

Summaries of the proposed changes to increase residential density

Summaries of:

- **Bylaw 483 - A Bylaw to amend the Land Use Bylaw to Increase Residential Density; and,**
- **Bylaw 484 - A Bylaw to amend the Land Use Bylaw to Amend Residential Land Use Districts**

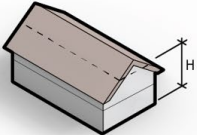
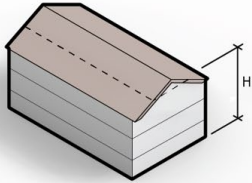
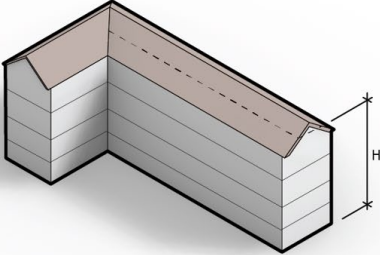
The Town is proposing changes to the Land Use Bylaw, which sets rules and regulations for how new development or redevelopment occurs. Changes are aimed at allowing greater housing density, which should gradually create more housing units.

The Land Use Bylaw's rules and regulations are separated into a number of sections, some that apply generally, and some that apply in specific areas of Banff. There are 23 separate residential areas (Land Use Districts) that currently have different requirements around the allowable building **form** (e.g. how high, how far from property lines, how much floor area on a site) and the building **function** (e.g. the uses that are allowed inside the building such as Duplex or fourplex and where those uses can occur).

Increases to the building specific requirements

A number of changes are proposed that would allow bigger residential buildings to be built to provide more housing. Each of the town's 23 residential areas (Land Use Districts) would be categorized as either higher, medium or lower density districts and would have regulations to match. The changes to the regulations would include:

Increase Height Allowances – This proposed change would increase the allotted height for each district to allow more space for housing. Currently, maximum residential building height varies between 8 metres and 11.5 metres depending on district (measured from the ground to the middle of a building's roof). The proposed changes would allow:

Lower Density	Medium Density	Higher Density
		
10 m for the low-density residential districts	11.5 m for the medium-density residential districts	14.5 m for the high-density residential districts

Setback Requirements and Landscaping – the proposed changes would reduce the distance a new **residential** development or redevelopment would need to build from the public road and the neighbouring lots (property lines). The changes also propose to focus on the minimum area of a lot that must be landscaped.

Maximizing Floor Area Ratio – Floor Area Ratio is the total floor area across all floors of a building/buildings on a site. The proposed changes would increase the total floor area that could be built on a site in all residential areas in Banff. This is also proposed to be done on a sliding scale where more floor area can be built when more homes are proposed. The proposed changes would also remove a minimum and maximum size that a home could be, to provide flexibility in design, while maintaining provincial building code requirements for minimum areas.

Simplified Housing Types Allowed in More Areas – The proposed changes would simplify the definitions of different types of housing (residential uses) and would allow these in different areas based on the lower, medium or higher density categories. These residential uses are either allowed by right (permitted), allowed in suitable situations (discretionary), or not allowed. The boundaries of some residential areas are also proposed to change to allow the higher density areas where they are closer to essential services, employment and transit.

		Lower Density Areas	Medium Density Areas	Higher Density Areas
Single Detached Housing	A building with one primary home	Discretionary	Discretionary	Discretionary
Duplex Housing	A building with two primary homes	Permitted	Discretionary	Discretionary
Triplex Housing	A building with three primary homes	Permitted	Permitted	Discretionary
Fourplex Housing	A building with four primary homes	Permitted	Permitted	Permitted
Multiplex Housing	A building with 5, 6, 7 or 8 primary homes		Permitted	Permitted
Apartment Housing	A building with 9 or more primary home		Discretionary	Permitted
Accessory Dwelling Housing	A home that is secondary to single detached, duplex, triplex or fourplex housing	Permitted	Permitted	Permitted

To see the difference between the current requirements and the proposed requirements, please **explore the interactive map at <https://landuse.banff.ca>**