



3.0 PUBLIC HEARING

- 3.1 For Information: Public Hearing Process
- 3.2 Proposed Bylaw 455 – Land Use Bylaw Amendment –Encouraging Housing Development

- 3.2.1 Call to Order

The 2021 May 25 Public Hearing of Council will be conducted virtually using Zoom and will live streamed on the internet, and recorded, in accordance with Council Policy C8002, Video Recording and Live Streaming of Council Meetings. It will be made available on the Town of Banff website.

- 3.2.2 Administration Presentation and Questions of Clarification

- 3.2.3 Public Oral Submissions

- 3.2.3.1 Lawrence Davidson on behalf of Mountain View Estates Housing Cooperative

- 3.2.4 Public Written Submissions

- 3.2.4.1 Philip Tarchuk on behalf of Carlos Rodrigues, Daniel Rodrigues, Neil Tanner, Banff Inn, Tanner Properties, 51 North Contracting, and 2294429 AB Development Corporation: Letter Re: Bylaw 455 – Land Use Bylaw Amending Bylaw – A Bylaw To Encourage The Development of Rental Housing, dated 2021 May 16

- 3.2.4.2 Michelle Macullo: Email Re: Bylaw Review 455, Received 2021 May 17

- 3.2.4.3 John Dowson for Cameriam Properties Ltd. And John Dowson Construction: Email Re: Proposed Bylaw 455 – A Bylaw to Encourage Housing Development, Received 2021 May 18

- 3.2.5 Closing Comments from Administration

- 3.2.6 Council Question Period

- 3.2.7 Adjournment or Close of the Public Hearing

- 3.2.8 Consideration of Second and Third Readings of Proposed Bylaw 455 – Land Use Bylaw Amendment –Encouraging Housing Development

Public Hearing Agenda prepared by: L. McDougall

All Recommendations, as presented, are for discussion purposes only, and should not be considered as the opinion or direction of Council.

1. Opening of Public Hearing

The mayor will open and state the purpose of the public hearing. The mayor will ask administration to confirm that the required advertising and notice of hearing requirements have been met.

2. Presentation from Administration and Questions of Clarification

A member of administration will provide a brief context for, and background of the bylaw. The content of the bylaw is not discussed at this point. The Mayor will permit council to ask questions of clarification of administration.

3. Public Submissions – Oral

The mayor will invite members of the public to speak to the item. Those who have registered in advance will speak first. The mayor will determine the remaining order of speakers. All members of the public that wish to speak shall be afforded the opportunity. All speakers shall be given a 5 minute time frame. Speakers may indicate if they are supportive, not supportive, or neutral to the bylaw. Comment should be related to the content of the bylaw. Members of council will ask questions of clarification if required. The public hearing may be adjourned to a later time and date to accommodate all members of the public that wish to speak.

4. Public Submissions - Written

The municipal clerk will advise council of the names of those who provided written submissions before the end of the public hearing that were not included in the agenda package for the meeting. These names of those providing the public submissions will be read into the record and the written submissions will be added to the public agenda package.

5. Closing Comments from Administration

Administration may provide further clarification based on public submissions.

6. Council Question Period

Council may ask questions of clarification to administration or those in attendance.

7. Adjournment or Close of the Public Hearing

The Mayor will close the public hearing or adjourn the hearing until a specified date and time.

After the public hearing is closed Council is not permitted to receive any further submissions regarding the bylaw.

Control and Conduct of Meetings

Council's role at the public hearing is to listen to the public. Council does not debate or challenge the comments being offered, but may question what they hear to make sure they understand what is being said. Council will not debate the merits of the proposed bylaw nor enter into dialogue with speakers at the public hearing.

Members of the public who wish to speak at the hearing are asked to register prior to the start of the public hearing.

The Mayor will advise persons addressing council that they should give their name and address, and indicate if they are speaking on their own behalf, or for a client, company, organization or other group.

No person shall address Council without the permission of the Mayor.

Member of the public who constitute a gallery during the public hearing:

- Shall speak in a respectful manner and shall address council;
- Shall directly address the item on the agenda and not repeat themselves or address matters irrelevant to the public hearing;
- Shall maintain order and quiet; and
- Shall not interrupt any speech or action of members of council or any other member of the public that is addressing council.

The mayor may at any public hearing, cause to be expelled and excluded any person who creates any disturbance or acts improperly during a meeting.

Council will not debate the merits of the proposed bylaw nor enter into dialogue with speakers at the public hearing.

PUBLIC HEARING STAFF REPORT
Subject: Proposed Bylaw 455 – Land Use Bylaw Amendment –
Encouraging Housing Development



Presented to: Council

Date: 2021 May 25

Submitted by: Eric Bjorge,
 Development & Heritage Planner

Item #: 3.2

RECOMMENDATION

That Council:

1. Hold the Public Hearing for proposed Bylaw 455 – A Bylaw to Encourage Housing Development; and
2. Give second and third readings to proposed Bylaw 455 – A Bylaw to Encourage Housing Development.

BACKGROUND

Reason for Report

On April 26 2021, Council gave first reading to Bylaw 455 – A Bylaw to Encourage Housing Development.

COU21-127 Moved by Mayor Sorensen

That with respect to Item 4.1, Proposed Bylaw 455 – Land Use Bylaw Amendment – A Bylaw to Encourage Housing Development, the following be adopted: That: 1. Bylaw 455 be introduced and read a first time; and 2. Council direct Administration advertise proposed Bylaw 455, Land Use Amending Bylaw, in accordance with the Municipal Government Act and schedule a Public Hearing for 2021.

For: (6): Mayor Sorensen, Councillor Canning, Councillor Christensen, Councillor DiManno, Councillor Olver, and Councillor Standish

The bylaw contains minor amendments to address item CH7 in the Council workplan: *Present options for land-use bylaw amendments to encourage development of rental housing, including means to encourage development of duplex, triplex, 4-plex, apartment style housing.*

The Bylaw was advertised in accordance with the *Municipal Government Act*, and additional notification was undertaken for the leaseholders within the RNC – Cougar North District. A Public Hearing was scheduled for May 25, 2021 at 2:00 pm.

The proposed bylaw is attached as Appendix A. A complete copy of the Land Use Bylaw can be found at <https://banff.ca/726/Land-Use-Bylaw>.

Summary of Issue

Building on direction from the 2014 Community Housing Strategy, administration identified a series of minor amendments which will clarify Land Use Bylaw standards, and incrementally remove barriers to housing development. Those amendments included in proposed Bylaw 455 are:

1. Revised entrance location standards for duplex, triplex and fourplex house;
2. Increased flexibility for off-street parking stall locations for all housing types;
3. Accessory Dwellings:
 - a. Increased maximum Site Coverage for Accessory Development containing an Accessory Dwelling;
 - b. Clarified configuration of Accessory Development containing Accessory Dwellings; and
 - c. Revised parking standard for Accessory Dwellings.
4. Revised Environmental Site Assessment standard for housing in the Commercial Service district;
5. Clarified minimum lot size of condominium developments;
6. Removal of enclosed parking standard for the RCN – Cougar North District;
7. Maximum building height to be measured in metres rather than storeys in residential districts;
8. Revised building and premises separation requirements for residential buildings; and
9. Clarified communal Amenity Area requirements.

The proposed amendments above are explained in further detail in Appendix B. Bylaw 455 attempts to move forward with these changes in order to incrementally increase the flexibility of the Land Use Bylaw to allow increased housing development, with a focus on Accessory Dwellings. The Bylaw also includes housekeeping amendments which clarify wording without changing intent. The aesthetic and urban design impacts of these proposed amendments are anticipated to be minimal, and the discretionary nature of the Banff Design Guidelines help to mitigate any negative impacts and protect Banff's design standards and community character.

The proposed bylaw was reviewed by the Municipal Planning Commission and the Banff Heritage Corporation and feedback has been incorporated where applicable.

This proposed bylaw is the first step in a series of policy discussions relating to housing development and affordability which Planning and Development intends to bring forward over the next 12-24 months.

Response Options

Council could:

1. Grant second and third reading to proposed Bylaw 455;
2. Request other information as deemed necessary prior to proceeding with second reading; or
3. Refuse Second reading, thereby taking no further action at this time.

IMPLICATIONS OF DECISION

Budget

There are no budgetary implications to this bylaw.

Internal Resources

If approved, Planning and Development would administer a revised Land Use Bylaw which incorporates the proposed amendments.

Communication

In accordance with the requirements of the *Municipal Government Act*, every proposed bylaw must have three separate and distinct readings. Council is also required to advertise and hold a public hearing before second reading of the bylaw during a regular or special meeting of council. Feedback will be provided at the public hearing and a draft of the proposed amending bylaw has been posted on banff.ca.

To help support future housing amendments and policy discussions, administration intends to conduct an online survey to gather broader community input.

Banff Community Plan

Housing goals:

- To supply a mix of affordable housing options to ensure those working in Banff live in Banff.
- Ensure high standards for architecture, landscape architecture, environmental and urban design in residential development and redevelopment

Council Strategic Priorities

Enhancing Quality of Life – Cost of Living Action Plan – Housing

CH7 - Present options for land-use bylaw amendments to encourage development of rental housing, including means to encourage development of duplex, triplex, 4-plex, apartment style housing.

Legislation/Policy

2014 Community Housing Strategy – Regulatory and Policy Framework

Ensure wise use of scarce residential lands.

Review height restrictions

Pursuant to the provisions of the Incorporation Agreement, the minister responsible for Parks Canada or their designate must give final approval to an amending bylaw prior to coming into effect.

ATTACHMENTS

Appendix A: Proposed Bylaw 455

Appendix B: Description of Proposed Amendments

Submitted By: On Original
Eric Bjorge, Development Planner

Reviewed By: On Original
Kelly Gibson, Town Manager

PROPOSED

Item #: 3.2
Appendix A

TOWN OF BANFF

BYLAW #455 Land Use Bylaw Amending Bylaw 455

A Bylaw to Encourage Housing Development

The Council of the Town of Banff, in the Province of Alberta, duly assembled, ENACTS AS FOLLOWS:

1.0 CITATION

- 1.1 This bylaw may be cited as the Land Use Bylaw Amending Bylaw 455.

2.0 PROVISIONS

- 2.1 Town of Banff Land Use Bylaw, as amended is hereby further amended by:
- 2.1.1 amending Section 2.3.4 by deleting the following words in strikeout and inserting the following words in underline:
- Housing, Fourplex** means a building containing four dwelling units, each having a separate entrance ~~at or near grade, which is accessed either individually or through a common area.~~ at or near grade, which is accessed either individually or through a common area.
- Housing, Triplex** means a building containing three dwelling units, each having a separate entrance ~~at or near grade, which is accessed either individually or through a common area.~~ at or near grade, which is accessed either individually or through a common area.
- 2.1.2 Deleting the following Section 10.5 in its entirety and renumbering thereafter accordingly:
- ~~**10.5.0 Duplex Housing**~~
- ~~10.5.1 No duplex dwelling shall be allowed which:~~
- ~~a. provides more than two points of entry for each dwelling. In all cases, only 1 entry per façade will be allowed, excluding sliding glass patio doors and garage entrances;~~
- ~~b. has the connecting stairway accessing onto an entrance hall; or~~
- ~~c. provides independent access to the basement area from outside the building except where a development permit has been issued for an accessory dwelling.~~

PROPOSED

- 2.1.3 Amending Section 8.16.24 by deleting the words in strikeout and adding the words and/or sections in underline
Except as otherwise provided for in this Bylaw, ~~no~~ parking stalls ~~shall~~ may be located within a required front yard or side yard abutting a public roadway other than a lane ~~except only~~ if located on a driveway leading to a garage; or in residential districts at the discretion of the Development Approving Authority when adequate landscape screening is provided.
- 2.1.4 Amending Section 8.16.27 by deleting the words in strikeout and adding the words and/or sections in underline
A driveway shall not be wider than:
a. 3.6 m for the first 2.0 m inside a property line abutting a public roadway other than a lane where the driveway serves four or fewer dwelling units, except where the distance between the back of sidewalk, or back of curb where no sidewalk exists, is at least 2.0m in depth, then the driveway shall be no wider than 3.6m at a property line, at the discretion of the Development Approving Authority when adequate landscape screening is provided.
- 2.1.5 Amending Section 8.9.4 Accessory Dwellings by deleting the words in strikeout and adding the words and/or sections in underline:

8.9.4 Except as may be otherwise provided in the district regulations, accessory developments in residential districts are subject to the following:
c. The combined site coverage of all accessory developments shall not exceed 12% except where an accessory development contains an Accessory Dwelling the site coverage shall not exceed 18%
- 2.1.6 Amending Section 8.10.4 by deleting the words in strikeout
An accessory dwelling shall be located only within the principal dwelling, ~~on a second storey~~ integral to a detached garage, or as an accessory building, provided the entire development conforms to all of the other regulations and guidelines of this Bylaw.
- 2.1.7 Inserting the following new Section 8.16.1.d:
8.16.1.d. Accessory Dwellings
i. 1 parking stall for one and two bedroom Accessory Dwellings
ii. 2 parking stalls for Accessory Dwellings with three or greater bedrooms.
- 2.1.8 Amending Section 8.10.6 Accessory Dwellings by deleting the words in strikeout and adding the words and/or sections in underline and renumbering accordingly
Off-street parking shall be provided in accordance with section 8.16.1. Development regulations, including off-street parking, will be applied as if the accessory dwelling were an apartment.

PROPOSED

2.1.9 Amending Section 12.5.8.1 CS: Commercial District Other Regulations by deleting the words in ~~strikeout~~ and adding the words and/or sections in underline

l. All development permit applications for “apartment housing” shall ~~be accompanied by~~ require a “Phase ~~II~~ Environmental Site Assessment” ~~based on CSA Standard Z769 or other standard approved by the Town of Banff prior to the issuance of a Development Permit. If the Phase I Environmental Site Assessment recommends that a Phase II Environmental Site Assessment be completed, then a Phase II Environmental Site Assessment shall be completed, prior to the issuance of a Development Permit.~~

2.1.10 Amending Section 12.25.5.d, RNC North Central District Subdivision Regulations by adding the words in underline

d. Notwithstanding (b), bare land condominium subdivisions will be considered for existing lots with a minimum of 60 m lot depth.

2.1.11 Amending Section 12.28.5.d and 12.28.5.e , RSA Spray Avenue District Subdivision Regulations by adding the words in underline:

d. Notwithstanding (b), bare land condominium subdivisions will be considered for existing lots with a minimum lot depth of 60 m incorporating private roads or shared driveways.

e. For bare land condominium developments pursuant to s.12.28.5(d), the minimum lot area per dwelling unit shall be 650 m² excluding land required for common access ways.

2.1.12 Amending Section 12.30.5.d, RTM Tunnel Mountain District Subdivision Regulations by adding the words in underline:

d. Notwithstanding (b), bare land condominium subdivision will be considered for existing lots with a minimum depth of 60 m.

2.1.13 Amending Section 12.15. RCN: Cougar North District by deleting 12.15.7.e in its entirety:

~~e. A minimum of 50% of required parking shall be provided either within principal or accessory buildings or underground.~~

2.1.14 Deleting the words “or 2 ½ storeys” from the following sections:

- 12.12.6.d, 12.13.6.f, 12.14.6.e, 12.15.6.d, 12.16.6.e, 12.17.6.d, 12.18.6.d, 12.19.6.d, 12.20.6.d, 12.22.7.e, 12.23.6.d, 12.24.6.d, 12.25.6.d, 12.26.6.d, 12.28.6.d, 12.29.6.d, 12.30.6.d, 12.32.6.d.

2.1.15 Deleting the words “or 2 storeys” from the following section:

- 12.27.6.d

PROPOSED

- 2.1.16 Deleting the words “or 3 storeys” from the following sections:
- 12.11.6.d, 12.14.6.d, 12.16.6.d, 12.17.6.d, 12.20.6.d, 12.21.6.d, 12.24.6.d, 12.31.6.d, 12.33.6.d.

- 2.1.17 Deleting the words “or 3 ½ storeys” from the following section:
- 12.12.6.d

- 2.1.18 Amending section 8.21 Building and Premises Separation by deleting the following sections

~~8.21.1 A minimum distance of 3.6 m shall separate habitable residential buildings that abut on the side, or, between the windows of habitable rooms:~~

~~8.21.2 In the case where two buildings abut, there shall be a minimum 9.0 m separation between windows of habitable rooms, when one or both of those rooms is the principal living room, and the window is the main or largest window or glazed area of that living room:~~

- 2.1.19 Amending section 8.20 “Amenity Area” by deleting the words in strikeout and adding the words and/or sections in underline:

8.20.1 Where required in a district, a residential development shall include amenity areas in accordance with the district regulations, and as follows:

- a. Amenity areas may be provided for individual dwellings or communally ~~Each amenity area shall be designed for the occupants of a specific dwelling,~~ and shall be provided ~~immediately adjacent to, and with direct or indirect~~ access from, the dwellings ~~it is they are~~ to serve;
- b. Amenity areas shall be screened to maintain privacy from adjacent ~~dwellings sites~~ and public roadways and from adjacent dwellings when amenity areas for individual dwellings;

3.0 SEVERABILITY

- 3.1 If any clause in this bylaw is found to be invalid, it shall be severed from the remainder of the bylaw and shall not invalidate the whole bylaw.

4.0 ENACTMENT

- 4.1 This bylaw comes into force after the date of final passing, upon approval and execution by the Superintendent, Banff National Park, for the Minister of the Environment.
- 4.2 The Town Manager is authorized to consolidate Town of Banff Land Use Bylaw.

PROPOSED

READ A FIRST TIME this 26th day of April, 2021.

Pursuant to the Municipal Government Act (Alberta), a PUBLIC HEARING was held this _____ day of _____ 2021.

READ A SECOND TIME this _____ day of _____ 2021.

READ A THIRD TIME this _____ day of _____ 2021.

SIGNED AND PASSED this _____ day of _____, 2021.

Karen Sorensen
Mayor

Kelly Gibson
Town Manager

APPROVED by the Minister of the Environment, by his delegate this ____ day of _____, 2021:

Minister of the Environment/Delegate

Appendix 'B' – Description of Proposed Amendments

Proposed Regulatory Change	Description of Current Situation	Proposed Amendment Description (Bylaw 455 Reference)	Alternatives
1. Revised entrance requirements for duplex, triplex and fourplex housing	Triplex and Fouxplex Housing are required to provide independent entry to the exterior of each dwelling unit. Being part of the definition means it cannot be varied. This results in valuable floor area being used to provide entrances and reduces flexibility especially on smaller sites; Restrictions on Duplex Dwellings prevent duplexes from being constructed to accommodate future Accessory Dwellings	Revise the entry requirements for triplex and fourplex housing in the definitions to allow for shared entry, delete section 10.5 which includes entry design restrictions for Duplex Housing, which are already addressed in the definition. (2.2.1, 2.1.2)	<ul style="list-style-type: none"> • Leave as is • Move separate entry requirements from Definitions to General Regulations to allow for variances • Revise Triplex and Fourplex but keep Duplex entry restrictions • Delete Duplex entry restrictions only
2. Increase flexibility for off-street parking stall locations for all housing types	Parking within required side yards and front yards are prohibited unless its on a driveway leading to a garage; on sites with 4 or fewer dwellings, a maximum 3.6m driveway must be maintained 2.0m within a property before the driveway can flare out into the property.	Add discretionary language to allow increased flexibility for parking stall location within side and front yards with appropriate landscape screening; allow for driveways to start flaring at the property line on sites with boulevards deeper than 2.0 metres (2.1.3, 2.1.4)	<ul style="list-style-type: none"> • Continue to prohibit parking in side and front yards • Continue to require maximum 3.6 metre at least 2.0 within a property line on all residential sites with 4 or fewer dwellings
3. Accessory Dwellings a. Increase maximum Site Coverage for Accessory Development containing Accessory Dwellings	a. Accessory Development (sheds, garages, etc.) may cover up to 12% of total site area (and must still be within the overall maximum site coverage for the lot).	a. Allow up to 18% site coverage for new accessory buildings which contain an accessory dwelling. This would allow for a standard sized lot to construct the maximum sized Accessory Dwelling 84m2 (2.1.5)	<ul style="list-style-type: none"> • Continue to prohibit parking in side and front yards • Continue to require maximum 3.6 metre at least 2.0 within a property line on all residential sites with 4 or fewer dwelling

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

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