

## BRIEFING

### Proposed Scope of Work for 338/340 Banff Avenue

Presented to: Council

Date: 2019 November 12

Submitted by: Sharon Oakley,  
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Agenda #: 8.4



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This report is submitted for acceptance into the Corporate Record.

## BACKGROUND

### Reason for Report

At the 2019 July 15 Regular Meeting of Council, the following motion was passed:

**COU19-202** *Moved by Councillor Olver that council direct administration to return with a detailed scope of work report to proceed with an affordable entry level price restricted home ownership project on Banff Avenue.*

**CARRIED**

Poole and Canning Opposed

At the 2019 September Regular Meeting of Council, the following motions was passed;

**COU19-229** *Moved by Councillor DiManno that council approve a capital budget amendment to proceed with public consultation, a geotechnical investigation, site survey and civil engineering predesign and tender designs related to the construction of affordable housing on 338/340 Banff Avenue. The project will be funded using \$147,813 in funding from the Cash in Lieu Housing Reserve and \$32,187 from the Community Housing Reserve (Ti'nu) for a total of \$180,000.*

**CARRIED**

Poole Opposed

This report includes the following items in the defined scope of work for 338/340 Banff Avenue and will be used to guide the Request for Proposal process:

- a. Unit Mix;
- b. Unit Size;
- c. Barrier Free Units;
- d. Floor Area Ratio;
- e. Amenity Space;
- f. Building Specifications including:
  - Elevator;
  - Base and upgrade appliance package;
  - Storage units; and
  - Laundry.
- g. Parking; and
- h. Environmental specifications.

**Summary of Issue**

The Town of Banff intends to develop two lots located at 338/340 Banff Avenue, owned by the Banff Housing Corporation, into multifamily, high-density housing units that will be for sale to qualified buyers. The units will remain affordable and in the BHC ownership portfolio in perpetuity. Efforts were made to engage surrounding neighbours with the possibility of land partnerships for this project. At this time, all offers to investigate options for purchase have been declined. The Town of Banff will be the project developer.

The objectives of the Banff Housing Corporation are to create a for-purchase, price restricted housing development with 1, 2 and 3 bedroom units, that focuses on the identified housing needs of individuals, couples and families, and that achieves the highest standard of environmental design. Based on following parameters for the development:

- Full application of the Town of Banff Land Use Bylaw regulations and Design Guidelines.
- Units will be sold through a price restricted model.
- Buyer eligibility will be based on BHC established criteria for home ownership
- Sub-leasing will not be allowed.
- Tenants must be eligible to reside in Banff National Park.

**Property Description:**

Plan	Block	Lot	Municipal Address	Site (Sf)
6719BC	14	7-8	338 Banff Ave	6947.47
6719BC	14	8	340 Banff Ave	6964.50
			<b>Total</b>	<b>13,911.97</b>



**Zoning:**

RBA Residential Banff Avenue Land Use District

- **Density:** The maximum floor area ratio (FAR) for the subject property is 1.10 for row, stacked row, and apartment housing except this may be increased to a maximum of 1.30 proportional to the amount of parking provided below grade. It is 0.60 for all other uses. The highest and best use of the site is apartment housing.

The total size of the subject property is 13,911.97 ft<sup>2</sup>. The maximum buildable size has been calculated at 1.30 times the site area for apartment housing, based on the assumption that all required parking will be located below grade.

**FAR: 13,911.97 ft<sup>2</sup> x 1.3 allowable density = 18,085.56ft<sup>2</sup>**

- **Site Coverage:** The maximum site coverage is 55%, except this shall be increased to a maximum of 60% proportional to the amount of parking provided below grade.  
**SRC: 13,911.97 x 0.60 maximum SRC = 8,347.18 square feet. (Maximum building footprint)**
- **Height:** The maximum height is 11.5 m or 3 storeys.
- **Setbacks:**
  - a. The minimum front yard is 4.0m for any portion of a building under 6.0m in height, and 5.5 m for any portion of a building over this height.
  - b. The minimum side yard is 2.0m for any portion of a building under 2 storeys, plus 1.0m for each additional storey or partial storey above 2 storeys; 3.0m for one side yard where no abutting lane is provided; and 4.5m where the site abuts a public roadway other than a lane.
  - c. The minimum rear yard is 4.5m.

### **Background information for report:**

Determination for mix of units, size of unit and are based on information gathered from the following resources:

- 2019 Bow Valley Regional Housing Needs Assessment.
- 2019 Banff Housing Corporation Home Buyers/Sellers survey (27 respondents)
- 2018 BHC Prospective Home Buyers Survey (503 respondents)
- Knightsbridge Homes - University City and N3 developments-Calgary
- Tīnu Apartments
- 2019 spring and fall Bow Valley Job Resource Centre- Labour Market Review
- 2018 Alberta Apartment Vacancy and Rental Cost survey
- CMHC
- Interviews with Re/Max Alpine property management division
- Interviews with Canmore Community Housing Corporation

### **1. Mix of Units**

***Proposed unit mix: 30% 1 bedroom (600sf), 60% 1 bedroom + loft/den or 2 bedroom- (850sf), 10% 3 bedroom (1000sf)***

The need for all sizes of rental housing is evident from the above information. Based on the Banff Land Use Bylaw, site specifications for the parcel of land identified, and information derived from the Banff Rental Housing Survey, it is recommended that the number of units be maximized by constructing primarily 1 and 2 bedroom units. Consideration was given to zoning allowances, affordability factors, requested unit size and cost of construction calculations/analysis.

## 2. Size of Units:

Research has shown that developers and industry standards are moving to a smaller unit footprint, with creative designs and maximizing amenity space. To make small spaces work consideration should be given to the proximity of park areas, trail systems, outdoor recreation opportunities and amenity development – both indoor and outdoor. Based on the principles that will encourage residents of this complex to embrace their natural backyard, the development will also highlight a walkable, bikeable neighbourhood with convenient access to transit. The size of units will be governed by the market prices, costs to build, affordability factors, building layout and liveability. It is recommended that the following range of size be considered to allow the development to maximize density while maintaining below market rental rates.

**Proposed size of unit** - plus or minus 10%:

- 1 bedroom: 600 ft<sup>2</sup>
- 1 bedroom + den/loft and 2 bedroom: 850 ft<sup>2</sup>
- 3 bedroom: 1000 ft<sup>2</sup>

## 3. Adaptable Units:

Council's 2015 Strategic Priorities state that 1% of our accommodation in Banff should be adaptable for people with mobility limitations. The 2014 Community Housing Strategy states that the ideal vision for housing in the community of Banff, include at least 10% of the accommodation be accessible for people with mobility issues. It has been noted that the average percentage a developer typically applies to adaptable units is 5%.

Proposed adaptable units in Banff Ave development: 5% = 1 unit.

## 4. Maximizing FAR:

The Banff Community Housing Strategy document indicates *“Land is king and we have very little of it, and that we make best of us what little land exists within the Town.”* This includes utilizing the development potential of any building site to the maximum developable footprint. The Banff Ave site has an FAR of 18,085.56 ft<sup>2</sup>.

## 5. Amenity area:

The Land Use Bylaw requires that 5m<sup>2</sup> of outdoor amenity area be provided for each unit, and that amenity areas be located immediately adjacent to, and with direct access from, the dwelling unit it is to serve (e.g. a deck). Achieve the Land Use Bylaw requirements for amenity area by including a mix of both indoor (personal amenity space) and outdoor amenity space.

- All units will have personal amenity space (balconies).
- Other amenity space will be dedicated to communal outdoor space; supporting options such as picnic/BBQ areas, playground and outdoor seating areas.

## 6. Building Specifications:

Build specifications for the building exterior will adhere to the Banff Design Guidelines, selecting materials and massing that are of high quality and meet or exceed the Banff Design Guidelines, standards that are required of all developers. For the building interior finishes and specifications, those features that aim to provide best value in terms of capital operational ease and environmental performance will be selected with a focus on affordability.

- **Elevator:** Requirements will be based on the design submissions and compliance with the Alberta Building code.
  - Estimated cost of elevator- approximately \$400,000.00 with annual operating costs estimates at \$10,000/year.
- **Interior Package:** Two interior packages will be available to home buyer- Standard and Upgrade package. Packages will include options for flooring, countertops, appliances and lighting. Each unit have a kitchen package that includes a stove, fridge and microwave, dishwasher, apartment size washer/dryer.
- **Storage units:** Based on size of units and the recent 2018 first time home buyers survey, it is recommended that each unit have access to storage space with additional storage options be made available on-site. Storage units should be 3-4% of unit size, minimum size (24X30X60)
- **Laundry:** In suite.

## 7. Parking:

Parking requirements for the development will comply with the provisions of s.8.0.0 of the Land Use Bylaw for apartment housing based on unit size configurations.

## 8. Environmental:

The project will meet the energy performance requirements of the National Energy Code of Canada for Buildings 2017, minus 10% (10% better than code). NECB 2017 compliance became mandatory in Alberta as of October 1, 2019. The energy performance requirements of this code are more stringent than NECB 2011, which was in force during development of the Ti'nu project.

As per the Town of Banff's Municipal Sustainable Building policy (C106), the building will achieve a minimum certification level of Silver under LEED v4.1 Residential BD+C: Multifamily. Strong preference will be given to earning certification points for tangible environmental benefits that are likely to be valued by future owners/occupants.

For the 'Standard' interior package, all appliances will be ENERGY STAR certified. For the 'Upgrade' interior package, all appliances will be ENERGY STAR Most Efficient certified, where suitable products are available.

One or more electric vehicle charging stations will be required in the owner's parkade (exact number TBD). A building design that takes advantage of local renewable energy resources will be sought (e.g. solar PV, ground-source heat), but no specific requirements will be given.

**Timeline/Next Steps:**

1. October 2019-Scope of work. Completed site survey and geotechnical assessments.
2. November/December 2019 - Expression of Interest- Architects and Builders to be shortlisted.
3. February/March 2020 - Design Development Process
4. April 2020 - Council to approve costing for development.
5. April/May 2020 environmental Screening, Development Permit application
6. July 2020 - MPC review
7. September/October 2020 - Development Permit issued, if approved
8. October – Building permit issued and start of construction.

**Internal Resources:**

The project will be overseen by the Town of Banff Housing Team. This includes the Manager, Housing Sustainability, Director of Engineering, Engineering Coordinator, Town Manager, Director of Planning and Development, Director of Corporate Services and Director of Community Services. The Communications department will be involved on as-needed basis.

**Council Strategic Priorities/ Banff Community Plan**

The Banff Community Plan directs the Town of Banff to

*supply a mix of affordable housing options to ensure those working in Banff have a place to live. It encourages the town of Banff to maintain and respect neighbourhood characteristics that personifies and reinforces Banff's sense of place and ensure high standards of design for both building and landscape architecture.*

Councils Strategic Priorities 2019-2022

*Facilitate the development and management of price-reduced rental and purchasable housing.*

Banff Community Housing Strategy – *includes 63 specific actions within five key themes.* This project fits within the “Rentals” section which identifies a need to grow Banff’s rental portfolio, and in “Partnerships and Collaboration”, which highlights the need to partner with Parks Canada for access to land within town boundaries. This strategy also speaks to increasing Banff’s rental vacancy rate a more healthy range of between 3 and 5 percent.

**Other:**

The need for affordable housing in Banff has been evident in multiple recent studies including the 2012 Banff Housing Study and the 2014 Community Housing Strategy document. Both of these documents identified actions that were designed to assist Banff to move from its challenging state of housing to one that provided more housing options for its residents. Administration updated the 2012 study by using similar methodology and recent census data. The projected shortfall of units in Banff, if we continue of the same growth trajectory to 2027 is 663 units, however the Community Housing Strategy speaks to a desired future vacancy rate of 3%. Based on this stated future desire, and recognizing that the municipal census states that approximately 60% of households rent, a rough estimate calculates that approximately 60 additional units beyond the 663 would be required to achieve a healthy vacancy rate for a total project unit shortfall of approximately **723** units.

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