

Appendix 'B' – Description of Proposed Amendments

<p>b. Clarify the permitted location of Development which contains Accessory Dwellings</p> <p>c. Revised parking standard for Accessory Dwellings</p>	<p>b. Current wording could be interpreted to mean that accessory dwellings cannot be located at grade in an accessory building with a garage,</p> <p>c. Apartment dwelling rate is utilized, based on the number of bedrooms, 0.75 for studio, 1 for one bed, 1.5 for two bed. The Land Use Bylaw requires that 1.5 is rounded up to 2.</p>	<p>b. Adjust wording to clarify that an accessory dwelling can be at grade in the same accessory building as a garage. (2.1.6)</p> <p>c. Revised standard of one stall per one and two-bedroom accessory dwellings, and two stalls per 3 or 4 bedroom accessory dwellings. The census average car ownership for Accessory Dwellings is 1.3 vehicles. (2.1.7, 2.1.8)</p>	<ul style="list-style-type: none"> • Keep maximum accessory development site coverage at 12%. • Increase to maximum accessory development site coverage to 24% • Restrict the location of accessory dwellings on a site • Keep the current bedroom-based parking rate • Require cash-in-lieu payment for 0.3 parking stall remainder • Eliminate parking requirements for accessory dwellings
<p>4. Revise Environmental Site Assessment standard for housing in the Commercial Service district</p>	<p>Current wording requires ESA Phase II with a Development Permit Application - the industry standard and best practice is to start with an ESA Phase I, and progress to Phase II if recommended by the Phase I.</p>	<p>Require Phase I ESA, and Phase II ESA if recommended by the ESA Phase I, prior to the issuance of a Development Permit. Further review of housing standards within the CS District would occur with an Area Redevelopment Plan contemplated for 2022 (2.1.9)</p>	<ul style="list-style-type: none"> • Eliminate this requirement and defer to the Parks Canada IA process • Keep as is • Contemplate further changes to housing regulations in this district
<p>5. Clarify wording for minimum lot size of condominium developments</p>	<p>Several Land Use Districts contain minimum lot size for condominium developments which are in excess of district standards and prevent the creation of building condominiums. These were likely included to limit bare land condominiums but not worded as such.</p>	<p>Clarify that the minimum lot size applies to bare land and not building condominiums (2.1.10, 2.1.11, 2.1.12)</p>	<ul style="list-style-type: none"> • Eliminate minimum lot size restrictions for all condominium development • Clarify the wording to apply to both bare land and building condominiums
<p>6. Revise parking design standard for the RCN – Cougar North District</p>	<p>50% of parking is required to be enclosed within a building. This is unusual, as surface parking is common in</p>	<p>Delete this requirement to better accommodate infill and redevelopment (2.1.13)</p>	<ul style="list-style-type: none"> • Keep as is • Contemplate further changes to encourage intensification in this district

Appendix 'B' – Description of Proposed Amendments

	the district and most sites do not currently meet this standard.		
7. Maximum building height is measured in metres rather than storeys in residential districts	Many districts limit building height by both maximum height in metres and maximum number storeys (whichever is more restrictive). This limits design flexibility of developments	Remove references to storeys in the District Development Standards for residential districts only, leaving the measurement in metres as the maximum height standard (2.1.13-17))	<ul style="list-style-type: none"> • Leave as is • Make maximum #of storeys the standard • Give the Development Authority Discretion whether to apply storeys or metres in a particular circumstance
8. Revise building and premises separation requirements for adjacent residential buildings	This section contains rules dictating the separation of habitable rooms which are restrictive, unclear, and addressed through the Alberta Building Code and therefore not required	Remove the 3.6 and 9m separation between habitable rooms (2.1.15), and default to Alberta Building Code, and minimum setbacks from property lines	<ul style="list-style-type: none"> • Leave standards as is • Only clarify wording (“abutting”) • Explore a different standard for separation from residential buildings
9. Clarify communal Amenity Area requirements	Current wording is unclear regarding communal amenity areas	Clarify that community amenity areas are acceptable, in line with the definition of amenity area (2.1.16)	<ul style="list-style-type: none"> • Require individual and separate amenity areas for all dwellings • Explore other options to revise amenity area standards

May 16th, 2021

Town of Banff Council
110 Bear St, Banff, AB T1L 1H7
via: municipal.clerk@banff.ca
cc: Eric.Bjorge@banff.ca
Re: Bylaw 455 – Land Use Bylaw Amending Bylaw – A Bylaw To Encourage The Development of Rental Housing

Town Council,

On behalf of myself and my business colleagues, I am writing to express our support of Bylaw 455. These are necessary changes needed to assist developers in creating affordable and accessible housing in a town that desperately needs such. With the rising cost of construction and lack of easily developable land in Banff, the cost of constructing new affordable residential housing is becoming increasingly difficult/not financially viable. Bylaw 455 addresses small items that could have large impacts on future developments that we believe are in the best interest of all Banff residents.

Sincerely,
Philip Tarchuk



On behalf of:
Carlos Rodrigues
Daniel Rodrigues
Neil Tanner
Banff Inn
Tanner Properties
51 North Contracting
2294429 AB Development Corporation

From: [Michelle Macullo](#)
To: [{Municipal Clerk - Website Mailbox}](#)
Subject: Bylaw review 455
Date: Monday, May 17, 2021 7:26:38 AM

Good morning:

My name is Michelle Macullo and I am a homeowner on Cougar Street.

Cougar Street is a busy place. Parking is already hard to find. There are a number of high-density properties on the street and in the immediate area. Frequently, particularly in the 400 and 500 blocks, hotel guest parking spills out onto the street (summer, holidays, weekends). People park in front of fire hydrants, sometimes block residents from leaving their stalls or simply park in residential spots. It's a constant game of vehicle Jenga.

Cougar Street is congested and isn't regularly plowed in the winter. During big snow years, there's often not enough room for two-way traffic. I'm not sure it's common knowledge, but it's also a school bus route for Banff kids who go to school in Canmore.

While there's the big lot near the train station, people don't want to park 500m away from their house, and there's no access to the lot in the winter

Encouraging housing development without sufficient parking doesn't make sense.

Sincerely,

Michelle Macullo

Subject: FW: Proposed Bylaw 455 - A Bylaw to Encourage Housing Development
Date: Tuesday, May 18, 2021 11:16:08 AM

From: john dowson [REDACTED]
Sent: Monday, May 17, 2021 8:06 AM
To: Bjorge, Eric <Eric.Bjorge@banff.ca>
Subject: Re: Proposed Bylaw 455 - A Bylaw to Encourage Housing Development

Good morning Eric,

I hope you are doing well.

Thank you for the information regarding the upcoming Bylaw 455 hearing.

It is very encouraging that The Town of Banff is revisiting some of the requirements to encourage rental property development.

One of the items of particular interest to us is the possible changing of the entry requirements for duplex/triplex/fourplex housing. We feel that with the cost of developing underground parking it seems wrong that tenants or owners have to go outside in winter from the parkade to access their homes. If implemented, that would be a welcome change !

With regards to the other proposed changes it all seems very positive and I look forward to listening in to the hearing.

Should you require any information from us before the hearing please let me know.

Thank you,

Kind regards,

John Dowson
Cameriam Properties Ltd.
John Dowson Construction.

From: Bjorge, Eric <Eric.Bjorge@banff.ca>
Sent: May 14, 2021 6:18 PM
To: john dowson [REDACTED]
Subject: Proposed Bylaw 455 - A Bylaw to Encourage Housing Development

Good afternoon John,

Hope this message finds you well.

Please be advised that Town of Banff Council will be holding a public hearing on May 25 at 2pm regarding proposed Bylaw 455 – A Bylaw to Encourage Housing Development.

The purpose of proposed Bylaw 455 is to amend several sections of the Land Use Bylaw to encourage the development of rental housing. The amendments include housekeeping changes to clarify existing wording and intent, and minor policy changes, which are anticipated to encourage the development of new dwellings within the Townsite.

The Bylaw includes amendments to the following topics:

- entry configurations for duplex, triplex and fourplex housing;
- off-street parking stall locations for all housing types;
- site coverage for accessory development containing an accessory dwelling;
- configuration of accessory dwellings; revised parking standard for accessory dwellings;
- Environmental Site Assessment requirements for housing in the Commercial Service district;
- Minimum lot sizes for condominium developments in RNC, RSA, and RTM districts;
- Enclosing of required parking in the RCN – Cougar North District;
- Measurement of maximum building height in residential districts;
- building and premises separation requirements for residential buildings; and
- communal amenity area standards.

A full copy of the staff report and the proposed bylaw can be found here: [Banff.ca/bylawreview](https://banff.ca/bylawreview) .

We welcome and encourage any comments to be submitted for the public hearing following the instructions on the webpage.

If you have any questions or would like to discuss the proposed bylaw, feel free to reach out to me directly.

Sincerely,

Eric Bjorge | Development & Heritage Planner

Town of Banff – Planning and Development

Banff Town Hall, 110 Bear Street

Box 1260, Banff, Alberta, Canada T1L 1A1

P 403.762.1102 F 403.762.1260

eric.bjorge@banff.ca

www.facebook.com/BanffTown

www.banff.ca



BANFF CARIBOU PROPERTIES 229 Bear Street, 3rd Floor, Wolf & Bear Mall
Tel (403) 762-2642 Fax (403) 762-4763 Canada & USA 1-800-661-8310
PO Box 1070, Banff, Alberta, Canada T1L 1H8 bestofbanff.com

May 21, 2021

To Town of Banff Mayor and Council,

RE: Proposed Bylaw 455

The initiative by the Town of Banff to encourage private-sector development of rental housing is welcomed. I am very supportive of the proposed amendments as drafted in Bylaw 455. These changes, once approved, will have a positive impact on reaching the housing goals of our community.

Further to the changes currently being discussed I would like Council and Administration to keep the discussion open regarding private-sector housing development. Assessment of the Land Use Bylaw to understand whether it meets the changing housing needs of our community should occur on a regular basis.

Sincerely,

Shawn Birch
President & CEO
Banff Caribou Properties Ltd.