



# REGULAR MEETING OF COUNCIL

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Council Chambers, Irricana Centennial Centre, 222 2 Street

**Date:** June 17, 2024 **Time:** 7:00PM

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**A. ATTENDANCE**

**B. CALL TO ORDER**

**C. AGENDA**

**D. PRESENTATIONS**

Item D1: Rocky View Foundation (*Chris Rowe*)

**E. MINUTES**

Item E1: Minutes from June 3, 2024 Regular Meeting of Council

**F. CORRESPONDENCE FROM PREVIOUS MEETING**

**G. COMMITTEE REPORTS**

**H. OLD BUSINESS**

**I. NEW BUSINESS**

Item I1: Chief Administrative Officer Report

**J. COMMUNICATION / INFORMATION**

**K. COUNCILLOR UPDATE**

**L. CLOSED SESSION**

**M. ADJOURN**

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**Item D1**

Presentation from Rocky View Foundation

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# EMPOWERING COMMUNITIES

THE IMPACT OF ROCKY VIEW FOUNDATION



2024

**ROCKY VIEW FOUNDATION**  
**ABOUT US**





# ROCKY VIEW FOUNDATION

Rocky View Foundation (RVF) was established in 1964 and is the Housing Management Body for the Rocky View region.

RVF serves Rocky View County, Airdrie, Beiseker, Cochrane, Crossfield, and Irricana.

RVF currently operates:

- Three senior SL2 lodges with over 233 units.
- Four senior independent living apartment buildings with 86 affordable apartments.
- Delivers the Rental Assistance Program in the Rocky View region with over 130 recipients.



# VISION, MISSION & GOAL

## 01. VISION

Delivering sustainable housing programs for our communities, where everyone can have access to safe, affordable, and quality housing.

## 02. MISSION

To be a leading housing provider to residents needing affordable, safe accommodations and services in the Rocky View region.

## 03. GOAL

We seek to increase our affordable unit and program offerings for vulnerable populations in the communities we serve.



# ROCKY VIEW FOUNDATION CHALLENGES



# CHALLENGES



## 01. RENTAL MARKET PRESSURES

Vacancy rates in the region have declined from 6.6% in 2020 to 2.6% in 2023.

## 02. INCOME VS. HOUSING COSTS

In 2022, approximately 22% of households in Alberta were in core housing need.

## 03. AGING POPULATION

There is a rising need for senior-specific housing. By 2030, seniors (65+) are expected to make up over 18% of Alberta's population, compared to 14% in 2023.

## 04. INSUFFICIENT NEW HOUSING DEVELOPMENTS

Despite growing demand, new housing developments are not keeping pace. In 2023, housing starts in Alberta decreased compared to the previous year .





**ROCKY VIEW FOUNDATION**  
**MAKING A**  
**DIFFERENCE**





# HEARTFELT IMPACT

BIG HILL LODGE - COCHRANE

At Big Hill Lodge, it's not just a typical senior's residence; it's a true home for all its residents. Since my mother moved in, her health has seen remarkable improvements. Despite her prior health concerns including type two diabetes and requiring oxygen, she's now thriving. Thanks to the engaging activities and social opportunities provided by your dedicated team, she's become healthier, needing less oxygen each day and even joining the social committee—a feat she never imagined before. Making friends and embracing a positive attitude, she's found a newfound sense of community and happiness. We cannot express enough gratitude for the exceptional care provided here. It's truly a blessing to have found such a wonderful home for my mother at Big Hill Lodge.





# HEARTFELT IMPACT

ROCKY VIEW LODGE - CROSSFILED

We're excited to welcome a couple from down the street to the Lodge. Initially hesitant to leave their home, they viewed it as relinquishing their independence. However, after touring the Lodge and meeting three former neighbours who now reside here, they were convinced of the benefits. RVL seamlessly integrates into our community here in Crossfield. Under this roof, many locals find solace in retirement, fostering a sense of community reminiscent of their years as neighbours.





# HEARTFELT IMPACT

ABRIO PLACE - AIRDRIE

John's life journey led him through hard work in rural Alberta, yet as he reached his 70s and faced health challenges, his circumstances became more challenging. With no family nearby and relying solely on government pension benefits, John struggled to afford rent. As winter approached, he faced the harsh reality of homelessness, contemplating living in his car. Fortunately, John discovered Abrio Place and reached out to our team. Learning about our affordability formula gave him hope for a place he could call home. Today, John is settled comfortably, enjoying the safety and warmth of our community. His journey stands as proof of the profound impact RVF has on both residents and the wider community.

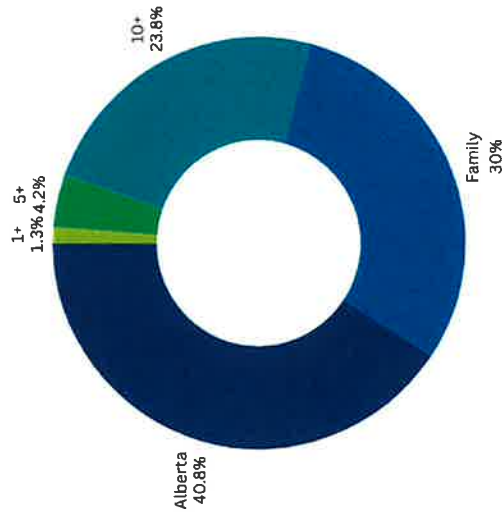






# EMBEDDED IN COMMUNITY

SERVING AND ACCOMMODATING OUR LOCAL  
RESIDENTS



RVF welcomes residents from our region but also embraces individuals with ties to our community through family connections.

Together, we build a stronger, more resilient community.

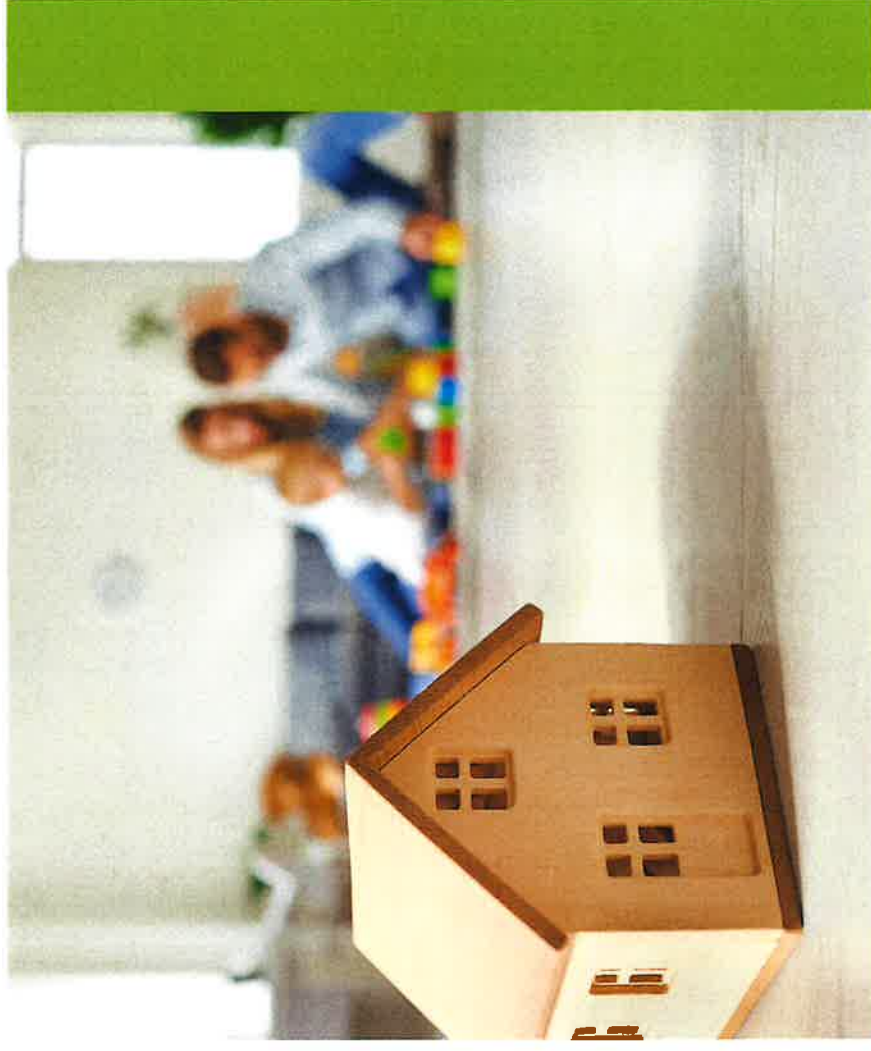


# RENTAL ASSISTANCE BENEFIT (RAB)

The RAB program provides a subsidy to help make rental accommodation more affordable for individuals and families in the Rocky View Region.

## \$ 90,144

June 2024



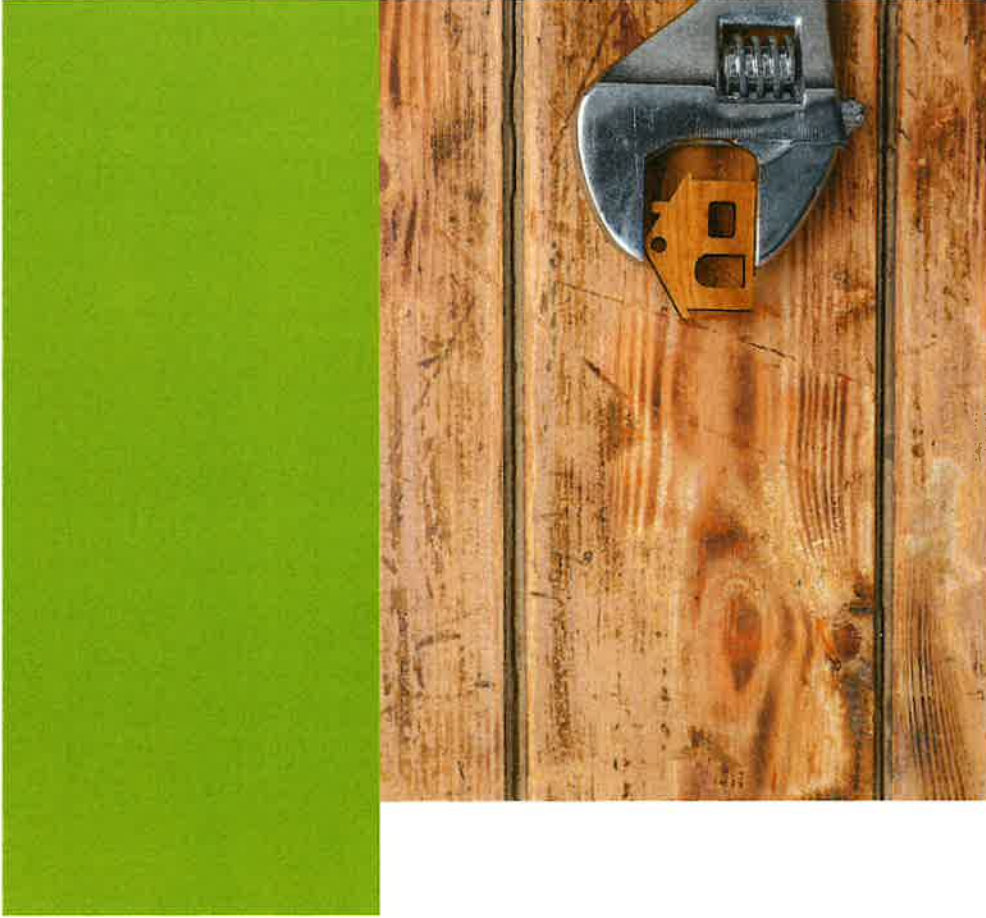
**ROCKY VIEW FOUNDATION**  
**MOVING**  
**FORWARD**





# MAINTAINING SAFE AND SECURE COMMUNITIES

Capital Maintenance Plan:  
Ensuring Essential Maintenance and  
Preparedness for Emergencies







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**Item E1**

Minutes from June 3, 2024 Regular Meeting of Council

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## REGULAR MEETING OF COUNCIL

Council Chambers, Irricana Centennial Centre, 222 2 Street

Date: June 03, 2024 Time: 7:00PM

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### **A. ATTENDANCE**

Mayor: Jim Bryson  
Deputy Mayor: Julie Sim  
Councillors: Nathaniel Fleming, Lisa McAree, Kim Schmaltz  
CAO: Doug Hafichuk  
Staff: Patricia Malthouse

### **B. CALL TO ORDER**

The meeting was called to order by Mayor Bryson at 7:03 pm.

### **C. AGENDA**

- (i) Adopt Agenda  
82:24 Moved by Councillor Fleming to adopt the Agenda, as presented.  
CARRIED

### **D. PRESENTATIONS**

- (i) None

### **E. MINUTES**

- (i) Minutes of the Special Meeting of Council for May 30, 2024  
83:24 Moved by Deputy Mayor Sim to accept the Minutes of the Special Meeting of Council for May 30, 2024, as presented.  
CARRIED

### **F. CORRESPONDENCE FROM PREVIOUS MEETING**

- (i) None

**G. COMMITTEE REPORTS**

- (i) None

**H. OLD BUSINESS**

- (i) None

**I. NEW BUSINESS**

- (i) Item I1: Request to Waive Minimum Tax (Amasco)

84:24 Moved by Councillor Fleming that the minimum property tax requirement in Bylaw 006:2024 be waived for the subject lands described in Attachment 'B'.  
CARRIED

- (ii) Item I2: RCMP Annual Performance Planning (In conjunction with Item J1)

85:24 Moved by Councillor McAree that Administration's report be received as information.  
CARRIED

- (iii) Item I3: IMC with Rocky View County (Committee Appointments)

86:24 Moved by Councillor Schmaltz that Councillor Nathaniel Fleming be appointed to represent the Town of Irricana in ICF (Intermunicipal Collaboration Frameworks) discussions with Rocky View County.  
CARRIED

87:24 Moved by Councillor McAree that Mayor Jim Bryson be appointed to represent the Town of Irricana in ICF (Intermunicipal Collaboration Frameworks) discussions with Rocky View County.  
CARRIED

**J. COMMUNICATION / INFORMATION**

- (i) None

**K. COUNCILLOR UPDATE**

- (i) Roundtable Discussion

**L. CLOSED SESSION**

- (i) None

**M. ADJOURN**

(i) Adjournment

88:24 Moved by Councillor McAree to adjourn the meeting at 7:27 pm.

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Mayor Bryson

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Doug Hafichuk  
Chief Administrative Officer

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**To:** Mayor and Council  
**From:** Chief Administrative Officer  
**Date:** June 17, 2024  
**Purpose:** **Provided for Information**  
**Subject:** Chief Administrative Officer Report

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## **Summary:**

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This report from the CAO provides a high-level summary of key Administrative and Public Works activities from April 11, 2024 to June 12, 2024.

## **Background and Discussion:**

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The Chief Administrative Officer provides updates to Council on key initiatives, issues, and activities which may impact the Community or Council decision-making, and this report emphasizes activities between April 11, 2024 to June 24, 2024.

## **Key Meetings & Discussions**

1. Administration met with leadership and staff from Acme, Beiseker, Carbon, and Linden to discuss harmonizing Water Conservation Efforts in response to the Provincial drought conditions. A water conservation policy will be presented to Council at the July Regular Meeting.
2. The 2024 Council Strategic Planning Workshop was held on April 19 and 20. A first draft of the plan will be reviewed at the July Committee of the Whole Meeting. Target date for adoption is the August Regular Meeting of Council.
3. A delegation of Mayors and CAOs from Acme, Beiseker, Irricana were hosted by the Town of Sundre to discuss Sundre's ongoing Wastewater Treatment Project, including discussions on the underlying technology, costs, and timelines.
4. Administration met with Jim den Beste (on behalf of the Irricana Lions Club) to discuss various operational items related to Town facilities and provide guidance on a prospective community project being contemplated Irricana Lions Club.



## **Economic Development Activities**

1. Development Permit (Permitted Use) was issued for the lands north of Founders Park, permitting the development of a light-industrial building for an existing community business, as well as site additional grading and fencing for future use.
2. As a general note, Administration has been fielding interest from potential developers and builders about investing in Irricana. While this is not uncommon, there has been a notable shift in the pedigree / experience of those expressing interest in recent months.

## **Financial Activities**

1. The 2024 Town Budget was passed on May 21, 2024. The \$3.06 Million total budget included \$1.5 Million in Property Taxes, resulting in a minor decrease of the residential mill rate and a modest increase to the non-residential taxes.
2. Grant applications have been submitted for the Water Meter Replacement Program (\$262,500) and GIS System Project (\$37,000), as approved in the Town Budget. All grant applications will be completed by the end of June 2024, with approvals generally expected in July or August 2024.
3. \$18,900 in grant funding has been received from the Mental Health Network Project to support 2024 programming; The Town serves as a flow-through entity for programming delivered by Health Animator Cathryn Hagel.
4. The 2023 Financial Audit continues. Changes in 2023, most notably the implementation of a new Chart of Accounts, added additional tasks and complexity, resulting in an extended timeline. Auditors are scheduled to be onsite again the week of July 1 for final review, and the annual Auditor's Report is expected for the July 15, 2024 Regular Meeting of Council.

## **Administrative Activities**

1. Management and Unionized Staff are working to establish a Joint Health and Safety Committee. Although Town staffing is below the threshold requiring a JHSC, building the Town's overall health and safety culture is priority.
2. First-Aid and CPR Training has been scheduled for June 19, 2024, with staff from the Village of Beiseker also attending. A total of 10 municipal staff are scheduled for (re)certification.
3. 2024 Property Tax Notices were issued on May 31, 2024, and Property Taxes are due on June 30, 2024.
4. Preparations are underway for new hours of operation at the Town Office, including communication to residents and updated signage. The new hours take effect on July 1, 2024.

5. Preparations are underway to transition Utility Bills to a monthly schedule and in electronic format, starting in September 2024. Information will be included with bills during the final two billing cycles leading up to the changes. Changes will also be shared online (Website, Social Media) and in the Gateway Gazette.
6. The Town began operating the Irricana Recreation Centre on May 1, 2024. In operating the facility, Administration has been prioritizing:
  - a. Coordinating with existing short-term renters to avoid service disruption.
  - b. Implementing an online booking system ('Communal'), including space descriptions, images, and rates.
  - c. Working with long-term renters on lease and access agreements. Of specific note, working with the Irricana Curling Club for their 2024 Season.

Administration recently announced 12-Hours of weekly (Supervised) Drop-In Programming during the summer, with further announcements planned in June and July.

The objectives for 2024 include increasing the building's utilization, introducing instructor-led programming, and improving the building's cost-recovery.

### **Public Works Activities**

1. Pest Control was completed in Town greenspaces during the week of April 22, 2024. A second round is currently anticipated in late-June.
2. Weed Control spraying was completed in Town greenspaces on May 29, 2024.
3. Street Sweeping was completed during the first three weeks of May. A third-party contractor completed major roadways, with municipal staff completing internal roads.
4. Road and sidewalk repairs, which were deferred in October 2023, began in mid-May and were completed in early-June.
5. All municipal greenspaces have received a 'first cut/mow', and activity has shifted to routine maintenance and addressing priority areas, as needed.
6. Public Works is assessing two different methods of pavement patching; Patching was completed by a contractor along 1<sup>st</sup> Avenue (exiting Town) on June 6, 2024, with a separate contractor scheduled for repairs on 2<sup>nd</sup> Street in the coming weeks.
7. Seasonal staff (One) started on May 27, 2024, including the completion of required health and safety training. The addition of seasonal staff allows permanent staff to utilize overtime accrued during the winter as time-off.

8. An initial review of public facilities has been completed as part of the Town's initiative to reduce utility consumption.
9. The Spray Park underwent AHS inspection on June 7, 2024, with no concerns noted. The Spray Park is scheduled to open on June 21, 2024 and is expected to remain available until after Labour Day.
10. Preparations are complete for flowers/planters, with planting expected to be completed by the end of June. In consideration of provincial water conditions, a reduced number of planters will be filled in 2024, focused primarily in high-visibility areas (i.e., Central business district).

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**Financial Implication(s):**

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No financial implications. The report is provided for information only.

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**Recommendation:**

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Administration recommends that the report be received for information.

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**Recommendation Motion(s):**

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**Option #1:**

Motion #1: **THAT** the Chief Administrative Officer Report be received for information.

**Option #2:**

As determined by Council.

Respectfully submitted,

"Doug Hafichuk"

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Chief Administrative Officer

**ATTACHMENTS:**

No Attachments