



**AGENDA**  
**REGULAR MEETING OF THE BARRHEAD TOWN COUNCIL**  
**TUESDAY, MARCH 25, 2025 AT 5:30 P.M.**  
**IN THE TOWN OF BARRHEAD COUNCIL CHAMBERS**

*Barrhead....a quality community....giving a quality lifestyle*

1. Call to Order
2. Consideration of Agenda (Additions - Deletions)
3. Confirmation of Minutes
  - (a) Regular Meeting Minutes – March 11, 2025
4. Public Hearings
  - (a) There are no Public Hearings
5. Delegations
  - (a) Delegation at 5:30 p.m. Fire Chief Gary Hove from Barrhead Fire Services
6. Old Business
  - (a) No old business to review
7. New Business
  - (a) Monthly Bank Statement Month Ended February 28, 2025
  - (b) Draft Housing Strategy
  - (c) Culture Committee Funding Direction
8. Reports
  - (a) Council Reports
9. Minutes
  - (a) No minutes to review

10. Bylaw
  - (a) There are no Bylaws
  
11. Correspondence Item
  - (a) No correspondence to review
  
12. For the Good of Council
  
13. Tabled Items
  
14. Closed Session
  
15. Adjourn

MINUTES OF THE REGULAR MEETING OF THE BARRHEAD  
TOWN COUNCIL HELD TUESDAY, MARCH 11, 2025,  
IN THE TOWN OF BARRHEAD COUNCIL CHAMBERS

- PRESENT** Mayor McKenzie, Crs: T. Assaf , D. Kluin, R. Klumph, A. Oswald, D. Sawatzky
- Officials: Collin Steffes, CAO, Jenny Bruns, Director of Planning, Economic Development & Legislative Services and Jennifer Mantay, Director of Corporate Services
- ABSENT** Cr. D. Smith
- CALL TO ORDER** Mayor McKenzie called the meeting to order at 5:30 p.m.
- AGENDA** The agenda was reviewed.
- 067-25 Moved by Cr. Klumph that the agenda be accepted with the following amendments:
- Delete Fire Chief Delegation
  - Add Council Reports for: Yellowhead Regional Library, Twinning Committee, and CARES Announcement.
  - Move Item 7. a) December 31, 2024 Financial Statements to be considered prior to Auditors Reports.
- CARRIED UNANIMOUSLY
- CONFIRMATION OF MINUTES**
- The Minutes of the Town Council Regular Meeting of February 25, 2025, were reviewed.
- 068-25 Moved by Cr. Klumph that the Minutes of the Town Council Regular Meeting of February 25, 2025 be approved as presented.
- CARRIED UNANIMOUSLY
- FINANCIAL STATEMENT REPORT**
- For Council to approve the Financial Statement Report to December 31, 2024, as presented.
- 069-25 Moved by Cr. Klumph that Council approves the Financial Statement Report to December 31, 2024, as presented.
- CARRIED UNANIMOUSLY
- DELEGATION**
- Mayor McKenzie and Council welcomed Mr. Scott Ellerington from Ellerington LLP, Chartered Professional Accountants at 5:30 p.m.
- Mr. Scott Ellerington discussed and reviewed with Council the 2024 Auditor's Report and 2024 Audited Financial Statements.
- EXITED** Mayor McKenzie and Council thanked Mr. Scott Ellerington for his presentation and he exited the Chambers at 6:04 p.m.
- 070-25 Moved by Cr. Assaf that Council accept the Auditor's Report from Ellerington LLP, regarding the 2024 audit as presented.

CARRIED UNANIMOUSLY

071-25 Moved by Cr. Klumph that Council approve the 2024 Audited Financial Statement, as presented.

CARRIED UNANIMOUSLY

072-25 Moved by Cr. Klumph that Council approve the 2024 Audited Financial Information Return, as presented.

CARRIED UNANIMOUSLY

**DELEGATION**

Mayor McKenzie and Council welcomed Mr. Walter Preugschas and Mr. Marvin Polis, representing the Northwest of 16 Tourism Association at 6:06 p.m.

Mr. Walter Preugschas and Mr. Marvin Polis provided an update on the efforts of the newly created Northwest of 16 Tourism Association.

**EXITED**

Mayor McKenzie and Council thanked Mr. Walter Preugschas and Mr. Marvin Polis for their presentation and they exited the Chambers at 6:37 p.m.

073-25 Moved by Cr. Assaf that Council accept the presentation from the Northwest of 16 Tourism Association as information.

CARRIED UNANIMOUSLY

**DELEGATION**

Mayor McKenzie and Council welcomed Ms. Vernice Aiken from the Ripple Connection at 6:38 p.m.

Ms. Vernice Aiken provided an update on the Ripple Connection programs that they provide and requested financial support to continue serving the community.

**EXITED**

Mayor McKenzie and Council thanked Ms. Vernice Aiken for her presentation and she left the Chambers at 6:55 p.m.

074-25 Moved by Cr. Assaf that Council send a letter of support for grant applications to the Ripple Connection, and an advocacy letter to Alberta Health Services relating to the impact of recent cuts to program funding.

CARRIED UNANIMOUSLY

075-25 Moved by Cr. Oswald that Council direct Administration to investigate areas of possible support for the Ripple Connection.

CARRIED UNANIMOUSLY

**RECESSED**

Recess called by Mayor McKenzie at 6:55 p.m.

CARRIED UNANIMOUSLY

**RECONVENED**

Mayor McKenzie reconvened the meeting at 7:20 p.m.

CARRIED UNANIMOUSLY

**2026-2028 THREE-YEAR OPERATING  
PLAN AND THE 2026-2034 MULTI-YEAR  
CAPITAL PLAN**

For Council to approve the 2026-2028 Three-Year Operating Plan and the 2026-2034 Multi-Year Capital Plan.

076-25 Moved by Cr. Assaf that Council approves the 2026-2028 Three-Year Operating Plan, as presented.

CARRIED UNANIMOUSLY

077-25 Moved by Cr. Oswald that Council approves the 2026-2034 Multi-Year Capital Plan, as presented.

CARRIED UNANIMOUSLY

**COUNCIL  
REPORTS**

The following Reports to Council as of March 11, 2025, were reviewed:

- Twinning Committee Meeting March 3, 2025
- Yellowhead Regional Library
- CARES Coalition – Funding Announcement

078-25 Moved by Cr. Kluin that the following Reports to Council as of March 11, 2025, be accepted as information and as presented:

- Twinning Committee Meeting March 3, 2025
- Yellowhead Regional Library
- CARES Coalition – Funding Announcement

CARRIED UNANIMOUSLY

**MINUTES TO  
COUNCIL**

The following Minutes to Council were reviewed:

- Barrhead & District Social Housing Association Minutes – January 23, 2025

079-25 Moved by Cr. Assaf that the Barrhead & District Social Housing Association Minutes – January 23, 2025, be accepted as information.

CARRIED UNANIMOUSLY

**CORRESPONDENCE  
ITEM**

The following correspondence item was reviewed:

Letter dated February 26, 2025 from Mr. Ric McIver, Minister of Alberta Municipal Affairs, regarding the passing of the *Provincial Priorities Act*, municipalities are required to obtain prior approval from the Alberta government before entering into, amending, or renewing an agreement with the federal government.

080-25 Moved by Cr. Sawatzky that Council accept the letter dated February 26, 2025 from Ric McIver, Minister of Municipal Affairs, regarding the passing of the *Provincial Priorities Act* as information.

CARRIED UNANIMOUSLY

**FOR THE GOOD  
OF COUNCIL**

Cr. Assaf complimented Administration on the new look of the business licenses with the new branding of Town documents.

**CLOSED SESSION –  
FOIP ACT SECTION 16 - LAND**

081-25            Moved by Cr. Kluin that Council go In-Camera at 7:48 p.m.

CARRIED UNANIMOUSLY

**OUT OF CLOSED SESSION**

082-25            Moved by Cr. Sawatzky that the Council come out of In-Camera at 8:54 p.m.

CARRIED UNANIMOUSLY

083-25            Moved by Cr. Sawatzky that Council authorize Administration to jointly prepare a draft agreement with TLA Developments for Councils review and input, based on matters discussed In-Camera.

**ADJOURN**

084-25            Moved by Cr. Oswald that the Council Meeting be adjourned at 8:55 p.m.

CARRIED UNANIMOUSLY

**TOWN OF BARRHEAD**

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Mayor, David McKenzie

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CAO, Collin Steffes

# REQUEST FOR DECISION

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**To:** Town Council

**From:** Collin Steffes, CAO

**cc:** File

**Date:** March 25, 2025

**Re:** Monthly Bank Statement – for month ending February 28, 2025

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**1.0 PURPOSE:**

To approve the Monthly Bank Statement for the month ending February 28, 2025.

**2.0 BACKGROUND AND DISCUSSION:**

None

**3.0 ALTERNATIVES:**

3.1 That Council approves the Monthly Bank Statement for the month ending February 28, 2025, as presented.

3.2 That Council tables the Monthly Bank Statement for the month ending February 28, 2025 and instructs Administration to provide further information at the next regular Council Meeting.

**4.0 FINANCIAL IMPLICATIONS:**

None

**5.0 INTERDEPARTMENTAL IMPLICATIONS:**

None

**6.0 SENIOR GOVERNMENT IMPLICATIONS:**

None

**7.0 POLITICAL/PUBLIC IMPLICATIONS:**

Not Applicable

**8.0 ATTACHMENTS:**

8.1 Monthly Bank Statement for month ending February 28, 2025.

**9.0 RECOMMENDATION:**

That Council approves the Monthly Bank Statement for the month ending February 28, 2025, as presented.

(original signed by the CAO)

Collin Steffes  
CAO



**TOWN OF BARRHEAD  
MONTHLY BANK STATEMENT  
FOR MONTH ENDED FEBRUARY 28, 2025**

<b>PER TOWN OF BARRHEAD:</b>	<b>SERVUS</b>	
	<b>GENERAL ACCT</b>	<b>TERM DEPOSITS</b>
Net Balance - Previous Month	4,541,105.07	4,500,000.00
Receipts	1,420,223.53	
Interest	12,033.97	
Transfers from/to Term Deposits	0.00	
Cancelled Cheques	0.00	
<b>SUBTOTAL</b>	<b>5,973,362.57</b>	<b>4,500,000.00</b>
Disbursements	1,111,676.86	
Debentures/Interest		
School Requisition	0.00	
Transfers from/to General	0.00	0.00
NSF/Returned Cheques or Transfers		
Postdated Cheques	0.00	
<b>NET BALANCE AT END OF MONTH</b>	<b>4,861,685.71</b>	<b>4,500,000.00</b>
*****		
<b>PER BANK:</b>		
Balance at end of month	4,828,908.05	4,500,000.00
Outstanding Deposits	101,511.65	
<b>SUBTOTAL</b>	<b>4,930,419.70</b>	<b>4,500,000.00</b>
Outstanding Cheques	68,733.99	
<b>NET BALANCE AT END OF MONTH</b>	<b>4,861,685.71</b>	<b>4,500,000.00</b>

**TERM DEPOSIT SUMMARY  
FOR MONTH ENDED FEBRUARY 28, 2025**

<b><u>Financial Institution</u></b>		<b><u>Term Amount</u></b>	<b><u>Interest Rate</u></b>	<b><u>Term Started</u></b>	<b><u>Investment Details</u></b>
<b>Scotiabank</b>	\$	2,000,000.00	3.58	09-Dec-24	Maturity Date Jun. 9, 2025
<b>Servus</b>	\$	2,500,000.00	3.18	13-Feb-25	Maturity Date May 14, 2025

# REQUEST FOR DECISION

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**To:** Town Council

**From:** Jenny Bruns, Director of Planning, Economic Development and Legislative Services

**Date:** March 25, 2025

**Re:** Draft Proposed Housing Strategy for Town of Barrhead

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## 1.0 **PURPOSE:**

To propose a draft Housing Strategy for the Town of Barrhead for Councils consideration, to provide a path forward with actionable steps toward creating a balanced housing market that meets the needs of all residents.

## 2.0 **BACKGROUND AND DISCUSSION:**

The municipality has recently witnessed high demand for housing options that accommodate a diverse range of income levels. Population growth, paired with market challenges, has resulted in a housing crisis characterized by rising rents, insufficient affordable housing units, low market inventory, and increased housing insecurity. This is starting to put business growth at risk, inhibiting recruiting staff members to stay in the community, and therefore operate and expand their business.

The following key components have been drafted into the strategy based on community studies, expressed need, and community capacity:

### 1) **Increase supply of variety of housing options:**

- a. **Process Review:** Streamline municipal bylaws and policies to encourage housing investment (LUB Review, Incentives).
- b. **Build Partnerships:** Collaborate with stakeholders and private developers to address challenges. Leverage partnerships to get more housing built.
- c. **Land Inventory:** Make more municipally owned property assets available for housing.

### 2) **Community Engagement:** Increase community support for housing initiatives, foster a deep understanding of housing needs and fiscal constraints.

- a. **Host open houses:** to engage with community on needs and solutions.
- b. **Communications:** keep community apprised of potential changes arising from open house sessions.

- 3) Advocacy & Grants:** Advocate for government initiatives and assist in grant applications.
- a. **Grant Support:** Support grant applications for housing projects.
  - b. **Dialogue:** Advocate to other orders of government to ensure adequate supports for housing.

**3.0 ALTERNATIVES:**

- 3.1 Council may choose to adopt the strategy as is.
- 3.2 Council may choose to direct administration to make changes to the strategy and bring back to a future Council meeting.

**4.0 FINANCIAL IMPLICATIONS:**

Implications will include any items within the workplan, and will be brought to Council for 2026 budget deliberations with the exception of public engagement and stakeholder initiatives. Those items will be minimal costs such as hosting and advertising.

**5.0 INTERDEPARTMENTAL IMPLICATIONS:**

None anticipated.

**6.0 SENIOR GOVERNMENT IMPLICATIONS:**

None anticipated.

**7.0 POLITICAL/PUBLIC IMPLICATIONS:**

Providing the impetus for a variety of housing options should create positive political and public interactions.

**8.0 ATTACHMENTS:**

- 8.1 Draft Barrhead Housing Strategy

**9.0 RECOMMENDATION:**

That Council adopt the Draft Barrhead Housing Strategy with minor additions and formatting.

**RECOMMENDED MOTION (Public):**

That Council adopt the Draft Barrhead Housing Strategy as presented.

(original signed by the CAO)  
Collin Steffes  
CAO



# DRAFT BARRHEAD HOUSING STRATEGY

**March 2025**

The proposed Housing Strategy has been developed through extensive community consultation, research, and collaboration. The strategy outlines actionable steps towards creating a balanced housing market that meets the needs of all residents and gets the community growing.

## INTRODUCTION

Access to a variety of housing options has one of the most positive and immediate impacts on a community. It is associated with greater household stability, and subsequently, resources that can support good health, better school performance, and employment.

Additionally, a community with a wide range of housing options offers residents more opportunities as they start out, grow and as their needs change during aging.

The Barrhead Housing Strategy (BHS) aims to provide more housing choices for a diverse range of residents to build a stronger and more prosperous community that benefits everyone.

### Purpose of a Housing Strategy

A Housing Strategy is intended to be a guiding document that describes a community's approach to meet its housing goals and is used to inform decisions on land use and development. The BHS identifies housing needs and establishes goals to support the development of affordable and diverse housing types to meet the needs of people of all ages and abilities living in our community.

### Background and Context

The municipality has recently witnessed high demand for housing options that accommodate a diverse range of income levels. Growth, paired with market challenges, has resulted in a housing crisis characterized by rising rents, insufficient affordable housing units, low market inventory, and increased housing insecurity.

In response, the Town reviewed Alberta's 2021 Affordable Housing Strategy, which aims to add 25,000 households over the next decade, along with reports from stakeholders such as the Rural Development Network via FCSS and Barrhead & District Social Housing. These reports highlight deficiencies in various housing types, including affordable, market, non-market, social, single-family, multi-unit, and apartment housing. (see Appendix 1)

Economic pressures, including rising mortgage rates and inflation, have increased financial strain on residents and the housing industry. The Alberta Living Wage report underscores the high cost of living, adding further challenges to housing affordability and development. The report indicated Barrhead has some work to do to bring this factor down.

With higher project costs and families having less to spend, the construction industry sees less potential profit on large housing projects - making it cost prohibitive for private developers to proceed with development.

# DRAFT HOUSING STRATEGY

Reports from industry and stakeholders indicate housing is becoming an increasingly large factor in recruitment of labor, which impacts our ability to sustain growth and economic viability.

## Development Trends in Barrhead:

Recent trends in Barrhead reflect an increase in rezoning applications for higher density developments. Since 2015 the Land Use Bylaw has been amended 12 times to increase density and allow for additional developments in traditionally single-family districts.

From 2015 to 2019, 61% of residential developments were higher-density options like duplexes, mobile homes, and basement suites. This trend continued between 2020 and 2024, with 72% of new residential units falling into these categories.

The trend of decreasing development numbers and increasing density is prevalent throughout the Province. Phase three of Beaver Brook, for example, was an investment by the Town of close to \$3,000,000 and still has 32 residential lots (R1) undeveloped. Other older areas within the community are starting to see significant higher density infill development.

Waitlists for affordable housing units (BDSHA) are also continuing an upward trend. FCSS in partnership with Ripple Connection and the church community, are supporting housing insecure clients with basic needs. Providing a continuum of housing options will create a more sustainable community.



Figure 1:

*Barrhead Re-Development Example*

# DRAFT HOUSING STRATEGY

## ROLES AND RESPONSIBILITIES

### Town of Barrhead:

**Planner:** Collaborate with and support both private and non-profit housing developers and providers to support diverse housing needs. This includes planning regulations and bylaws, incentives, and permitting.

**Facilitator:** The Town will help facilitate the sharing and distribution of information about housing needs and affordable housing to the community, as well as encourage opportunities for investment and growth.

**Investor:** Explore ways to support affordable housing development through staff resources, incentives, access to developable land, identifying grant opportunities, and encourage partnerships.

**Advocate:** Engage with all government levels to secure funding and support for initiatives. Collaborate with non-profits, leveraging funding from Provincial and Federal Governments.

### External:

**Non-Profit Sector:** Develop and manage non-market housing, provide support services, and seek funding. Share pertinent information to the stakeholders involved in the BHS. (Barrhead & District Social Housing, Barrhead Family & Community Support Services, other)

**Private Sector:** Develop and manage market and non-market housing with government and community support. The private sector is primarily responsible for providing market housing; however, they can also play a key role in developing non-market housing with the support of all levels of government and through community partnerships. (Developer, Construction Industry, Real Estate Agent, Investors)

**Senior Levels of Government:** Senior levels of government, both the Provincial and Federal, play a vital role in assisted living facilities, social housing, high level research and strategies, funding support, social programs, healthcare provisions, subsidies, and bilateral agreements.



## GOALS:

# DRAFT HOUSING STRATEGY

The following goals will outline how the Town can be proactive and help facilitate quicker and more efficient residential development within the community, and a well-rounded inventory of housing.

### 1) Increase supply of variety of housing options:

- a. **Process Review:** Streamline municipal bylaws and policies to encourage housing investment (LUB Review, Incentives).
- b. **Build Partnerships:** Collaborate with stakeholders and private developers to address challenges. Leverage partnerships to get more housing built.
- c. **Land Inventory:** Make more municipally owned property assets available for housing.

### 2) Community Engagement: Increase community support for housing initiatives, foster a deep understanding of housing needs and fiscal constraints.

- a. **Host open houses:** to engage with community on needs and solutions.
- b. **Communications:** keep community apprised of potential changes arising from open house sessions.

### 3) Advocacy & Grants: Advocate for government initiatives and assist in grant applications.

- a. **Grant Support:** Support grant applications for housing projects.
- b. **Dialogue:** Advocate to other orders of government to ensure adequate supports for housing.

Figure 1.1: Traditional Housing Continuum



Source: Adapted from CMHC's housing continuum

## CONCLUSION

# DRAFT HOUSING STRATEGY

The Housing Strategy for the Town of Barrhead outlines a comprehensive approach to addressing a variety of housing needs, promoting diverse and affordable options, and fostering community engagement. Through collaboration with stakeholders, effective policy implementation, and advocacy, Barrhead aims to create a vibrant and inclusive community.

The following Work Plan will further outline planned outcomes.

# DRAFT HOUSING STRATEGY

## OUTCOMES/WORKPLAN:

A vibrant and diverse mix of residential developments to attract labor and move people into more secure environments.

Increased density increases taxes without increasing investment in infrastructure and capital. Frees up tax dollars for programming.

Policy	Action	Short Term	Medium Term	Long Term	Lead	Partners	Measures of Success
<b>Goal 1 - Increase supply of variety of housing options</b>							
1. Process Review	Review of LUB to determine if changes are required to support additional density		X		Town		Adoption, then: Length of time spent in approvals process
	Consider a residential tax incentive bylaw (for improvements and/or new builds)	X			Town		# of residents in need  # of development permits  Adoption, then # of subscribers to program
2. Build partnerships	Meet with developers and stakeholders who can partner to work on housing solutions	X	X	X	Town	Developers	# of touch points to potential developers  # of units developed
	Meet with housing stakeholders	X	X	X		Barrhead Social Housing, FCSS, County, Developers, Chamber of Commerce	Updates to housing status  # of people in need
3. Land Inventory	Consider opening/offering municipal lands for housing		X	X	Town		Number of acres opened for residential use

## DRAFT HOUSING STRATEGY

	Research costs to service additional lands		X		Town	Engineering	Engineering quotes, capacity review
	Research purchase of recreation lands to re-stack municipal land closer to infrastructure and servicing		X	X		Private Landowners	Land acquisition agreement & rezoning
<b>Goal 2 – Community Engagement</b>							
1. Host open houses	Educate public on the constraints to growth in Barrhead, in relation to both residential and business development (no labor force means no businesses)	X			Town	Public	# of participants  Value of data compilation
	Engage with community on needs and solutions, focus on neighborhood buy-in.	X	X			Public & Stakeholders	Community buy-in
2. Communications	Regular project updates to website and Facebook for full transparency		X	X	Town	Stakeholders	# of posts to public  # of shares/interactions on web metrics
<b>Goal 3 - Advocacy and Grants</b>							
1. Grant Support	Apply for municipal grants		X		Town	Funding Partners, housing stakeholders, developers	Funding \$ leveraged from other orders of government
	Assist community members in identifying and applying for grants, including		X	X	Town	Funding Partners, Developers, housing stakeholders	Funding \$ invested to housing by stakeholders or developers  # of units created

## DRAFT HOUSING STRATEGY

	communicating opportunities Provide letters of support		X	X	Town		Funding \$ leveraged from other orders of government
2.Advocacy	Continue dialogue with partners such as the Rural Development Network, Alberta Munis', Provincial and Federal Ministries, etc.  Promote programs such as the Rental Assistance Benefit and the Residential Rehabilitation Assistance Program and property tax deferral programs		X	X	Town		# of touch points  New funding announcements
		X	X	X	Town	Stakeholders	Increased access of the programs

**SUMMARY OF 2023 RURAL DEVELOPMENT NETWORK HOUSING AND SERVICES NEEDS ASSESSMENT (FCSS):***Insecure Housing:*

*In reference to 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.*

81 respondents, analysis indicated 48 respondents were housing insecure. This included 1 unsheltered, 2 emergency sheltered, 14 provisionally accommodated and 70 at risk of homelessness. Key issues identified being low wages, unaffordable housing costs, and health-related expenses. The Town of Barrhead and surrounding County have significant housing needs, particularly for affordable options.

Of the 4,035 private households, 77.8% (3,140) are owned, while 21.9% (250) are rented. 87.1% (3,515) of occupied private dwellings are houses and 6.2% (250) of occupied private dwellings are apartments.

Almost all of the apartments and a significantly higher proportion of renters are in the Town of Barrhead, where the average monthly rent for a two-bedroom dwelling is listed as \$806.

Single-family houses make up 53.8% of all private dwellings in town and 90.5% in the surrounding County. Further, 24.4% (985) of households report 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 \$35,600 for individuals and \$61,600 for households in the Town and \$36,000 for individuals and \$74,000 for households in the County. According to the Economic Research Institute (2023), the cost of living is 5% higher than the national average and 1% lower than the provincial average for Alberta.

Why did respondents (not from the area) come to the area? (21 respondents):

- To be closer to family (43%)
- To find housing (11%)
- For the lifestyle (15%)
- Safety/fleeing 2%
- To start a job/look for work (17%)
- Other 6%

# DRAFT HOUSING STRATEGY

## Summary Actions from the Report:

1. Increase community awareness/understanding of housing insecurity and homelessness.
2. Consider public transportation options in Barrhead.
3. Conduct an audit of current housing options in Barrhead with the goal of increasing accessible and affordable housing.
  - Respondents overwhelmingly highlighted the need for accessible and affordable housing options in the community... which could include income-based housing units, below-market-rate rental units, and/or advocating for more creative housing options.

## APPENDIX 2:

### SUMMARY OF 2023 BARRHEAD & DISTRICT SOCIAL HOUSING NEEDS ASSESSMENT

#### Key Findings

##### Housing Composition:

- 69% of occupied housing units in Barrhead are single detached dwellings, 27% are multi-family structures, and 4% are mobile units.
- Many households purchase larger homes with more bedrooms than needed, leading to higher housing costs.

##### Homeownership Challenges:

- Homeownership rates among 25-44-year-olds are low compared to other regional communities.
- A high concentration of households earn below \$60K, underscoring the need for a balanced mix of housing options.

##### Existing Assisted Housing Stock:

- BDSHA operates 245 rent-geared-to-income (RGI) units across nine buildings in three municipalities:
  - 151 (62%) are independent senior lodge (SL2) units.
  - 78 (32%) are senior apartments.
  - 16 (6.5%) are family housing units.

#### Housing Needs and Gaps

##### Core Housing Need:

- 185 households are in core need (75 owners and 115 renters).
- Renters face a higher incidence of core need (20%) compared to owners (6%).
- Affordability is the predominant issue, followed by adequacy (poor condition) and suitability (overcrowding).



# DRAFT HOUSING STRATEGY

## Key Population Groups in Need:

- Families account for 48% of those in need (70 lone-parent households, 60 without children).
- Single-person households represent 19% of those in need (95 households).
- Seniors (65+) make up 34% of those in need (170 households).

## Market Gaps:

- Lack of smaller, affordable rental units (bachelor and one-bedroom) for single-person households, including seniors.
- Shortage of smaller, higher-density housing forms across the region.
- Rental vacancy rates near zero exacerbate affordability challenges.
- Community has limited purpose-built rental housing and entry-level ownership options.

## Recommendations

### Short-Term Actions:

1. Develop a 24-30 unit mixed-income apartment building (30% market-rate, 70% below-market) for families and single-person households.
2. Secure Rental Assistance Benefit (RAB) commitments and promote the program locally.
3. Advocate for the Residential Rehabilitation Assistance Program (RRAP) and property tax deferral programs for senior homeowners.

### Long-Term Actions:

1. Construct a 30-50 unit apartment building in Barrhead for families, seniors, and single-person households.
2. Build a 24-30 unit mixed-income apartment building in Barrhead for seniors.

## Next Steps

### 1. Promote Housing Diversity:

- Municipal administrations should adopt policies supporting higher-density developments, including secondary suites and rental options.
- Encourage market-based solutions to address the mismatch between housing demand and supply.

### 2. Target Elderly Homeowners:

## **DRAFT HOUSING STRATEGY**

- Address hidden demand among elderly homeowners seeking to downsize from larger homes.
- Connect builders with insights into this demographic to stimulate new housing developments.

### **3. Expand Rental Options:**

- Increase the availability of purpose-built rental housing for low-income households and young adults transitioning to independence.

The 2023 Barrhead & District Social Housing Needs Assessment highlights the urgent need to diversify the housing stock in Barrhead and surrounding areas. Addressing housing insecurity via affordability, expanding rental options, and providing smaller housing forms are crucial to meeting the needs of families, seniors, and single-person households while fostering a balanced housing market.

## **APPENDIX 3:**

## DRAFT HOUSING STRATEGY

**Glossary of Terms:** The following is a list of commonly used terms that are often referenced in housing policy.

**Adequate Housing:** Dwellings not requiring any major repairs, as reported by residents. (Canada Mortgage and Housing Corporation (CMHC))

**Affordable Housing:** Communities often set their own definition of affordable housing to best reflect the local context. Affordable housing means that residents are spending less than 30% of their before-tax income on housing and housing related costs such as mortgage, rent, utilities, etc. (Canada Mortgage and Housing Corporation (CMHC))

**Assisted Living (Supportive Living):** A type of housing for seniors and people with disabilities that includes on-site hospitality and personal care support services. (Alberta Health Services)

**At Risk of Homelessness:** Refers to people who are not homeless, but whose current economic and/or housing situation is precarious or does not meet public health and safety standards. (Canadian Observatory on Homelessness)

**Cohousing:** Private self-contained residences that are also centered around shared common spaces such as kitchens and dining areas.

**Cooperative Housing:** A co-op is a type of housing that residents own and operate as part of a membership. (BC Housing)

**Core Housing Need:** A household is in core housing need if its housing does not meet one or more of the adequacy, suitability, or affordability standards and it would have to spend 30% or more of its before-tax income to access local housing that meets all three standards.

**Emergency Housing:** Immediate, short-stay housing for people who are homeless or at risk of becoming homeless.

**Homelessness:** Describes the situation of an individual, family or community without stable, permanent, appropriate housing, or the immediate prospect, means and ability of acquiring it.

**Market Housing:** Market housing is housing which the private industry provides without requiring any subsidies or incentives.

**Mixed Income Housing:** Any type of housing development (rent or owned) that includes a range of income levels among its residents, including low, moderate and/or higher incomes. (National Housing Strategy)

**Non-Market Housing:** Non-market housing is housing that typically requires additional subsidies or supports from other organizations and government bodies.

## DRAFT HOUSING STRATEGY

**On-Site Supports:** Services offered to households in order to maintain their optimal level of health and well-being. A few examples include case management, counselling, supervision/monitoring, assistance with medication, rehabilitation, childcare, meal services, personal care, housekeeping, and other forms of support that help people to live independently and remain stably housed. (National Housing Strategy)

**Primary Rental Housing Units:** Rental housing units that were built for the primary purpose of being rented.

**Rent-Geared-to-Income:** A type of subsidized housing where the housing provider matches your rent to how much you earn.

**Secondary Rental Housing Units:** Housing units that were not purpose built for the rental market but have been added to the rental market by the owner.

**Social Housing:** Social housing is subsidized housing where ongoing subsidies enable rents to be paid by residents on a 'rent-geared-to-income' basis (i.e., 30% of household income). Social housing is also called subsidized, community, or public housing.

**Subsidized housing:** A type of housing which government provides financial support or rent assistance.

**Supportive Living:** A type of housing that provides on-site supports and services to residents to help them remain as independent as possible, but with access to services to meet their changing needs (e.g., mental health supports, life skills training).

**Transitional Housing:** Housing that is intended to offer a supportive living environment for its residents, including offering them the experience, tools, knowledge, and opportunities for social and skill development to become more independent. It is considered an intermediate step between emergency shelter and supportive housing and has limits on how long an individual or family can stay. Stays are typically between three months and three years. (National Housing Strategy)

# REQUEST FOR DECISION

**To:** Town Council

**From:** Collin Steffes, Chief Administrative Officer

**cc:** File

**Date:** March 25, 2025

**Re:** Reallocation of Cultural Celebration Budget Funds

## 1.0 **PURPOSE:**

For Council to consider allowing administration to assign the \$20,000 from the 2025 Tourism - Cultural Celebration Budget towards current Town Cultural Celebrations.

## 2.0 **BACKGROUND AND DISCUSSION:**

On an annual basis, Council approves \$41,810 to help fund Cultural, Recreational, and/or Tourist events in the Town. There are three areas of focus where these funds are distributed. A summary of these contributions is as follows:

### 1. **Tourism – Defined Grants to Organizations: TOTAL \$9,310**

Council specifically approves the following contributions to various organizations as part of the annual budget:

Legion	\$60
Street Festival	\$1,500
Pumpkin Walk	\$1,500
Lemonade Day	\$500
Chamber Business Excellence	\$250
Ag Society Rodeo or Alternate Event	\$5,000
Wildrose Rodeo	\$500

### 2. **Tourism – Non-defined Grants to respond to unique requests from Organizations: TOTAL \$12,500**

In the past 5 years, Council has responded to unique and unplanned requests by community organizations using these funds. Recipients have included: Alberta Trappers, Ag Society Rental of Curling Rink, Indigenous Events, Fort Assiniboine Bi-Centennial Celebration.

### 3. Tourism – Cultural Celebrations: TOTAL \$20,000

In 2023, Council approved the addition of \$20,000 into the Operating Budget for Tourism - Cultural Celebrations. An informal Committee was created at that time, and several events took place with the funding from the Tourism - Cultural Celebrations budget.

Some of the events that were held included:

- Artist Showcase at the Roxy Theatre, featuring local musicians,
- Throwback to the Future, an art show and sale that featured vintage, antique and collectors items, and
- Age Gap Ball Tournament.

The Committee also aimed to host a multicultural celebration, which unfortunately did not proceed due to the lack of vendor availability. In addition, the Committee discussed an interactive performing arts event where members of the public could learn and try out circus skills and watch aerial performances. However, due to the cost of an event such as this, it was not feasible to follow through with.

The Cultural Celebration Committee ultimately disbanded.

Our Recreation Department and other Community Associations currently host several noteworthy events during the year. These events are typically very well attended and could be further enhanced if the Recreation department focused this funding on some of the Town's major existing events. Expected benefits would include:

- Increased attendance and participation by our residents,
- Enhanced quality of life with expanded community experiences, and
- With extensive showcase marketing by our Communications Department, Barrhead would see an influx of visitors coming from surrounding areas to take part in these events, adding economic benefits to these events.

Some ideas (conceptual at this time) that the extra \$20,000 could be used for, include, but are not limited to:

1. During Canada Day or First Night Celebrations:
  - Bigger and better fireworks show
  - Live Music with a Dance, or other Special Performances
  - Food Trucks, with traditional Canadian food on Canada Day (such as poutine, maple syrup treats, etc).
  - More small giveaways
  - More Family Friendly activities
2. As well the Town could use the funding, as a partner, to enhance 'festival' Town atmosphere during various events such as Agricultural / Rodeo events, Indigenous celebrations and recognition, and / or the Polar Parade.

Administration is asking that Council authorize staff to determine the allocation of the \$20,000 budget from the Tourism - Cultural Celebration, with the intent to enhance existing Town events, as suggested in this report.

### **3.0 ALTERNATIVES:**

- 3.1 That Council directs administration to re-establish a Cultural Committee to determine the assignment of the \$20,000 budget from Tourism - Cultural Celebrations towards Town cultural events and organizations.

### **4.0 FINANCIAL IMPLICATIONS:**

No additional funding is being requested, therefore there are no foreseen financial implications.

### **5.0 INTERDEPARTMENTAL IMPLICATIONS:**

If approved, the Recreation Department will play a more active role in assigning the \$20,000 budget for Tourism – Cultural Celebrations.

### **6.0 SENIOR GOVERNMENT IMPLICATIONS:**

Not Applicable

### **7.0 POLITICAL/PUBLIC IMPLICATIONS:**

Not Applicable

### **8.0 ATTACHMENTS:**

None.

### **9.0 RECOMMENDATION:**

- That Council authorizes administration to determine the allocation of the \$20,000 budget From Tourism – Cultural Celebrations, towards current Town Cultural Celebrations, with the intent to enhance and expand existing events, to enhance resident experience and enjoyment, and to attract more visitors resulting in local economic benefits.

(original signed by the CAO)

Collin Steffes - CAO

**COUNCIL REPORTS  
AS OF MARCH 25, 2025**

		Meeting (since last council)
Agricultural Society	Cr. Oswald (Alt. Cr. Kluin)	_____
Barrhead Accessibility Coalition	Cr. Kluin	_____
Barrhead Cares Coalition	Cr. Assaf	_____
Barrhead & Area Regional Crime Coalition (BARCC)	Mayor McKenzie	_____
Barrhead Attraction & Retention Committee	Mayor McKenzie	_____
Barrhead & District Social Housing Association	Cr. Smith	_____
Barrhead Fire Services Committee	Cr. Assaf and Cr. Smith	_____
Barrhead Regional Airport Committee	Mayor McKenzie and Cr. Assaf	_____
Barrhead Regional Landfill Committee	Cr. Sawatzky and Cr. Klumph	_____
Barrhead Regional Water Commission	Mayor McKenzie and Cr. Smith (Alt. Cr. Oswald)	_____
Capital Region Assessment Services Commission	Cr. Klumph	_____
Chamber of Commerce	Cr. Oswald	_____X_____
Community Futures Yellowhead East	Cr. Assaf (Alt. Cr. Kluin)	_____
Economic Development Committee	Committee of the Whole	_____
Enhanced Policing School Resource Officer Committee	Cr. Sawatzky (Alt. Mayor McKenzie)	_____
Family & Community Support Services Society	Cr. Kluin and Cr. Oswald	_____X_____
Intermunicipal Collaboration Framework Committee	Cr. Assaf, Cr. Smith and Mayor McKenzie	_____
Library Board	Cr. Klumph (Alt. Cr. Sawatzky)	_____
Municipal Emergency Advisory Commission	Cr. Assaf, Cr. Kluin and Cr. Smith	_____
Municipal Planning Commission	Cr. Assaf, Cr. Oswald and Cr. Sawatzky (Alt. Cr. Smith)	_____
Subdivision & Development Appeal Board	Cr. Klumph	_____
Twinning Committee	Cr. Klumph	_____
Yellowhead Regional Library Board	Cr. Klumph (Alt. Cr. Sawatzky)	_____