Homeowner Focus Group
May 22, 2024

Proposed Land Use Bylaw Changes



Thank you for joining the Focus Group session.

The goal of these sessions is to receive feedback from specific interests, such as local businesses facing housing challenges for their staff, homeowners wanting to add a rental suite to their property, or property owners concerned about increasing density on their street. The Town of Banff team is here today to share information on the Land Use Bylaw and how proposed changes are intended to increase housing in the community over time.





Town of Banff is taking action on housing

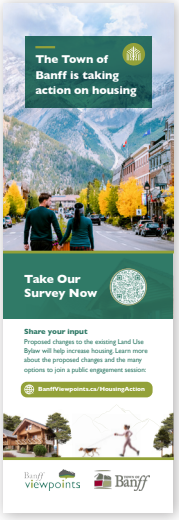
Banff is experiencing a housing crisis. The Town is implementing a plan to create more homes for residents.

Currently, there is a rental vacancy rate of less than 1%. The town will not expand its boundaries and 98% of all property where residential development is allowed already have homes. The greatest impact is on short-term workers who make up roughly 40% of the population and who provide much-needed services for the tourism economy. To help increase housing, the Town's Housing Action Plan proposes to:

- **Change** Land Use Bylaws to allow more housing density
- **Change** Banff's Housing Policy relating to new housing required when businesses expand the workforce
- **Add** incentives for homeowners to add rental suits in their homes
- **Explore** increasing taxation on vacant land
- **Accelerate** permitting and planning support to accelerate private housing development







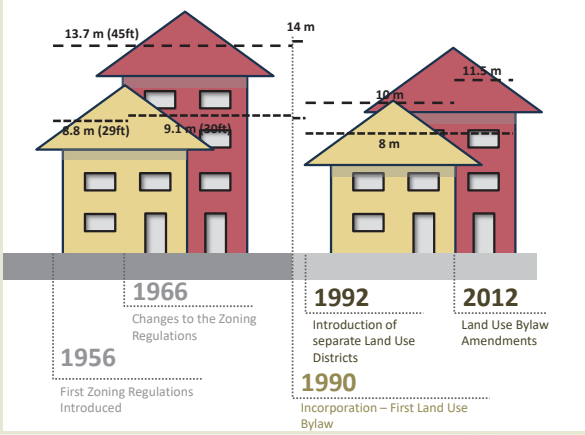
The Town is proposing changes to increase housing

Did you know?

The Town of Banff is less than 4-square-kilometers of area with fixed boundaries that can't be expanded. There is almost no undeveloped residential land and the community has a commercial development cap. As it stands, there is a shortage of 700 -1000 homes.

The proposed Land Use Bylaw changes will revise rules and regulations for height allowances, setback, and floor area ratio to increase density. Proposed district changes will allow for a variation in housing types and sizes. Additionally, a proposal to remove parking requirements for new housing developments.

Building forms have changed over time



Definitions – housing types

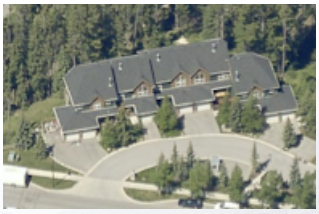
Apartment Housing – a building containing **nine or more** principal dwelling units.






Multiplex – a building containing **more than four and up to eight** principal dwelling units.





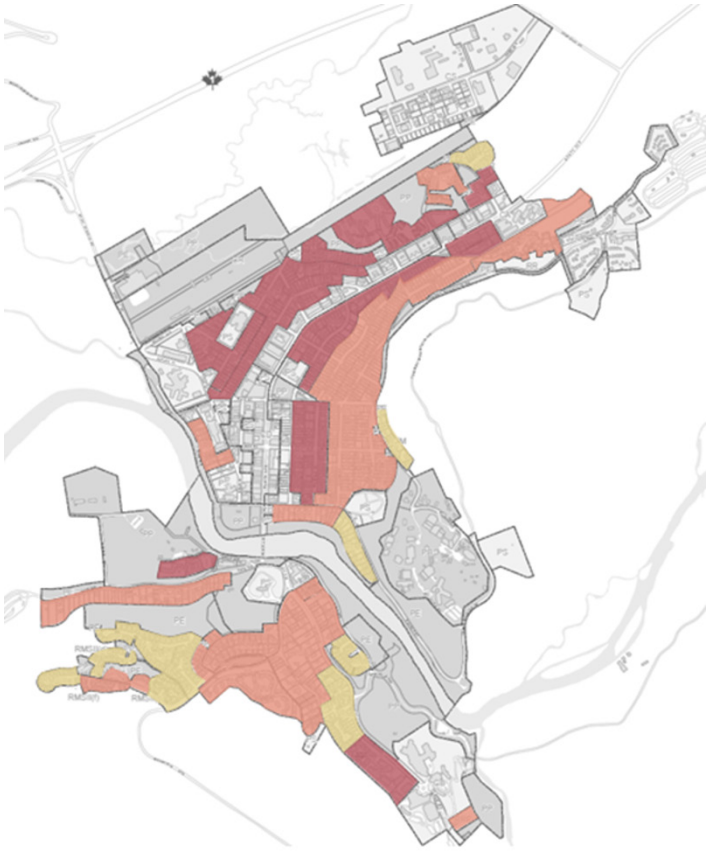



Proposal to increase density over decades

Simplification of Housing Types and District Areas

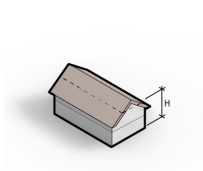
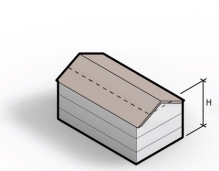
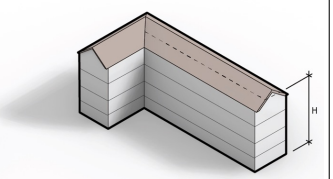
The proposed changes would allow bigger residential buildings, to allow more space dedicated to housing units. The Town's 23 residential Land Use Districts would be simplified into low-, medium- and high-density districts with regulations to match. Simplifying the housing types in these districts would also clarify what is permitted, discretionary, or not allowed (eg. single-detached, duplex, multiplex, etc.).

High Density Medium Density Low Density



Scan the QR code for an interactive map of proposed changes on your street.

Increase allowable size to building requirements

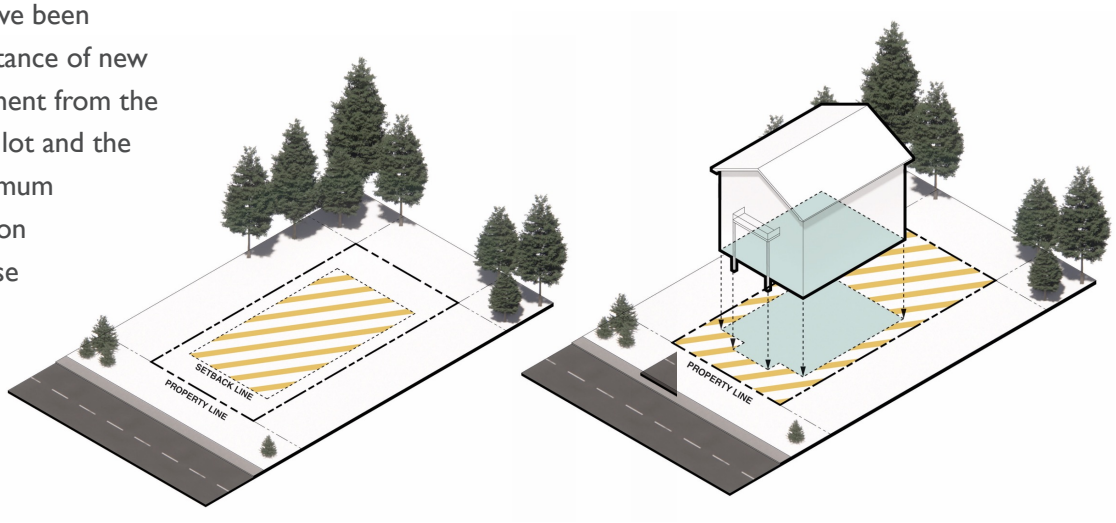
Lower Density	Medium Density	Higher Density
		
10 m for the lower-density residential districts	**11.5 m** for the medium-density residential districts	**14.5 m** for the higher-density residential districts

In combination with the building form, the height allowances would increase to between 10 and 14.5 metres – depending on the district – where the current height allowances are between 8 and 14 metres.

To see the difference between the current requirements and the proposed requirements in your neighbourhood, please explore the interactive map at **landuse.banff.ca**

Changes to site setbacks and buildable floor area

Changes to site setbacks have been proposed to reduce the distance of new development or redevelopment from the public road, the back of the lot and the neighbouring lots. The maximum floor area that can be built on a site is proposed to increase across all residential areas. The buildable floor area would be linked to the number of dwellings provided on a site.



Setback Line

Site Coverage

Parking requirements

Proposed changes would remove the minimum requirements for new housing to include parking within their site.

Developers and property owners will determine the amount of parking needed to meet their residents' demand. The current requirement for providing parking on the site is the main impediment to homeowners wanting to add a rental suite to their property.







Banff viewpoints

TOWN OF Banff

Space for Your Notes to Take Home

Our online survey is open until May 26, 2024.

To complete the survey or to learn more, visit
BanffViewpoints.ca/HousingAction

Your feedback will be shared with Banff Town Council at a **public hearing on June 10.** Visit the webpage to learn how to speak or write to Council on June 10.



Tear off and hand in your input

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What are your thoughts or feelings on the **proposed Land Use Bylaw** changes?

	Concerns	Benefits
Parking		
Building Form		
Density		

Thank you for your feedback.

The Town of Banff appreciates your thoughts on the proposed changes to the Land Use Bylaw. Please feel free to share any other thoughts or comments: