

**Bow Valley vacancy rates generally hover around 1%.** According to the Canadian Mortgage and Housing Corporation, a “healthy” rental vacancy rate is deemed to be between 3 and 5%.

**“The vacancy rate doesn’t answer the question, ‘How big should my city be?’ But it does help answer the question, ‘Is my city’s housing stock in rough balance with the number of people trying to live there?’ What we want to do with that answer is up to us.”**

**DAN HERRIGES**  
**STRONG TOWNS**

# INCOME AND AFFORDABILITY

## MEDIAN HOUSEHOLD INCOME

| Renters             | Owners                |
|---------------------|-----------------------|
| \$77,500–<br>84,000 | \$113,000–<br>125,000 |

## AVERAGE MONTHLY SHELTER COSTS

| Renters           | Owners            |
|-------------------|-------------------|
| \$1,480–<br>1,758 | \$1,820–<br>1,940 |



Bow Valley owners earn roughly 1.5x more than their renter neighbours

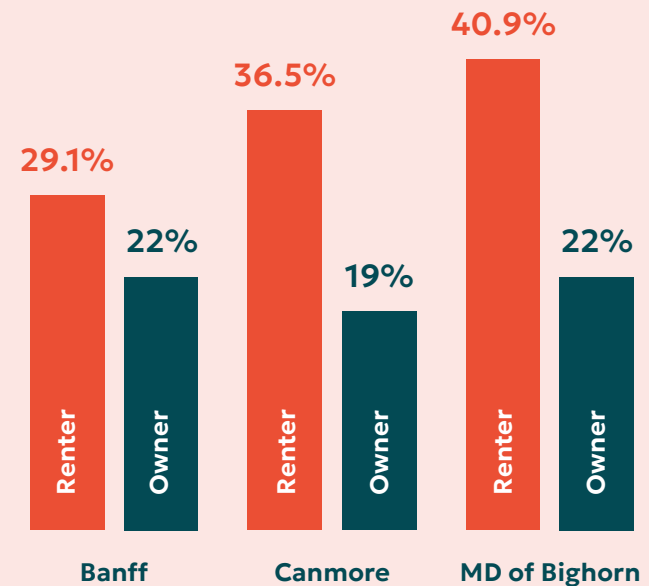
But pay only 1.2x times more in monthly shelter costs

These gaps underscore the well-known challenges of housing affordability in the Valley.



Bow Valley average home prices

# HOUSEHOLDS SPENDING 30% OR MORE OF ITS INCOME ON SHELTER COSTS



Due to the small sample size in Kananaskis and ID 9, some data has been suppressed by Statistics Canada to meet the confidentiality requirements of the Statistics Act. However, they both show 0% of residents in “core housing need”. A household is said to be in “core housing need” if its housing falls below at least one of the adequacy, affordability, suitability standards, and the 30% housing expense threshold.

Statistics Canada, Census of Population, 2021.

## AFFORDABILITY AND AVAILABILITY

Housing costs and housing availability are inextricably linked, with **demand well outpacing current supply throughout the Valley**. Town of Banff estimates a shortfall of 700–1,000 residential units, while the Canmore Liveability Taskforce projects over 2,100 additional units will be needed for full-time residents by 2030.

Îyârhe Nakoda First Nation “housing units are being built, but development isn’t keeping up with demand. Forty homes were built by Chiniki First Nation last year... and another 15 are expected to be complete in the coming months... [but] band members face a waitlist of about 200 people or more” (Rocky Mountain Outlook, 23.12.21).

From the outset, the Bearspaw, Chiniki, and Goodstoney First Nations housing programs have faced housing shortages, with persistent and substantial waiting lists, according to William (Bill) Snow of the Stoney Tribal Administration.

Throughout the Valley, all subsidized, employee, or otherwise below-market units have significant waitlists, leaving many in our community in precarious or unsuitable housing.

**“Overall, the results this year are positive while still identifying areas where we could do better... As we already knew, but now it is good to have statistical confirmation, we hear loud and clear that social issues are this year’s top issue ... [and] are almost entirely driven by concerns related to housing.”**

TOWN OF CANMORE CITIZEN  
PERSPECTIVES SURVEY  
INTRODUCTION  
MAYOR SEAN KRAUSERT  
2023

**“Living in BNP is a great privilege and responsibility, and there is almost unanimous agreement that there is a special obligation to protect and preserve the Park [but nearly] 90% of respondents are concerned with cost of living, closely followed by concerns over the availability of affordable housing.”**

TOURISM TOGETHER  
BANFF AND LAKE LOUISE  
TOURISM 2022  
[TOURISMTOGETHER.CA](https://www.tourismtogether.ca)

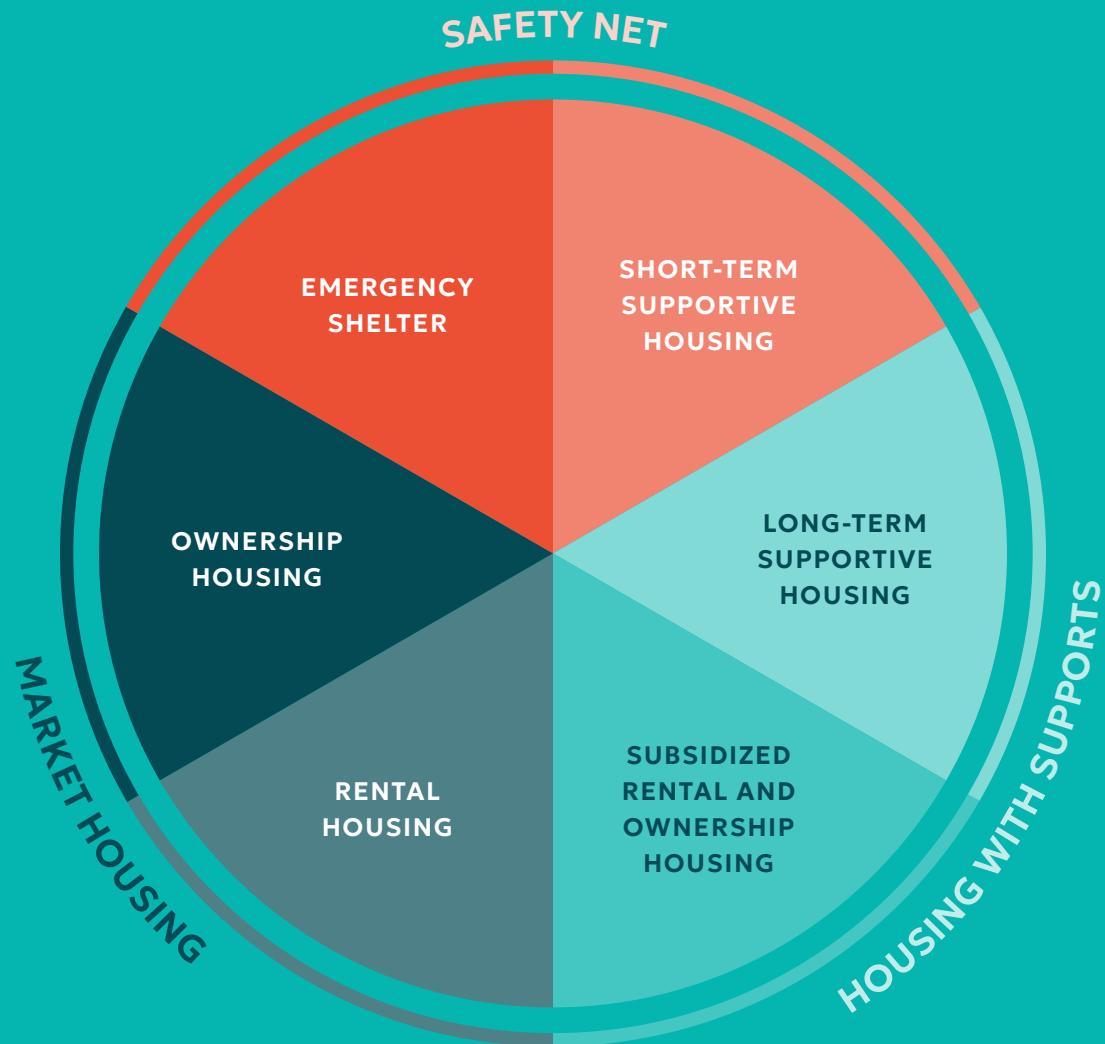
# HOUSING (ECO)SYSTEMS

## THE WHEELHOUSE MODEL

The City of Kelowna developed a new and innovative approach to understanding housing in their community called the **Wheelhouse**. Whereas housing categories and models have typically been linear, the Wheelhouse is circular, recognizing that people may move across categories of the Wheelhouse throughout their lives —and that home ownership is not the end goal for all residents.

This approach to housing looks at the system as a whole, recognizing that housing stock across a community should reflect the diverse socioeconomic and demographic needs of all residents.

And, as with any system, changes to one aspect of the system influence other parts of the system.







## HOUSING SYSTEMS IN THE BOW VALLEY

The following **Housing Systems Map** is not intended to be a complete nor comprehensive representation of every development project underway or under consideration in the Bow Valley.

Smaller individual projects are not represented, but do have an important role to play. And proposed projects and legislative changes are shifting the housing landscape in rapid and often dramatic ways.

**This map should be viewed as a dynamic guiding tool rather than an exhaustive representation of the region's housing initiatives.**

For a more detailed and comprehensive assessment of existing and planned programs and projects, current demands for housing and key gaps, see the upcoming [2024 BVRH Housing Assessment](#).



PROPOSED + POSSIBLE



IN PROGRESS



EXISTING

**YWCA** Bow Valley Higher Ground Project

**Stoney Nakoda Kananskis Land Development Proposed ASP**

**Banff Railway Lands ARP**

**Available Town of Banff and Canmore Parcels** Being evaluated as possible affordable housing sites

**Canmore Community Housing** Palliser Parcels 1 + 2 ≈ 750 units

**Downtown Canmore ARP**

**Three Sisters Village and Smith Creek** ≈ 5,200–9,500 units; 10% affordable housing

**Stone Creek Resorts** Staff accommodation ≈ 850 units

**900 Railway Canmore** 59 rental units

**Town of Canmore**

Palliser Moustache Lands: 250–350 units

**Silvertip (Stone Creek Resorts)**

58 single family + 100 condominium units

**Banff, Canmore and MD of Bighorn Housing Actions** Changes to legislation, land use bylaws, redistricting and tax structures could increase rental housing supply by hundreds of units

**The Cliff Resort Deadman's Flats** Up to 65 rental units

**Lawrence Grassi Middle School Site Redevelopment** 120 rental + ownership units

**Spring Creek Mountain Village** ≈ 80 staff accommodation units + ongoing market development

**Bald Eagle Creek Chalets**

30 common-amenity rooms (6 units)

**Canmore Community Housing**

100 Palliser Lane ≈ 150 rental units

205 Stewart Creek Rise: 18 ownership units

**Canmore Industrial Areas** ≈ 60 units

**BVRH + AHS** 60 nursing care units

**Exshaw Mountain Gateway**

42 single family homes

**YWCA** YWCA Residences: 118 units + 4-bedroom transitional unit

**Eagle's Nest Stoney Family Shelter**

RHUYA HORHPI ÎETHKABI TIOSPE GIYABI

**YWCA** Emergency Shelter and Project Home: 8 units

**Homelessness Society of the Bow Valley**

Emergency Winter Shelter in Canmore: 7 spots

**Bow Valley Homelessness 2 Housing Coalition**

Valley-wide group of agency and municipal partners

**Bow Valley Regional Housing (BVRH)**

Seniors Housing: 147 care units

Community Family Housing ≈ 60 households

Rent Supplements

**Canmore Community Housing**

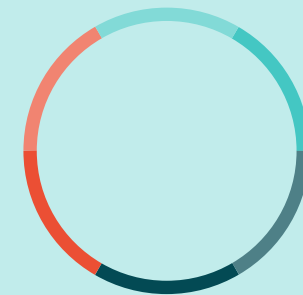
112 rental units + 169 ownership units

**Banff Housing Corporation**

132 rental units + 216 ownership units

**Valley-wide Staff Accommodation** ≈ 5,220 units

**Rocky Mountain Cooperative Housing:** 140 units



**SAFETY NET**

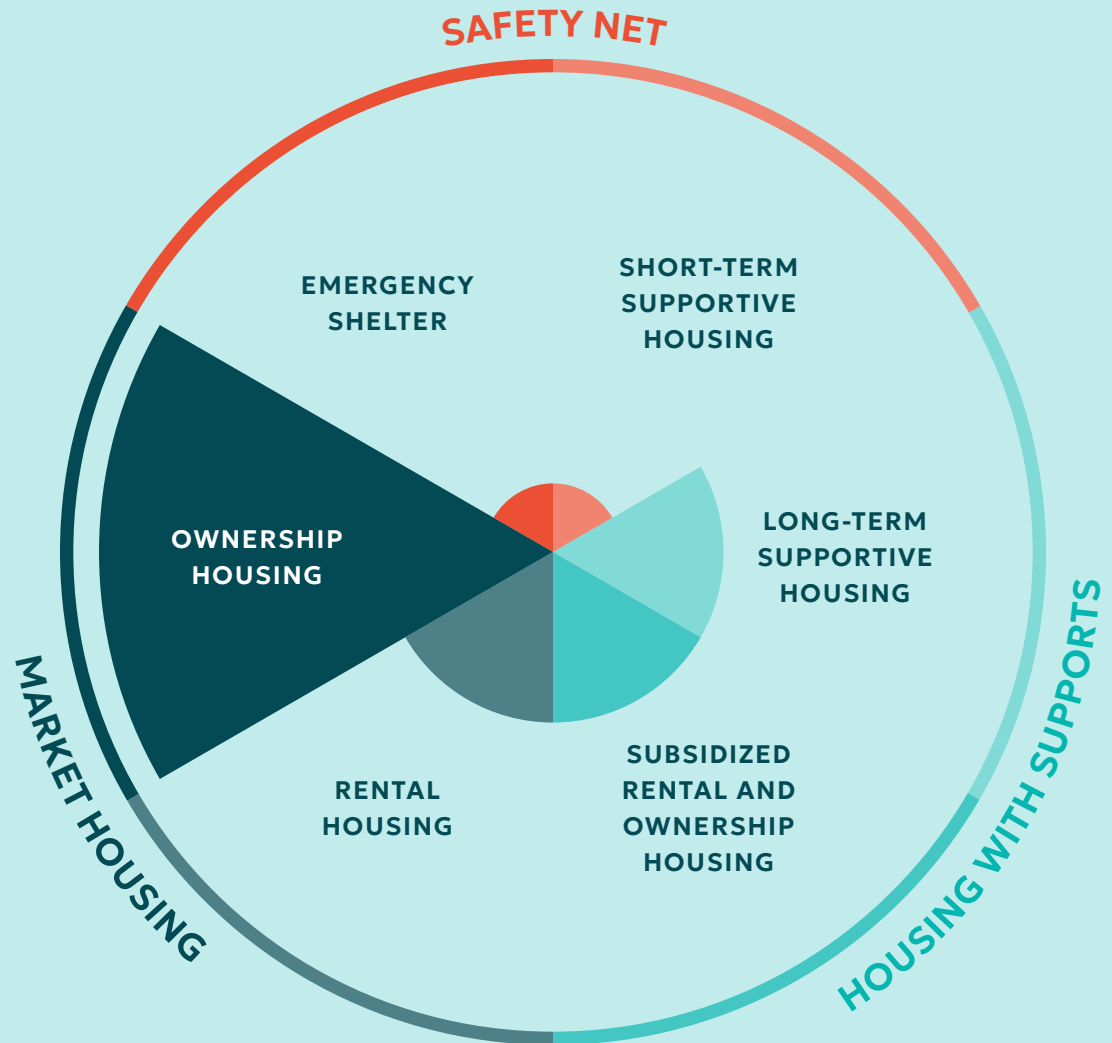
**HOUSING WITH SUPPORTS**

**MARKET HOUSING**

## AN UNBALANCED WHEEL

A very rough estimate of the regional projects which are in progress, proposed and possible shows that while the housing crisis is receiving significant attention, **the vast majority of proposed activity and investment remains in market ownership housing.**

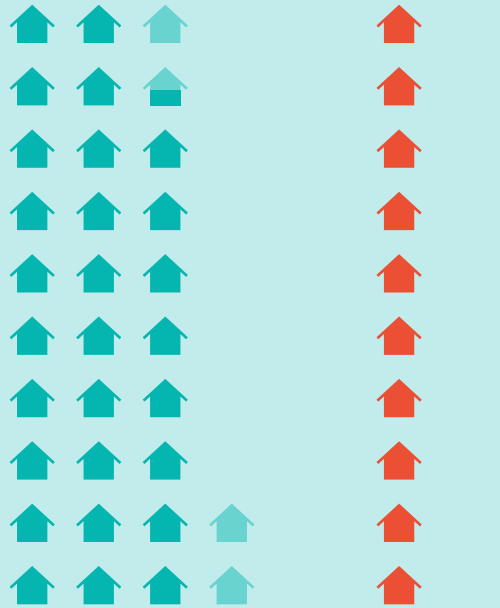
As a Valley, we are well on our way to building an adequate number, but not the appropriate type, of homes to meet the housing needs of our community.





# DWELLING UNITS: NOW AND NEEDED

## Banff



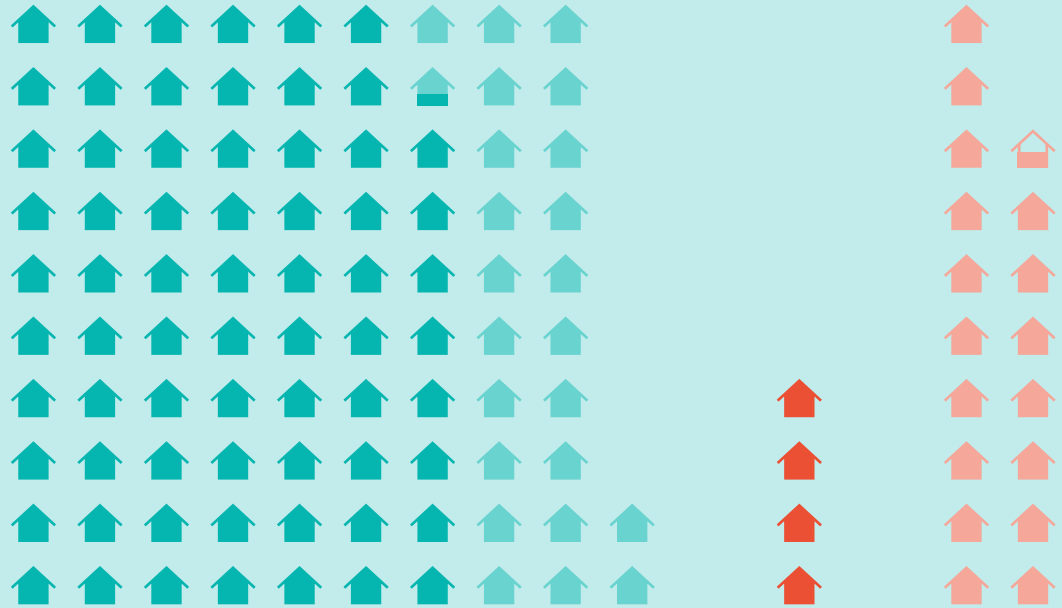
≈ 3,200

**Total  
Current  
Dwellings**

≈ 700-1,000

**Current  
Shortfall**

## Canmore



≈ 9,200


**Total  
Current  
Dwellings**


≈ 415


**Current  
Shortfall**

≈ 1,741

**Projected  
additional  
units needed  
for usual  
residents  
by 2030**

 = 100 regularly occupied households

 = 100 not regularly occupied households

 = 100 unit shortfall

 = 100 projected unit shortfall

**“I really appreciated sitting in the complexity of the topic and having the complete conversations about this housing ecosystem we’re struggling to manage.”**

**JOANNA MCCALUM  
CANMORE COUNCILOR  
THE LIVEABILITY TASK FORCE  
ROCKY MOUNTAIN OUTLOOK  
2024.1.18**

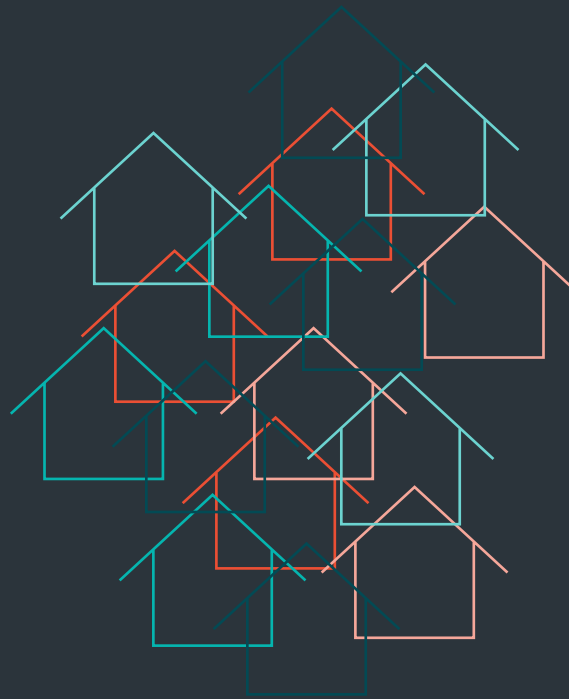


# A COMPLEX SYSTEM

Housing is intrinsically linked to nearly all other dimensions of community vitality. Adequate housing supports health and wellbeing, can foster a sense of belonging, and provides, quite literally, a home from which locals can build a life, career and family.

On the other hand, housing precarity in the Bow Valley can contribute to carbon footprint, mental health issues, reduced civic engagement, and unfavorable business conditions, to name just a few.

These additional indicators highlight the interconnected nature of both the causes and impacts of housing insecurity, which mirrors the interrelated and often interdependent relationship among all of the UN SDGs more broadly. In both cases, a lack of progress on one goal hinders progress on others.



**“Systems are so complex. But they were created by humans, and humans have the agency to change them.”**

**CHERYL ROSE**

**Cost of living increases are influenced in no small part by high and rising housing expenses.**

Some parents are reporting having to **return to work earlier than desired from parental leave** due to financial constraints. [banff.ca](http://banff.ca)

**Food insecurity** persists despite low unemployment, highlighting the disparity between actual wages and the wage required to live without accessing social assistance, food charity or subsidized housing. [mtroyal.ca](http://mtroyal.ca)

**1 NO POVERTY**



**2 ZERO HUNGER**



**3 GOOD HEALTH AND WELL-BEING**



**4 QUALITY EDUCATION**



**5 GENDER EQUALITY**



**6 CLEAN WATER AND SANITATION**



**7 AFFORDABLE AND CLEAN ENERGY**



**8 DECENT WORK AND ECONOMIC GROWTH**



**9 INDUSTRY, INNOVATION AND INFRASTRUCTURE**



**10 REDUCED INEQUALITIES**



**11 SUSTAINABLE CITIES AND COMMUNITIES**



**12 RESPONSIBLE CONSUMPTION AND PRODUCTION**



**13 CLIMATE ACTION**



**14 LIFE BELOW WATER**



**16 PEACE, JUSTICE AND STRONG INSTITUTIONS**



**17 PARTNERSHIPS FOR THE GOALS**



“[Banff] residents reported housing insecurity as a leading cause of **mental health stress** and the lack of appropriate and affordable options as reasons for leaving the community.” [Banff Community Social Assessment Notable Findings](#)

Lack of housing in the Bow Valley leads to increased commuter traffic from longer and longer distances. The main finding in [this study](#) is that car commuting was associated with **lower levels of social participation** and general trust. Commuting may bear consequences for social capital because it prolongs the workday, and time spent commuting is time that could be spent on self, family or social participation.

In order to stop **climate change**, the maximum annual pp carbon emissions is .600 t CO<sup>2</sup>, which is roughly equivalent to 10 round trips from Cochrane to Canmore. [co2.myclimate.org](http://co2.myclimate.org)

**Not having access to a quiet space for homework and studying affects a child’s school performance**, and children growing up in crowded houses may not get the sleep they need, leading to difficulty concentrating in school, fatigue and behavioural issues. [Inadequate Housing And Crowded Living Conditions](#)



An aerial photograph of a mountain valley. In the foreground, there is a dense forest of evergreen trees. In the middle ground, a town is visible, with a river winding through it. The background features large, rugged mountains under a cloudy sky. A dark teal rectangular box with a thin orange border is overlaid on the center of the image, containing text.

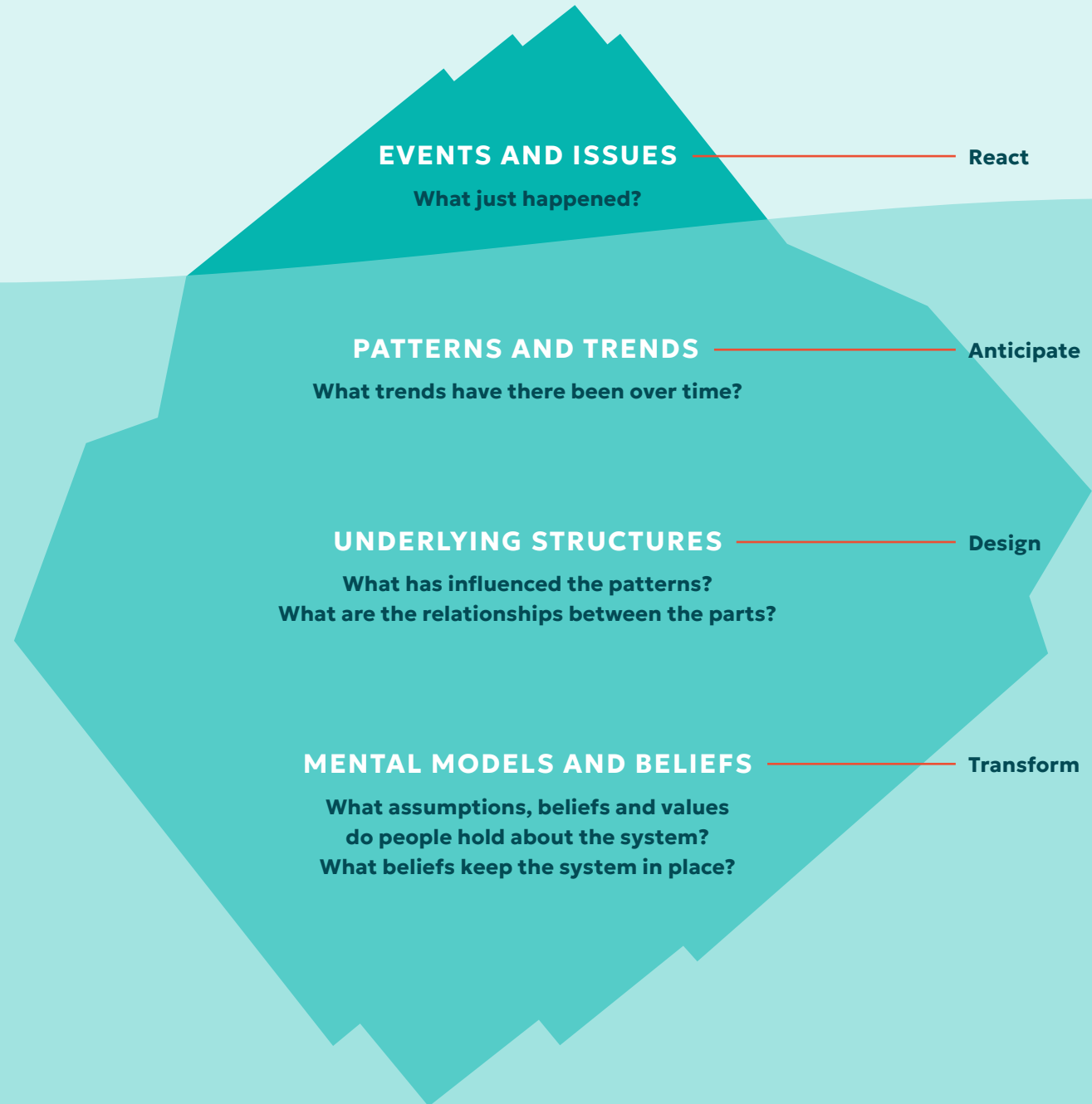
# VITAL CONSIDERATIONS

**The Bow Valley housing ecosystem is impacted by factors from wages and population growth, to availability of housing stock and land use policies. But it is also influenced by our attitudes, beliefs and unintended consequences of interventions which may solve one problem and inadvertently create another. As we continue to work as a community to address our housing crisis, we must be mindful of the system in all its complexity, considering both the problem itself and the social mindsets and structures which lie beneath.**



## THE ICEBERG MODEL

The iceberg model is often used to depict how elements within a complex system relate to each other, with only a very small percentage being visible at first glance. What follows is an incomplete but illustrative representation of the Bow Valley housing ecosystem.



## EVENTS: COMMUNITY HOUSING CRISIS

- Housing is a Bow Valley-wide issue with pressures and potential solutions that **span municipal boundaries**.
- Our **escalating housing shortage** is estimated, Valley-wide, to be in excess of 3,000 units for full time residents, with the greatest need for **multi-family and rental dwellings**. The Canmore Liveability Taskforce estimated 733 rental units will be required in the next 5-6 years to meet demand. And as the Bow Valley Builders and Developers Association points out, “availability of specific housing types impacts the affordability of all housing types,” and that purpose-built rental housing is a key source of secure, long-term housing for households earning a broad range of incomes.

## PATTERNS AND TRENDS

- Current and proposed developments represent a promising step towards addressing our estimated housing shortfall, but many of these projects have 10-20 year **timelines**. This does little to address the immediate and escalating nature of the housing shortage.
  - The **cost and availability of materials and skilled labour**, as well as **supply chain challenges** and **interest rates** are all contributing to cost escalation.
  - **Home equity** is both a significant **retirement strategy** as well as a source of **intergenerational wealth transfer**, both of which contribute to the widening homeownership imbalance.
- Many observable trends are associated with our **aging population**. Empty-nesters and retirees may want to downsize from their larger home, but cannot find age-appropriate accommodation in our community. This keeps older locals in potentially unsuitable housing while keeping a family home off the market. The **age-in-place trend** has similar impacts on available homes. Anecdotally, more multi-generational families or adult siblings are purchasing homes together.
  - As our visitor and resident **populations continue to grow**, there will be increasing pressure to provide systems, structures and programs which **allow both people and wildlife to thrive**.



## UNDERLYING STRUCTURES

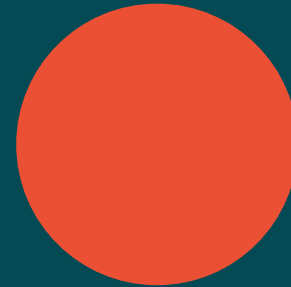
- A Provincially legislated **debt ceiling** often limits towns' and municipal authorities' ability to finance large, or multiple concurrent supportive or affordable housing projects.
- **Access to pre-development capital for supportive or affordable housing projects** is often cited as the **most difficult stage** to fund, causing bottlenecks in the development process. Without a well-developed social finance system, there is limited access to capital for projects that blend financial and social return.

- We have few mechanisms to ensure that new development, especially that outside of the National Park boundary, will be built in favour of increased liveability for local residents.
- **Tenant-landlord laws often favour**, and rental companies work in the interest of, **landlords**, making eviction relatively easy.
- **Employer-provided or sponsored housing is a major contributor to Valley-wide housing solutions, but can also limit job mobility.** Employees may hesitate to seek opportunities, may feel trapped in unsatisfying roles, and may find themselves unhoused in the event of job loss or retirement.
- **Salary caps** are effectively **used to ensure the integrity of non-market programs.** But, promotions or overtime work (often the result of labor shortages) can push residents above thresholds making them ineligible to stay in their homes.

## MENTAL MODELS AND BELIEFS

- A **cultural bias against renting** and the perception that homeownership is the ultimate goal.
- **NIMBY (not-in-my-backyard) attitudes** about multi-family, mixed-income or supportive housing in single family residential neighborhoods.
- **Protectionist mindset** and the desire to “lock the gate behind me”. Does everyone who wants to be a part of this community have a right to live and thrive here?
- How do we imagine society's future relationship with **personal vehicles**, and how might this influence the choices we make about land use, residential and visitor parking, public transit solutions and pedestrianized zones?
- **What kind of economic development and diversification we want in our communities**, and what are the implications this will have on the kind of housing we need?
- **Is a home a basic human right? A private sanctuary for recreation and retreat? Or, an asset and a way to generate wealth? Is our focus on building houses or neighbourhoods?** How do our personal answers to these questions impact how we imagine our place in and responsibility for community housing solutions?

# VITAL ACTIONS



## COLLABORATION

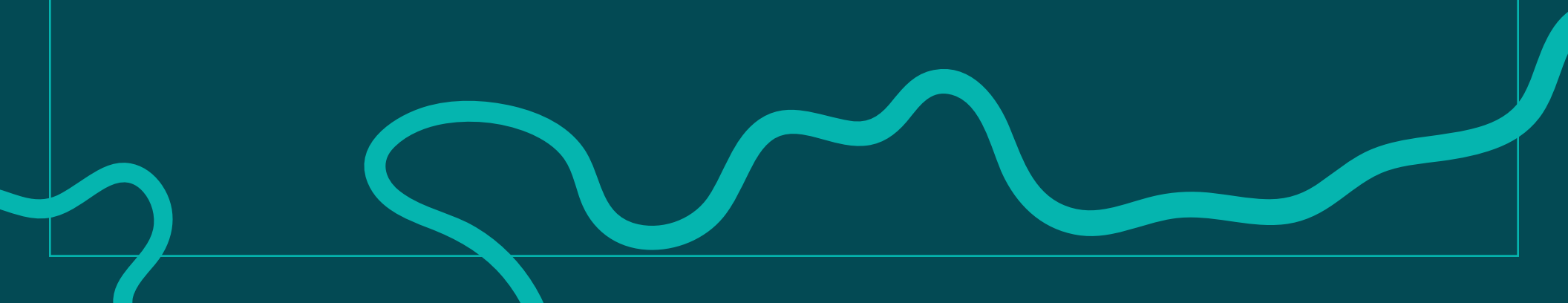
This report points to the need for increased collaboration to shift the housing system, accelerate the pace of change, and bring more solutions on-stream. However, with expensive, high-stakes projects, exceptionally long timelines, and concentration of power among a small number of players, it is necessary to reimagine what collaboration could entail and how to create the conditions for success.

## CAPITAL

Communities across the country are recognizing the importance of a robust social finance (eco)system in addressing housing issues. Greater participation in the Bow Valley (of donors, lenders, equity investors, and borrowers) can alleviate capital pinch points. Social capital, which seeks a blend of financial and social return, has a role to play in increasing the pace of change.

## CREATIVITY

Shifting complex systems requires trying new things. We can't know enough to design perfect solutions, nor anticipate all the consequence of actions we take. However, we can commit to continuous learning and sharing information so that solution-builders are better equipped to take action from their unique place in the system.



## FINDING POINTS OF LEVERAGE

Banff Canmore Foundation is working in the following areas — **cultivating partnerships, harnessing available resources, and piloting new ideas.** Each initiative is an opportunity to learn more about the housing system and unlock opportunities for philanthropy to make a difference.

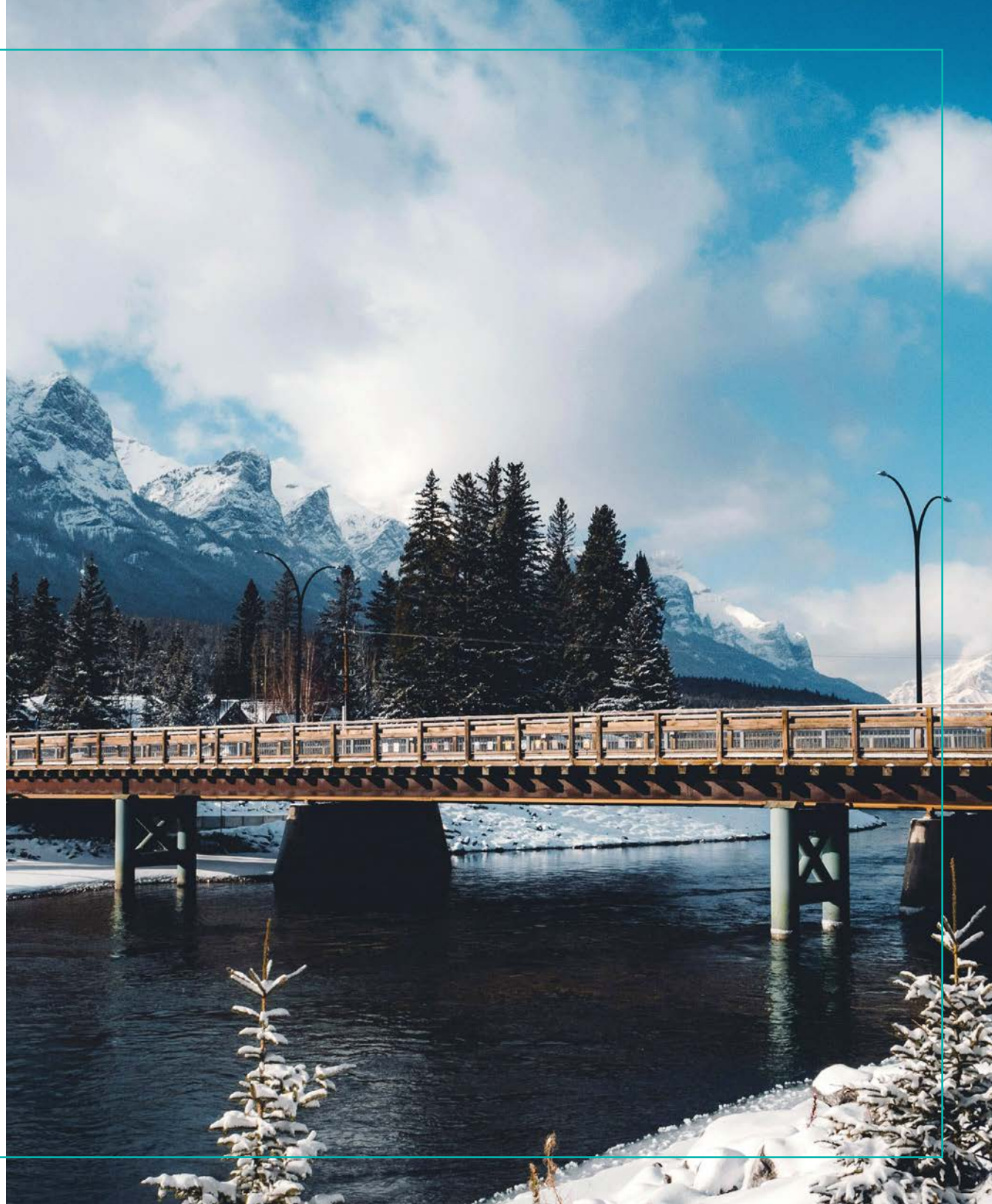
- With support of a seed donor, BCF is launching a **Social Impact Fund**. The newly formed BCF Impact Investing Committee has begun evaluating opportunities to make impact loans to address bottlenecks associated with access to capital and accelerate affordable housing projects.
- BCF, with the generous support of the Alberta Real Estate Foundation and private donors, is **incubating a new social enterprise model** to help house employees of local businesses and non-profits.
- In collaboration with the Community Foundations of Alberta, BCF is developing **province-wide strategies to build endowments** to support the ongoing operational costs of subsidized, below-market and employee housing.
- BCF has learned that **deed restrictions and covenants** have enabled some of the most creative and potentially effective solutions being implemented in comparable communities, particularly in the US, but that such solutions would be hampered by current provincial or municipal policies, tax regulations, legislation and other barriers. BCF is **preparing a research project** to identify these barriers, propose alternatives and possible advocacy and funding opportunities.

“Levers for Change: In a complex system, leverage points are those places where ‘a small shift in one thing can produce big changes in everything’”

D MEADOWS

## AREAS FOR FURTHER EXPLORATION

- Beyond the need for a dynamic and comprehensive housing systems map, this project has uncovered additional areas of interest **for future research** and **knowledge gathering and sharing**.
- It is difficult to estimate many local employees are regularly **commuting** from outside the Bow Valley, what their modes of transportation are, and the distance between their home and place of employment. This data will be valuable as our community continues to explore mass transit options, environmental and social impacts, and possible additional interventions in this complex system.
- While individual jurisdictions and municipalities have a sense of **available land** and potential development opportunities for purpose built rentals or other community housing projects, there is not a comprehensive available land assessment which spans the entire region. As new partnerships and projects are contemplated, an overview of land and buildings available for development or redevelopment will be an important resource.





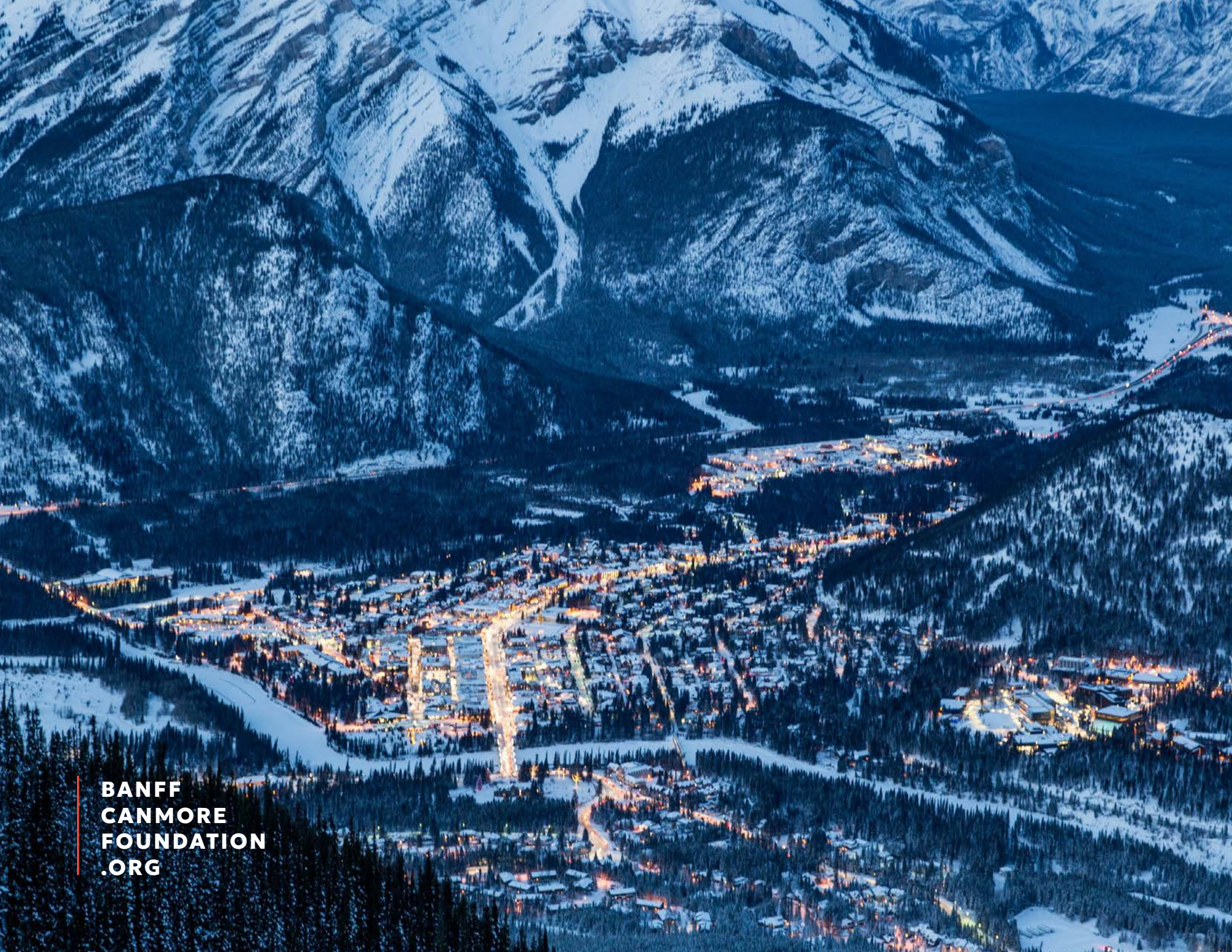


## BUILDING COMMUNITY VITALITY

Vital Signs isn't just a report — **it's a call to action.** It's an invitation to think regionally, with a systems lens, and to find meaningful ways to contribute. Some actions to consider:

- Donate to the **BCF Community Fund**, which supports BCF grants and programs that enable organizations to pursue their goals in service to community
- Become an impact investor by donating to the **BCF Social Impact Fund**, a pool of capital designated for making loans to projects that generate a blend of social and financial return, such as community housing.
- Subscribe to our **newsletter** to stay informed about this and other priority issues and opportunities facing our community.
- Support local organizations doing good work in this space — see our past **Community Grants** recipients for ideas.





**BANFF  
CANMORE  
FOUNDATION  
.ORG**





COMMUNITY  
FOUNDATIONS  
OF CANADA

**VitalSigns.**



May 3, 2024



**Submission by Bow Valley Climate Action Society to the Public Hearing on  
Bylaw 2023-36 Palliser Lane Perpetual Affordable Housing DC District**

Bow Valley Climate Action Society (BVCA) welcomes the opportunity to submit the following comments with respect to the proposed Palliser Lane Perpetual Affordable Housing DC District Bylaw 2023-36.

BVCA is a group of Bow Valley residents who are deeply concerned about climate change. We are a volunteer organization and a registered non-profit society. We seek to promote civil citizen dialogue that spurs individual and collective action to reduce greenhouse gas emissions. One of our primary areas of focus is supporting the Towns of Canmore and Banff to fully implement their respective climate action plans.

BVCA **supports** the proposed Palliser Lane Perpetual Affordable Housing DC District Bylaw 2023-36. From our review, we believe that the proposed DC District is consistent with the Palliser Trail Area Structure Plan Bylaw 2023-22. We were, and remain, **strongly supportive** of the intents of the Palliser Trail Area Structure Plan. We believe that the Palliser Trail ASP admirably advances the Town's goals of improving both housing affordability and environmental stewardship.

We are particularly supportive, and appreciative, of the ASP alignment of these sections of the proposed Bylaw:

- **14.43.9.1** Requiring energy modelling that shows conformance to the energy efficiency requirement of Section 4.3 of the ASP. Making homes more energy-efficient is essential to tackling climate change. But just as importantly, **energy-efficient homes are affordable homes**. Less energy use means lower utility bills. By their nature, energy-efficient homes also provide superior noise reduction and greatly reduced air infiltration. Both of these qualities are meaningfully beneficial to residents living close to the highway and during wildfire smoke seasons.
- **14.43.8.1** Exempting affordable units from parking minimums as required by Section 5.1 Policy 11.a of the ASP. Parking stalls add significantly to the cost of housing. At the same time, the Town is doing excellent work towards enabling a range of high-quality transportation options. Removing one-size-fits-all parking minimums is an essential first step to decoupling housing from parking and allowing families to make decisions to fit their needs (whether that includes parking spaces or not).

- **14.43.7.2** Requiring all parking stalls to be roughed in for Level 2 EV charging as required by Section 4.3 Policy 1.c of the ASP. Transportation is responsible for most of Canmore’s greenhouse gas emissions. There is no credible path to climate change mitigation which does not include the overwhelming electrification of private, light-duty vehicles. The adoption of electric vehicles is greatly eased by the availability of Level 2 charging at home. At-home Level 2 charging is also the most affordable charging option for electric vehicles. Retrofitting Level 2 charging after construction can be prohibitively expensive, particularly in multi-family buildings. At the same time, roughing-in penetrations and conduit for future charging installation is very low cost. This policy will ensure that the electric vehicle transition is affordable to future residents of these affordable homes.
- **14.43.6.7** Setting a maximum building height of 26m as required by Section 3.2 Policy 2 (Map 3) of the ASP. Making the most of Canmore’s limited residential land base (and extremely scarce Town-controlled lands) is essential to maximizing the provision of affordable housing. A 26m height is a reasonable balance between the need for density and the need to avoid undue impacts on neighbouring residents.

We once again **commend** the Town of Canmore for responding to the need for climate action and for showing strong leadership. The measures contained in the ASP represented a step change in aligning public development with the exigencies of the climate crisis. This proposed Bylaw meets the high standards set by the ASP.

As we have said previously, **“the Palliser Trail Area Structure Plan Update presents a unique opportunity for the Town of Canmore to demonstrate real, effective leadership consistent with its Climate Action Plan and its declaration of a climate emergency.”** We are grateful to see the Town continuing to work on realizing the ambitions of the ASP and continuing to make progress on the community’s linked goals of housing affordability, climate adaptation, and climate change mitigation.

BVCA **urges council to adopt** Bylaw 2023-36: Palliser Lane Perpetual Affordable Housing DC District as proposed.

Respectfully submitted,  
Bow Valley Climate Action Society

May 2, 2024

Attn: Town Councilors, Mayor and CCH

I am writing to you to raise my concerns with regards to the Palliser Trail Area Structure Plan (Sub-area 1) hearing taking place May 7th 2024.

I moved to Canmore after graduating in Ontario and have been in love with this beautiful town since then. I, along with thousands of others, have made Canmore their permanent home. Over the years, we have witnessed numerous changes that have impacted the residents and ecology of the town. Some changes have been welcomed by residents with open arms and some have been brutally opposed.

My partner and I decided to make Canmore our permanent home after purchasing a unit in the Palliser. The appeal of open space with no visible obstructions was a major contributing factor in our purchase. We have embraced this town as our own and have completely uprooted ourselves from our respective places of birth.

In recent meetings, CCH has proposed new development (Sub-area 1) and is planning to build a 6-level building in front of Palliser. As a current resident of the Palliser, I am writing to you to raise the following concerns:

- The proposed development is being planned on a land marked as dog park. As you are aware that the residents are avid pet lovers, we should re-think this decision prior to removing the dog park.
- The proposed development will permanently block natural sunlight for the residents of Palliser and it may also have a negative impact on their mental health.
- The construction plans have also paid very little attention to # of parking space per unit. It seems that the proposal has only earmarked only 1 parking space for 5 residential units. It is clear that each household owns at-least one car. This move will put a huge burden on the surrounding areas as well as residents will be forced to park on the road. The roads in the area are not sufficient to ensure smooth flow of traffic and if residents are forced to park on road, this may lead to traffic jams and will negatively impact the ecology.
- Provision for securely parking bicycles is a welcome step. However, the provision for parking bikes should also be matched with equal parking for cars.
- Khris mentioned that there is also a provision for ride-share, but no further details were shared with regards to cost, frequency, fuel efficiency or timelines for implementation.

- The town should also consider making an underpass prior to breaking ground. As many residents are forced to cross the highway, which may lead to fatal accidents.

Development of our town is a welcome step. We need to make sure that this development leads to beautification of town and not towards deterioration. As a qualified financial advisor, I understand that the town needs more housing, but not at the cost of losing Canmore's age old charm.

I hope that my suggestions and concerns are taken into consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "K-Boyko", with a large, stylized flourish at the end.

Keith Boyko

**From:** [Dan Evans](#)  
**To:** [Shared.MunicipalClerk](#)  
**Subject:** Concerns with changes to Palliser DC zone  
**Date:** May 2, 2024 8:52:05 AM

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**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Good day,

I'm writing to bring up some major concerns about the proposed amendments to the land use bylaw that affects the new 100 Palliser build.

I along with fellow owners at the Blakiston building (300 Palliser) sat through the CCHC presentation last night and there are quite a few things in the current design that are unacceptable.

Firstly, the proposed height of 26 metres and 6 floors directly in front of the Blakiston building affects the quality of life for more than half of our units. I know that I purchased this condo because of the mountain views and feeling of open space. It doesn't make any sense to build the closest building to us 5-10 metres taller. We live here because of the mountains and allowing any properties to go above the Town's height restriction sets an awful precedent that pushes us towards an urban high density feel, which I am wholly against. Preserving at least some form of unique mountain town feel is important to keep this community apart from a major city. The other issue with this oversize development is that low-income housing shouldn't sacrifice the value of private owners that have worked hard to invest in our own future with a condo purchase. We've poured significant investment and taxes into this town to make it our home.

If the above isn't possible, Is there a way to build at the same height or at least change the 6 and 4 storey plan to two 4 storey buildings? If that was the case no bylaw would need to be amended. Another thought on this, why does the development need to maximize units to an extreme degree when there are more properties slated for development in the future. The high density alone isn't going to solve the housing crisis.

Secondly, the proposed European style of parking seems entirely unrealistic on this side of the highway. A few things could make this better, but currently there is a parking issue with only our 2 existing buildings on site. Every day here in Palliser cars are parked bumper to bumper in assigned spots and on street parking. Do you have data to support the bus/walk/bike model for the other affordable housing complex? The Palliser ASP also included development of an underpass that is going to be critical if walkability is part of this new plan. I think that piece of the development should move to the forefront of this project. The reality of this area of town is that vehicle commuting is a major part of work in the Bow Valley (even if we don't drive into downtown Canmore). Parking needs to be reconsidered in the current plan.

I think the design currently leaves a lot to be desired. I understand that housing is a major issue here and more units are needed. However, we as owners currently in the community have poured ourselves into making Blakiston a home and I think we deserve to be worked with for solutions to make this community liveable for everyone and have our investments

respected.

Cheers

Dan Evans

[REDACTED]

[REDACTED]

I serve as a Board Member for the Blakiston Condominium located at 300 Palliser Lane. Following a recent open-house discussion with CCHC rep Kristopher Matieu on April 17th, it has come to my attention that CCHC is moving forward with the 100 Palliser Lane proposal. I wish to reiterate my concerns and stance on this matter, as echoed by many Blakiston condo owners during the open house.

The current direction of the Palliser ASP raises significant issues within our community. I urge the Council to consider:

- The proposed development plans to provide approximately 98 parking stalls for 144 units. The unit-to-parking ratio has dropped significantly from 1.2 to 0.68, without accounting for the number of bedrooms or tenants per unit. This shortfall will exacerbate congestion.
- Palliser Lane is already facing a parking shortage. We have approximately 25 parking spots currently occupied by vehicles from the Blakiston and Hector buildings, located around the dog park, fall within the boundaries of 100 Palliser Lane. With the development, these 25 parking spots will be lost, straining the parking situation.
- The Blakiston Board of Directors is exploring future installation possibilities for EV chargers and solar panels. There are concerns regarding parking stall availability on Palliser Lane and year-round sun availability due to the shadows cast by the 6 storey, 100 Palliser Lane development. This contradicts the Town's objectives to promote clean energy options.
- The current proposed designs and orientation of 100 Palliser Lane do not preserve sunlight and views for the Blakiston and Hector building, as outlined in the Palliser ASP. While the reduction in height of the proposed 6-storey building is appreciated, the impact on sunlight and views remains a significant concern.
- The presentation on "Massing and Sun Shadows" by Kristopher Matieu regarding 100 Palliser Lane does not accurately represent the sun shadow effects on the Blakiston and Hector buildings, particularly during the early hours of the day. I request a review of the 12 different orientations for the buildings mentioned by Kristopher, which led to the current proposed orientation.
- Residents of Blakiston and Hector cross Highway #1 daily, which poses significant safety risks. With the addition of new residents in 100 Palliser Lane, pedestrian crossings will increase. It is imperative to construct an underpass before completing 100 Palliser Lane to ensure community safety and attract new occupants who do not own vehicles.
- The proposed placement of the dog park adjacent to the Wildlife Corridor lacks a plan for visitor parking. Coyote, bear, deer and elk frequent the suggested location. Placing the dog park in this location will likely displace and discourage wildlife from using these corridors, potentially increasing human-dog-wildlife interactions.
- The anticipated installation of animal fencing without an animal crossing over Highway #1 will impact wildlife that use the Wildlife Corridor. This includes the Elk herd population that often grazes on both sides of the highway.

While acknowledging the need for Affordable Housing in Canmore, I question the accuracy of the representation of the number of people in need. There appears to be a disconnect, as some locals who already own property in Canmore are on the waitlist for Affordable Housing, while units in other areas remain empty for most of the year.

I support the Town of Canmore's efforts to increase housing availability but urge the Town to find solutions to address the problems that new developments will create. This includes considering the quality of living and investments of owners and residents of 300 Palliser Lane,

the Hector 200 buildings (owned by CCHC), the new residents of 100 Palliser Lane, and the wider community of Canmore.

To mitigate the negative effects of 100 Palliser Lane on the community, the following proactive actions were discussed during the open house;

- Complete the underpass for cyclists and pedestrians to cross Highway 1, and establish a functional ROAM transit loop through Canmore and to Banff/Calgary before completing 100 Palliser Lane.
- As a criterion for selecting residents for 100 Palliser Lane, give preference to tenants who do not own vehicles.
- Explore additional parking options, such as two levels of underground parking and additional parking along Palliser Trail.
- Reconsider the size, orientation, and number of storeys for 100 Palliser Lane to minimize shadow effects and obstruction of views on Blakiston and Hector
  - Reducing the overall height of 100 Palliser Lane buildings, placing the taller buildings in the later proposed Palliser Trail building sights where height will not be an issue
- Install parking signs along Palliser Lane and create a temporary parking lot for the new/temporary dog park to prevent community members from encroaching upon residents' parking spots.
- Reconsider the location of the permanent dog park.
- Consider building an animal overpass in conjunction with the animal fences.

I trust that the Town of Canmore will carefully consider these points and take the necessary actions to address the concerns raised. Thank you for your attention to this matter.

Sincerely,

Garnett Fugle - Board Member, Blakiston Condos



**From:** [Talia Kassner](#)  
**To:** [Shared.MunicipalClerk](#)  
**Subject:** May 7th Meeting, Town of Canmore Land Use Bylaw 2018-22 - Palliser Trail ASP  
**Date:** May 2, 2024 9:30:58 PM

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Dear Members of the Blakiston Condominium Board and Town of Canmore Council,

As a concerned owner in the Blakiston Condominium at 300 Palliser Lane, I feel compelled to address the ongoing discussions regarding the proposed development at 100 Palliser Lane.

The current direction of the Palliser ASP, particularly concerning the 100 Palliser Lane proposal, raises significant concerns that warrant careful consideration. I respectfully urge the Council to take the following points into account:

- The proposed development at 100 Palliser Lane plans to provide approximately 98 parking stalls for 144 units, resulting in a substantial decrease in the unit-to-parking ratio. This is likely to exacerbate existing parking problems and congestion, as many tenants in our community own vehicles.
- Palliser Lane already faces a parking shortage, and the development of 100 Palliser Lane would further impact this issue by eliminating approximately 25 parking spots currently used by residents of the Blakiston and Hector buildings. It remains unclear if these parking stalls are accounted for in the proposed 98 stalls for 100 Palliser Lane.
- While additional bike storage and parking are proposed for 100 Palliser Lane, practicality remains a concern. Theft of bikes, both inside and outside of the building, has been an ongoing issue, despite existing bike storage facilities at Blakiston.
- The placement of the dog park adjacent to the Wildlife Corridor lacks a plan for visitor parking, which could potentially displace wildlife and increase human-dog-wildlife interactions.
- The anticipated installation of animal fencing without an animal crossing over Highway #1 raises concerns for the wildlife that use the Wildlife Corridor, particularly the Elk herd population.

I support the Town of Canmore's efforts to increase housing availability but urge the Council to find solutions that address the concerns of residents in the Blakiston Condominium and the wider community. To minimize the negative effects of 100 Palliser Lane, I suggest considering the following actions:

- Complete the underpass for cyclists and pedestrians to cross Highway 1, and establish a functional ROAM transit loop through Canmore and to Banff/Calgary before completing 100 Palliser Lane.
- Give preference to tenants who do not own vehicles as a criterion for selecting residents for 100 Palliser Lane.
- Explore additional parking options, such as two levels of underground parking and

additional parking along Palliser Trail.

- Reconsider the size, orientation, and number of storeys for 100 Palliser Lane to minimize shadow effects and obstruction of views on Blakiston and Hector.
- Install parking signs along Palliser Lane and create a temporary parking lot for the new/temporary dog park to prevent community members from encroaching upon residents' parking spots.
- Reconsider the location of the permanent dog park.
- Consider building an animal overpass in conjunction with the animal fences.

I trust that you will carefully consider these points and take the necessary actions to address the concerns raised.

Thank you for your attention to this matter.

Sincerely, Talia Kassner Condominium Owner, Blakiston Condominium

**From:** [Vanessa Keay](#)  
**To:** [Shared.MunicipalClerk](#)  
**Subject:** Palliser Project Bylaw Proposal  
**Date:** May 2, 2024 10:37:31 PM

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Good morning Canmore Municipal Staff,

I hope I am directing my concerns to the correct office.

I am an owner in 300 Palliser and we have recently been informed of the proposed affordable housing development adjacent to our building and the proposed bylaw amendment being suggested.

I want to preface my concerns by noting that affordable housing developments in Canmore are desperately needed and I understand housing is a major concern for many families in Canmore. As I struggle to support my family, I understand this completely.

However, there seems to be some considerable thoughtlessness to this proposed development.

1) Residents of the Palliser were informed there was a "European" plan for parking for the proposed new building. Meaning, in order to cut costs there will be no infrastructure to support this building. Do you truly think adding 150 units to one street with no plan for parking is going to have positive outcome? The congestion and chaos that will result will have a direct impact on the wildlife that live here and the quality of life for me and my neighbours. This is unacceptable. Have you seen how crowded the street already is? Telling people to buy a bike is not a plan.

2) The proposed height of 26 meters (6 stores) will destroy our view along with the value of our property. Residents who have scraped together enough to purchase a small home in the Palliser depend on retaining its value. Why would the city negatively impact the property value of residents to build an affordable complex that does not rely on property value in the same way? This demonstrates such disrespect and disregard for us as a families who are also trying to make ends meet here.

3) I do not believe people in Canmore want 26 meter buildings in the Bow Valley. The By Law exists for a reason. We live in the Bow Valley driven by our deep love for the mountains, and we want to keep our buildings small and our views big. I think changing the by law sets a sad precedent for what the town is willing to compromise in this precious landscape. This is already a crowded little corner of town. Putting a big building here is ridiculous.

This is our home we have worked very hard for. I think the city owes it to us to work on solutions. As members of this community our investments and the environment we call home should be respected.

Thank you for your time

Vanessa Keay

**From:** [Amy Krause](#)  
**To:** [Shared.MunicipalClerk](#)  
**Subject:** Bylaw 2023-36: Palliser Lane Perpetual Affordable Housing DC District  
**Date:** May 6, 2024 11:40:01 PM

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Hello,

I am writing to contribute comments regarding Bylaw 2023-36: Palliser Lane Perpetual Affordable Housing DC District. I understand my comments will not be provided to Council prior to the public hearing on May 7, 2024 but that they will be added to the record provided they are received prior to the close of the hearing.

I would like to voice my support for affordable and attainable housing in Canmore in general. I would also like to voice my support for the broad goals of the Palliser ASP including a walkable, mixed-use community with green space and diverse housing forms. And, as an aside, I express appreciation for the variety of ways in which administration sought public feedback on the redevelopment of the ASP. Particularly the efforts that were made to meet directly with the residents of 300 Palliser Lane.

In redeveloping 100 Palliser Lane, the ASP expressed support for the preservation of light for existing residents. As a former resident, I can attest to the importance of light for many residents from a mental health standpoint. I am supportive of efforts to protect light for residents even if I cannot imagine how this could be possible within the parameters of the existing ASP.

Second, I would like to gently argue that the overall number of housing units planned for the Palliser ASP will inevitably compromise the wildlife corridor. It will not matter where the units are located. Placing the tallest building in the ASP on Lot 100 will not protect the wildlife corridor long-term. The corridor will be the nearest accessible green space for all residents of Palliser and they will recreate in the corridor. Let us be honest that we are sacrificing one value for another because, while the cost is steep, the need is high.

Finally, I would also like to offer two suggestions regarding public engagement that I hope may be useful for future processes. While these falls outside the scope of 100 Palliser Lane, they do pertain to the Palliser ASP which is closely related.

First, while the ASP engagement offered an opportunity to comment on both building and transportation plans, the substantive aspects of these plans were never open to public influence. When asking for feedback, please consider being transparent about which aspects are open to influence. It is impossible to create a plan that pleases everyone. But asking for

feedback about things that aren't going to change erodes trust and invites unnecessary criticism.

Second, while this development will create much needed benefits for Canmore as a whole, it will impact the existing residents of Palliser Lane: a shift in the character of the neighbourhood, long-term construction impacts, parking congestion, a loss of light and views, and negative impacts to property values for some residents. While the trade-offs are necessary to address the crisis of affordable housing, the residents of Palliser Lane are "taking it on the chin". Please, if nothing else, acknowledge them.

As a former resident of Palliser Lane, I will watch the development of this community with interest. I look forward to the homes it will provide many Canmore residents and will be thinking about my friends and former neighbours as they live day-by-day through the changes to come.

Respectfully,

Amy Krause

**From:** [Frank Liszczak](#)  
**To:** [Shared.MunicipalClerk](#)  
**Subject:** Bylaw 2023-36: Palliser Lane Perpetual Affordable Housing DC District  
**Date:** May 6, 2024 10:09:55 PM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi. Please enter this comment into the record regarding the public hearing for the above-noted DC bylaw.

Please consider adding " Indoor Recreation Facilities" as a permitted or discretionary use to the proposed DC District.

The purpose of this recommendation is to allow for a climbing wall as an accessory or principal use to a residential building and further, encourage the idea of a mixed-use structure rather than simply a residential block. While I am not a climber myself, the outdoor community often talks about the need for more indoor climbing opportunities.

As Council is aware, the existing climbing wall at Elevation Place is very busy, very popular. A second, climbing wall within the ASP area would be a welcome addition. The proposed DC bylaw 26 m. max. building height offers a remarkable opportunity to take pressure off the existing climbing wall, create a community gathering place and an anchor for other commercial uses such as restaurants m, coffee shops etc.. It could also be designed to host international competitions with associated economic spin-offs.

If adding a mixed use component to this DC District is too radical and a more traditional separation of land uses is preferred, future commercial DC districts within the ASP could also be compatible with a second climbing wall.

Best wishes in nurturing an affordable, desirable, well planned and well financed neighborhood.

Sincerely,

Frank Liszczak  


**From:** [Andrej Matyas](#)  
**To:** [Shared.MunicipalClerk](#)  
**Subject:** Public Hearing - letter submission for May 7 public hearing , Palliser  
**Date:** May 3, 2024 1:13:08 AM

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Dear Town of Canmore/Council,

Please accept this email as a public hearing letter submission, for the upcoming May 7 meeting regarding the 100 Palliser Lane bylaw changes.

Name: Andrej Matyas  
Position: opposed

Dear Council,

While as a resident of Palliser Area I am very excited about the future of the neighborhood, there are several concerns that are related to today's bylaw proposal, and future planning.

1.

During the ASP public consultations, there was notable feedback against a 6 storey development on today's CCH parcel against 300 Palliser Lane. This feedback was ignored and ASP approved.

ASP's guiding principle #5 states: Maximize views and access to sunlight. Existing CCH project proposal of the 6 storey development along Palliser Lane is not aligned with ASP's guiding principle. If council approves the bylaw and building permit for preferred CCH project layout, the decision is against the ASP guidelines.

While there was disappointment after ASP approval of the parcel with 6 storey development, many people hoped CCH would consider guiding principles of ASP and propose a building further, along Palliser Trail - not directly against the Blakiston Condominium. This would follow ASP guidelines, open up the space between the two buildings, protect the views and privacy of residents on both sides of the street, and allow for modern urban designs and comfortable living.

CCH previously mentioned that a building along Palliser Trail is not preferred due to engineering constraints. Residents would like to understand in detail what these constraints are.

A 6 storey building directly opposite Blakiston, along Palliser Lane, should not be the preferred project layout if there are other alternatives.



It is my hope that council only approves the bylaw changes with following considerations:

- A 5 or 6 storey building may not be located directly at the property line of Palliser Lane, against Blakiston Condominium. This is to align with ASP guidelines and to ensure comfortable living experience for CCH tenants and Blakiston residents
- Maximum 4 storey building may be located at the property line of Palliser Lane and against Blakiston Condominium. This is to align with ASP guidelines and to ensure comfortable living experience for CCH tenants and Blakiston residents

2.

Parking. The existing project proposal is only providing about 0.6 of a parking spot per unit. It is not a realistic expectation that a majority of CCH tenants will enjoy using bikes, buses and walking to get essential services in town, year-round and as a preferred method of transport. Proposed parking ratio will create parking issues in the neighborhood, and lower the quality of rental experience for CCH tenants. If a project with 0.6 parking ratio is approved, council may consider widening Palliser Trail, and creating parking spots along the road to allow for the parking demand. Alternatively a "neighborhood overflow parking" may be considered on adjacent parcels. This overflow parking lot/parkade could be used also for visitors to the relocated dog park and trail network in the area.

3.

Residents would highly appreciate updates regarding important issues that are related to this bylaw and the increasing population of the Palliser area.

- ROAM service expansion to the area
- Pedestrian highway underpass
- Palliser Trail paving
- Recreation & Parks upgrades in the area - including playground, sports fields, trails, dog park relocation
- Landscaping and new infrastructure in Palliser area, initiatives to limit acoustic and visual noise from highway #1
-

Commercial and public services planning in the Palliser Area

- Design of wildlife fencing along highway #1
- Lowering of highway #1 speed limit in Canmore area

Thank you for considerations,

Andrej Matyas  
Canmore, AB

**From:** [al.mazur](#)  
**To:** [Shared.MunicipalClerk](#)  
**Subject:** written submission re Palliser Lane development  
**Date:** April 25, 2024 4:47:04 PM

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Hi Kristopher, I take this opportunity to express my disappointment with this proposed project! First & foremost is the unnecessary need to extend the elevation to 6 stories compromising the sight line of many units @ Blakiston resulting in a loss of property values. Secondly, the lack of assigned parking spaces! Many occupants in these units will indeed have more than 1 vehicle per. Your proposed project is overbuilt for the land space & threatens the well being of the present Blakiston residence. The poor design will certainly result in traffic congestion big time. What you may have deemed to be a prudent use of land, your development will only contribute to a ghetto environment in your attempts to squeeze as many units as you deem possible into this limited area! Where else in Canmore can you drop a 6 storey in front of an existing 4 story structure? This project certainly doesn't blend in with the current Blakiston bldg but attempts to isolate most of the units @ 300 Palliser Lane by height & exterior design! Do you not take into consideration the opposition to this project as voiced by the owners of 300 Palliser Lane? Please consider going back to the drawing board?

Regards Alan Mazur

To Canmore Council,

On behalf of the Board of Directors for Canmore Community Housing, I'm writing this letter in support of the proposed land use amendment to support the development of below-market rental housing at 100 Palliser Lane.

Affordability and housing stability are two of the most critical challenges our community is facing, and this proposed development would address both of those needs in a huge way by allowing people who live and work in our community to stay here at a price that's reasonable relative to cost-of-living. The near net-zero targets in the proposal also speak to the sustainability initiatives that the Town is focusing on.

This building will have some features that are unique to Canmore, including height as well as decoupling per-unit parking requirements. The CCH team has been working very hard to balance maximizing the use of that site and keeping the units affordable with the concerns of nearby residents related to viewscales and parking, and I expect the dialogue with neighbours to continue throughout the process.

The benefits of bringing a large number of below-market units on stream in our increasingly affordability-challenged community are numerous, and align with both the goals of the Town and our organization. The CCH team is very proud and excited for the potential that the 100 Palliser Lane site provides.

Rob Murray

Board Chair

Canmore Community Housing

**From:** [Matthew Perdeaux](#)  
**To:** [Shared.MunicipalClerk](#)  
**Subject:** Re: Written submission for public hearing for by-law 2023-36 on May 7th,  
**Date:** May 1, 2024 3:54:15 PM

Hi Ben,

As a resident and taxpayer at 300 Palliser Lane, I'm frustrated with the area plan's disregard for community input and the focus solely on "affordable housing." To date, none of the feedback provided by the community has been considered in the area plan's design. During the recent presentation at the Blakiston in April, the developer directly stated that of all the options available for building design and configuration, the one that impacts the Blakiston to the greatest extent is the one that they will move ahead with because it "ticks the most boxes" in terms of maximizing units. After much irresponsible town planning and preference given to luxury second-home owners and tourist accommodations, the Town of Canmore is now making haste to provide "remedies" to this self-inflicted problem and leaving the residents of the Blakiston who have worked tirelessly to afford the purchase of their unit despite trying economic times, to be impacted as a result. I would like each of the following questions answered today:

- Why have we chosen to allow for a 6-story building in Canmore? If we no longer value the view-scapes of the bow valley or wish to garner what natural light we can in a landscape that already provides challenges to us doing this, then why not 8 or 10 stories and solve the Town's housing crisis in one full swoop?
- Why was a single-story fire station built on a massive plot of land instead of the proposed 6 story residential building where the value of the residents' home wouldn't be affected as they will in front of the Blakiston? Residents would much prefer the occasional activity of a fire hall over the permanent lack of sunlight, diminished quality of life, reduced privacy, and decreased home value that a towering apartment building will result in.
- Why are we building more luxury vacation rentals in locations that would be perfectly adequate for community housing when we are in a housing crisis? This is counter-productive.
- What are the plans for parking mitigations along Palliser Trail post construction? Where will visitors, contractors, and medical providers park in order to render their services if all guest parking is utilized by overflowing residents from other accommodations? This is among the many concerns that haven't been addressed by community members.
- Council is trying to impose their vehicle-free ideology when the realities of our community and surrounding area do not support this lifestyle to the full extent. What evidence shows that by simply reducing the parking capacity will shift this paradigm? To date, this isn't working in the Palliser Area.
- The proposed unit sizes lack balance, with few actually suitable for families. This doesn't foster community but favors transient workers. Can this be renegotiated?

I and many others urge you to consider the members of the community in the Palliser area and to retain the character that makes the Town of Canmore such a desirable place to live.

Thank you



**From:** [Teresa Yau](#)  
**To:** [Shared.MunicipalClerk](#)  
**Subject:** Town of Canmore Land Use Bylaw 2018-22 - Palliser Trail ASP  
**Date:** May 2, 2024 5:34:51 PM  
**Attachments:** [Letter to CCHC & Town of Canmore Re 100 Palliser Lane. 01.21.24.docx](#)

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Hi Town Council,

My name is Teresa Yau and I am a Board Member for the Blakiston Condominium (300 Palliser Lane). From my zoom meeting with Kristopher Matieu on April 3rd and the Blakiston open house presentation for owners on April 17th, it sounds like CCHC is intending to move forward with the 100 Palliser Lane proposal. My concerns and sentiments about 100 Palliser Lane have not changed and remain present as per our Blakiston Board of Directors letter to CCHC and the Town of Canmore on January 21, 2024 (attached).

The current trajectory of the Palliser ASP will create problems within our community and I urge Council to consider the following:

- The current proposal for the 2 developments in 100 Palliser Lane intends to build ~98 parking stalls for 144 units. The unit to parking ratio has decreased from 1.2 to 0.68 and this ratio does not take into account the number of bedrooms/tenants per unit. This will create further parking problems and congestion as most tenants own their own vehicle.
- We currently have a parking shortage along Palliser Lane. The ~25 parking spots that are currently occupied by vehicles from the Blakiston and Hector building around the dog park are within the boundaries of 100 Palliser Lane. With the development of 100 Palliser Lane, there will be 25 fewer vehicle parking spots for Blakiston and Hector in an already pinched parking situation. It is also unclear if these ~25 parking stalls are counted towards the ~98 parking stalls intended for 100 Palliser Lane.
- The 100 Palliser Lane Renderings from Kristopher's presentation include additional Bike Storage and parking. This is a great idea, however it may not be practical. At Blakiston, there are places to store our bikes, but theft inside and outside of the building has been an issue and residents have been discouraged from storing their bikes in our underground parking locations where they have been targeted and stolen.
- The Blakiston Board of Directors is looking at the future and researching possibilities for the installation of EV Chargers and Solar Panels. There are concerns regarding parking stall availability for this on Palliser Lane and concerns regarding year round sun availability with the 100 Palliser Lane shadows towering over the Blakiston Condos. This in itself is the opposite of what the Town is trying to support and accomplish with clean energy options.
- The current proposed designs and orientation for 100 Palliser Lane does not preserve sunlight and views for the Blakiston and Hector building. This was listed as a parameter in the Palliser ASP and has not been upheld in the current proposed building designs. I acknowledge and appreciate the reduction of height of the proposed 6 storey building from peaked roofs to flat roofs.
- Kristopher Matieu's powerpoint presentation to Blakiston owners regarding "Massing and Sun Shadows" from the 100 Palliser Lane building does not provide a representative picture of the actual sun shadow effects on the Blakiston and Hector buildings, in particular during the early hours of the day. I would personally like to review the 12 different orientations for the buildings mentioned by Kristopher that were explored to come to the conclusions of the

current proposed orientation. Though Kristopher notes that a more comprehensive Shadow Studies analysis will be targeted to release on May 22nd, once development design is underway, this information will be provided after the May 9th Council hearing.

- Residents of Blakiston and Hector cross the #1 Highway daily. Fatalities have been reported along this stretch of highway from pedestrian crossings and we acknowledge the risk that we are taking. With the influx of new residents in 100 Palliser Lane, the occurrence of pedestrian crossings will increase. An underpass needs to be constructed and functional before 100 Palliser Lane is completed to ensure the safety of the community, as well as attract new occupants to the building that do not own vehicles.
- The placement of the dog park to its final location is adjacent to the Wildlife Corridor and does not have a plan in place for visitor parking. I have regularly seen and/or heard coyotes, deers, elks, and bears just behind Blakiston and the location of the dog park in the current proposed location will most definitely displace and discourage wildlife from traveling through these readily used corridors, and potentially increase human/dog-wildlife interactions.
- The anticipated installation of the animal fencing without an animal crossing over Highway #1 in Canmore will be an issue for the current wildlife that use the Wildlife Corridor. The most visible being the Elk herd population that often grazes on the land on both sides of the highway.
- Though I don't doubt there is a need for Perpetually Affordable Housing in Canmore, I do question if the number of people that require this is of equal need and if the numbers are represented accurately. I have had interactions with locals who already own property in Canmore but are also on the waitlist for Affordable Housing. I have friends that clean houses up at Silvertip and most of those units are empty most of the year. There appears to be a bit of a disconnect here.

I am in support of the Town of Canmore's efforts to build more housing in Canmore. I just ask the Town to find timely solutions to address the problems that the new buildings will create and consider the quality of living and investments of owners and residents of 300 Palliser Lane, the Hector 200 buildings (which are owned by CCHC), the new residents of 100 Palliser Lane, and the community of Canmore that recreates and uses the spaces in these area to walk their dogs, mountain bike, etc.

Below are a list of potential proactive actions to help minimize the negative effects of 100 Palliser Lane on the community:

- Have a completed Underpass for cyclists and pedestrians to cross Highway 1 and a functional ROAM transit loop through Canmore and to Banff/Calgary **before** the completion of 100 Palliser Lane.
- As a parameter of being selected as a resident for the 100 Palliser Lane building, have CCHC give preference for tenants that do not own vehicles
- Create more parking options, potentially two levels of underground parking and additional parking along Palliser Trail.
- Reconsider the size, orientation and number of storeys for 100 Palliser Lane to minimize the effect of shadows and the obstruction of views on Blakiston and Hector.
- Install parking signs along Palliser Lane and create a temporary parking lot for the new/ temporary dog park so community members do not encroach upon the parking spots of residents.
- Reconsider the location of the permanent dog park.
- Consider building an animal overpass in conjunction with the animal fences.

With regret, I will be out of town during the Town Council meeting on May 8th, but I hope

my concerns will be brought forward during the hearing. Thank you for your consideration.

Warm regards,

Teresa Yau

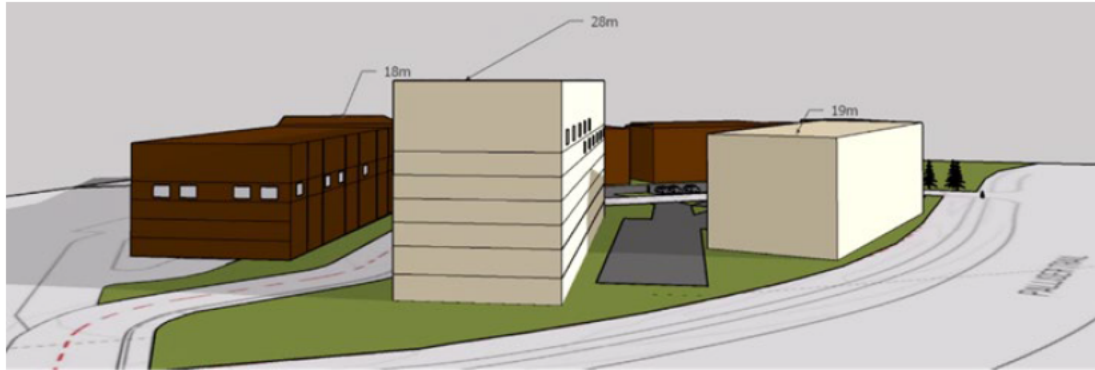
January 21, 2024  
To: CCHC and Town of Canmore  
Re: 100 Palliser Lane  
From: The Blakiston Condo Board (300 Palliser)

We are the Board of Directors writing with regards to the buildings that CCHC is planning for 100 Palliser Lane.

We had received letters informing us of the impending development and there was a brief discussion of this at our December board meeting. At that time, we did not provide any feedback to the Town of Canmore before December 14th as we were all still under the impression that the 6 story building would be along Palliser Trail and further from our existing building. During the ASP discussions with the Town of Canmore Planning Department, there were reassurances of “preserving sunlight, views and parking”. We knew that a 6 story building would be coming to the area eventually, we just didn’t expect it would be located right next to 300 Palliser. It wasn’t until CCHC posted those renderings to Facebook on Dec. 21st that we started to become concerned. If those renderings had been included in the Nov. 16th letter from the Town of Canmore, we would have provided our feedback earlier.

In referencing [canmorehousing.ca](http://canmorehousing.ca), we can now see that CCHC has already hired a design firm which indicates a 6 story building to be built right next to our existing building on 300 Palliser Lane. We realize that the current renderings are only conceptual, and a proposed development may change at the Development Permit application stage. Upon reviewing the designs, it looks like CCHC specifically requested that the building be laid out as option B only. At one point there was an option A and B.

We are very concerned about the 6 storey building being in such close proximity to 300 Palliser which will impact views, sunlight, and parking. After reviewing Palliser Master Plan (Areas 1 & 2 of Palliser Trail Area Structure Plan) as per <https://www.canmorehousing.ca/projects/> and recent communication with the Town of Canmore Planning Department, it has come to our understanding that the proposed Bylaw changes would allow CCHC - 100 Palliser Lane to be constructed up to 26 meters in height for the primary structure. With an additional 10% for architectural enhancements, the final structure could be up to 28.6 meters in height. For reference, that is 10 meters taller than our building (see visual below). The representatives of CCHC and Town of Canmore at the ASP which took place in the Blakiston Common Room early 2023 presented a layout which indicated the smaller building would be parallel with 300 Palliser to minimize impact to view and natural sunlight.



With regards to parking, the current design only has 130 parking stalls even though there will be 164 units with 234 total bedrooms. That is more than one hundred bedrooms than parking spots planned. Parking in the area is currently an issue and this will only intensify the parking issue. We understand the Town's plan to try to shift people from using cars to using bikes & transit. However, without there being an underpass and bus stop on Palliser Lane currently in place, minimal parking is going to cause major issues in the area. Over the last 14 years, some of our residents and members of the board actively cross TCH. In the winter, we try to keep the pathway shoveled to make it safer and easier for everyone. Many of us agree that the highway has gotten busier over the last few years and acknowledge that we are taking risks. The proposed new buildings will likely house another 400-500 people. This will dramatically increase pedestrian and cyclist crossings over the TCH. The trails crossing the TCH are worn from use and can be viewed from Google Map satellite imagery found [here](#).

In conclusion, we acknowledge Town Council has housing as a high priority, which is completely understandable given the current housing shortage. To clarify, members of the board support future development. We would like CCHC to re-evaluate how the proposed building layouts and added congestion will affect the quality of living for current tenants and owners of 300 Palliser Lane. We would like CCHC to consider putting the smaller building parallel with 300 Palliser Lane and create timely solutions to address the increased traffic impact that these new buildings will create to our growing community.

Sincerely,

The Blakiston Board of Directors:

Andrej Matyas  
Garnett Fugle  
Jeff Thom  
Keith Boyko  
Moya Kelly  
Pat Zawada  
Teresa Yau