



What We Heard:
Proposed Land Use Bylaw
Changes - Public Input
June 2024

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Report prepared by B&A Studios Inc.

1.0 WHAT WE HEARD SUMMARY

The Town of Banff is proposing Land Use Bylaw Changes

Project Background

In late 2023, the Town of Banff presented the Governance and Finance Committee of Banff Town Council with options to provide direction for changes to incentivize development of new homes in Banff. As a result, three bylaws were proposed to make the change. In March of 2024, the proposed bylaw changes received first reading by the Banff Town Council. Three



readings are required for the bylaw changes to be enacted. Prior to the second reading, a special public hearing has been scheduled on June 10, 2024. The public input captured in this report will be presented to Town Council during the special public hearing.

Banff's Housing Crisis

The Town of Banff is currently facing a housing crisis. There is an estimated shortage of between 700 and 1,000 homes. The Town is in a unique position as 60 per cent of its population are renters, and 40 per cent of which are short-term workers who provide much-needed services to the tourism economy. In addition to its unique population, the Town of Banff is less than 4 square-kilometers of land area with boundaries fixed by the surrounding National Park. Due to limitations on any outward expansion, there is virtually no undeveloped residential land; 98% of town land where residential development is allowed already has housing. Banff has been experiencing a housing shortage for decades.

To address the housing crisis the Town of Banff is undertaking a Housing Action plan. One of six key strategies to stimulate more housing is through the proposed changes to its Land Use Bylaw. The proposed changes would allow greater density and over time, creating more housing units. The proposed changes include:

- Removal of parking requirements for new housing developments. This includes parking for new dwelling units added to existing properties.
- Increasing allowable size to building requirements. This would include the re-categorization of Banff's 23 residential areas (Land Use Districts) into lower, medium or higher-density categories. A simplification in densities allows for an increase in building heights for a maximum of up to 14.5 metres in high-density areas. New setback requirements would help to increase building size and maximizing floor area ratio would contribute to the size of a building on a site.
- A simplification of housing types and districts. This proposed change would simplify the definitions of residential housing types based on the number of units in a building (single detached, duplex, triplex, fourplex, multiplex (5-8 units) and apartment (9+ units), and permit specific housing types in the lower, medium, or higher-density districts.

To consult on the proposed Land Use Bylaw changes with the town's residents and businesses, the Town of Banff worked with B&A – a planning, design and engagement firm – to aid in the public input process. A series of public engagement tactics were activated throughout May 2024 to help inform the town of the proposed changes and to call on the public to provide feedback through various opportunities.

During the public engagement sessions, the Town aimed to collect input from short-term and long-term residents, as well as homeowners, renters, people who live in staff accommodation and those who work in Banff but reside elsewhere.

In general, people were in support of the need to make changes to increase housing. There was mixed support for specific proposed changes that affected parking or height allowances. The starkest contrast was the near even split among homeowners and renters who were supportive and unsupportive of proposed changes to parking. Those who identified as renters were more open to support changes overall.

The non-supporters expressed consistent feelings of concern and frustration over the proposed parking change. It was felt that the current parking situation is already an ongoing issue for the town's residents and to ease up on requirements by leaving the decision to developers could make parking congestion worse. Some participants want to see how the Town is substantiating its decision to implement the bylaw change. It was mentioned that the Town should assert its long-term plan to manage and mitigate the issues expressed on the topic of parking. The town's residents feel a sense of doubt about how parking is and will be governed if density increases.

Additionally, it was expressed by several that a plan should be communicated to town residents to illustrate how gradual densification is expected to occur. Some resident's sentiments lack confidence that the proposed plan to make changes and allow higher-density in many of the districts has been made

without consideration to the future, the town's ethos of environmental protection or care of long-term resident's privacy.

Although the engagement opportunities were focused on the proposed changes to the Land Use Bylaw, the Town also received many comments about other Housing Action strategies underway or soon to be examined, including Housing Policy objectives that require businesses to provide housing (or cash-in-lieu) when they expand their workforce, incentives for secondary rental suites, taxation on vacant land and Town-led affordable housing projects. This report focuses on the proposed Land Use Bylaw changes.

Banffites are proud of their community and wish to preserve its character and maintain its population at a reasonable size. Most of the residents who participated agree and acknowledge there is an issue with obtaining proper and safe housing for many residents and that action is needed. However, the scale for which these proposed changes is applied is met with mixed opinions. Significant changes that happen at a steadfast rate may lead to the public's distrust, the town needs to be reaffirmed that these proposed changes have been well-thought-out with supporting rationale and are founded in nurturing the town's future.



2.0 PUBLIC ENGAGEMENT OVERVIEW

2.1 Inform and Consult



The technical nature of the proposed Land Use Bylaw changes required engagement opportunities that shared information and allowed participants to clarify and understand the proposed changes with Town staff. A multi-pronged outreach approach was essential to provide information on the specific changes and enable consultation with the Town's planning department. Each public engagement session was intentionally designed to inform, discuss and identify ways participants could provide feedback.

The outreach activities were promoted through:

- Dedicated full-page advertisements in the *Rocky Mountain Outlook*
- Mountain FM radio advertising
- 110 postcards distributed in various locations and during the Walking Tours in town
- Social media promotions
- Posters at key town locations

- Dedicated project web page BanffViewpoints.ca/HousingAction
- Signage at several resident-traffic locations in town
- Notices in three different Town e-newsletters and through third-party e-newsletters

Public engagement opportunities included:

- An online survey
- Five 'Walking Tours' hosted in a variety of districts throughout town
- Virtual Online Information Session with dedicated Q&A period hosted by the Town's planning lead and director. The session's video and Q&A document were subsequently posted on the dedicated web page for other interested parties to view.



- A Drop-In Information Session & BBQ specially designed for young adults and young families in Banff. Information and feedback boards were set up in a welcoming environment complimented by a free BBQ.
- Three separate in-person focus group sessions were held for businesses, homeowners and Town of Banff employees. Each focus group was given a workbook guided by the Town planning team to help educate on the proposed changes and gather feedback on each change.



2.2 Public Engagement Overview

The Town of Banff Administration in partnership with B&A created various public engagement opportunities to gather community feedback on the proposed Land Use Bylaw changes. Goals for the engagement programs included:

- To share information about the proposed Land Use Bylaw changes.
- Create an opportunity for varying segments of the town's population to provide their unique perspectives.
- Ensure voices from residents, homeowners, renters, non-resident workers of Banff, and businesses were captured.
- Provide several channels for people to provide feedback on the proposed changes.
- Host conversations to foster sharing of perspectives and to collect opinions on benefits and concerns of the proposed Land Use Bylaw Changes.
- Document the feedback for consideration by council and reporting back to the community.

The following community engagement tactics were used:

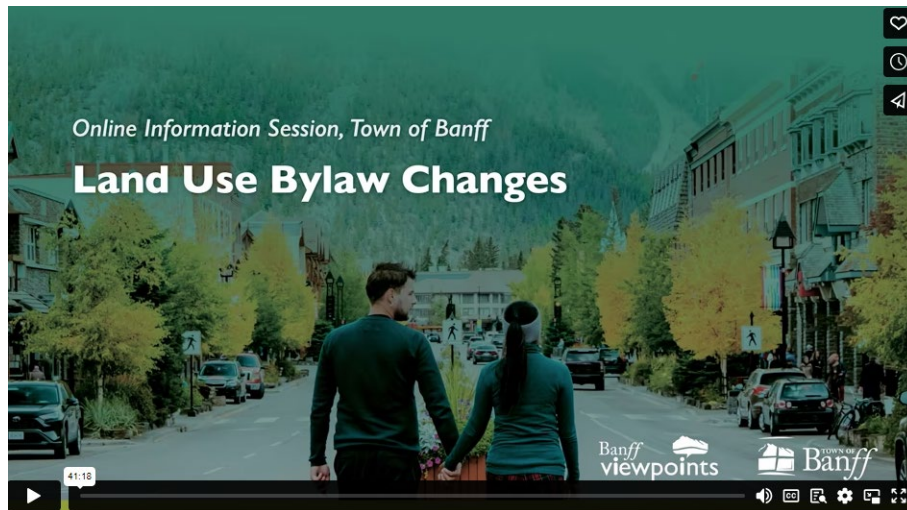
Walking Tours

Five walking tours were hosted between May 11 – 21, 2024. The tours started at select meeting points to engage with the community of varying districts which included: Middle Springs, Rotary Park area, Kootenay and Glen Ave, Grizzly/Muskrat/Otter Street and Squirrel/Big Horn area. A total of 40 residents participated. The tours helped to provide context to the proposed changes through visual representation by showing existing examples in the neighbourhoods. The tours provided an in-person opportunity to ask questions and have two-way dialogue. Additionally, postcards with information and QR codes were handed out during the tours to drive people to the online survey and/or promote other engagement opportunities.

Online Survey

An online survey was available from May 6 – 26, 2024. Participants were invited to share their input on the proposed Land Use Bylaw changes. A total of 270 respondents participated in the survey. Of which, 246 shared their current living arrangements in the Town of Banff; 158 were homeowners, 64 rent a home/apartment/townhome or condo, 18 live in staff accommodation and six live in a home owned by their family.

Virtual Information Session



An information session was hosted on May 16, 2024, at 6 pm. The virtual information session's purpose was to introduce the Land Use Bylaw changes and help bring more understanding to each proposed change. A 30-minute presentation was hosted by Town planning staff, followed by a Q&A period. A resulting

17 questions were answered during nearly an hour of fulsome and engaging conversation during the question period ([see Appendix C for Q&A transcription](#)). Of the 50 registrants, 36 people attended the session. Most of the attendees expressed their support of the Land Use Bylaw changes, and the main concerns were voiced around parking and how it would be governed. A few of the participants thanked the Town's staff for the robust and informative conversation. The recorded information session was posted to the dedicated Viewpoints webpage.

Drop-in BBQ Session for House Hunters



On May 21, the Town hosted a drop-in session and BBQ designed for young adults and young families. Information boards were posted and stationed by Town staff to answer questions. Engagement boards were set up to capture feedback. Approximately 100 people attended, and 75 of whom participated in providing their feedback.

In-person Focus Groups

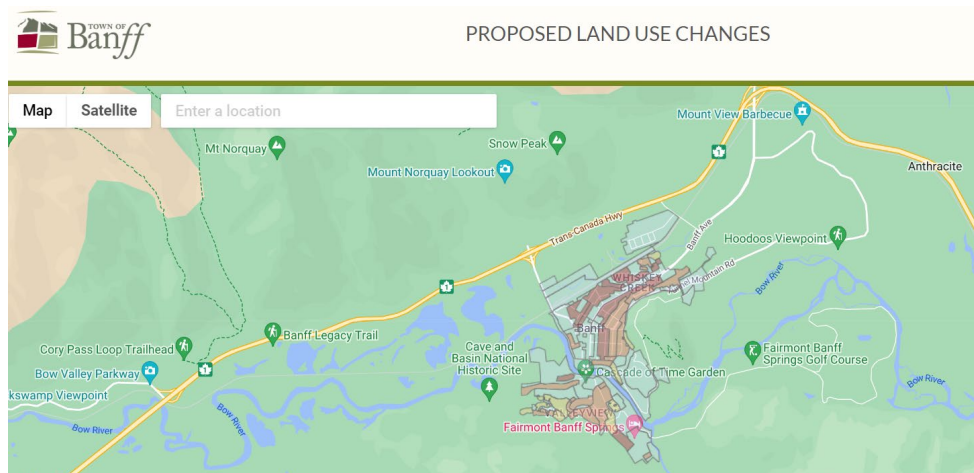


A series of focus groups were held over two days: connecting with Banff homeowners, businesses and Town staff. Informational booklets were provided, and a guided discussion was held. Participants had the opportunity to provide feedback on forms provided, capturing their concerns or benefits to the Land Use Bylaw changes. Open ended comments were collected for general feedback. A total of 79 people attended.

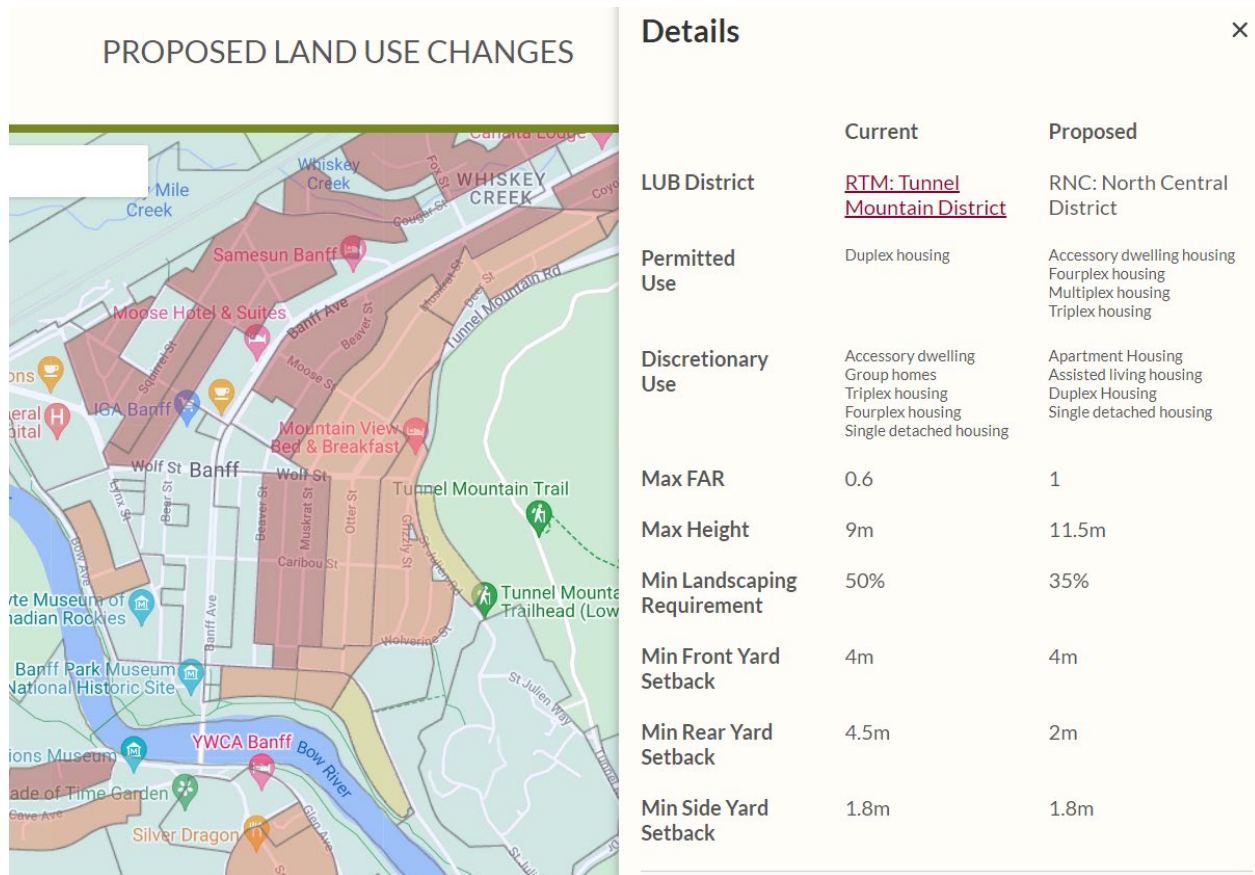
Online Information and Resources

A dedicated Viewpoints webpage ([BanffViewpoints.ca/HousingAction](https://banffviewpoints.ca/HousingAction)) was created for the proposed Land Use Bylaw Changes. The page housed all relevant information on the proposed changes, supporting documents, a full list of engagement opportunities and was updated periodically. The page garnered 2,219 distinct user visits from May 1 – May 27.

In addition to the Viewpoints page, an online interactive map (<https://landuse.banff.ca/>) was specially designed to be used as a tool to help residents virtually see where the proposed changes would take place in their neighbourhoods. The map provided an efficient way to see the current regulations and compare the proposed changes throughout the town's districts. See example screenshots of the tool's functionality below.



Landing page and map view when visiting the interactive tool.



Example of detailed comparison when exploring Grizzly St. in the Tunnel Mountain District.

2.2.1 Engagement Participation

Engagement Activity	Date(s)	Location	Stakeholders	Number of participants
Survey	May 6 – 26	Online	Banff community members	270
Info Session	May 16	Online	Banff community members	36
Walking Tour	May 11	Middle Springs	Residents	8
	May 11	Rotary Park area		12
	May 14	Kootenay and Glen Ave		10
	May 15	Downtown Residential		10
	May 21	West Residential		10
Drop-in Session and BBQ	May 21	Banff Town Hall patio and Council Chamber	Young adults and young families	100
Focus Group	May 21	Banff Park Lodge meeting room	Businesses	24
	May 22	St. George in the Pines Church Hall	Homeowners	25
	May 22	Operations Building Lunchroom	Town of Banff employees	30

3.0 WHAT WE HEARD OVERVIEW

The goal of the multi-faceted engagement approach was to provide the community with an understanding of the proposed LUB changes, to exemplify the benefits and implications, and to collect feedback for Council's consideration. Throughout the various engagement opportunities, the discussion was consistently anchored on two key topics:

1. Changes related to parking requirements.
2. Changes related to density.

Throughout the engagements, mixed feedback was received on the proposed LUB changes. However, it has been noted that most of the community recognizes the need to make changes to help with the development of housing.

3.1 Proposed change – Removal of *parking requirements for new housing*

There was concern expressed about the proposed change to the parking requirements. While many participants agree that there is action required to rectify the housing issue, in their opinion, changing the requirements to parking will not help to alleviate the problem. Participants said that the current parking issues have not been resolved, nor has the new system been appropriately enforced. Comments were captured that overspill parking is presently seeping into the residential neighbourhoods, even with the Resident Parking Permit system in place. Town administration provided feedback to these questions illustrating that measured parking availability had increased significantly as a result of the Resident Parking Permit system.

It was identified that those who oppose felt particularly strongly that the proposal to leave the decision in the hands of developers would cause more frustration and further exasperate the issue, especially if more people move to Banff with an increase in development. Concerns that long-term residents, including those who need parking for daily commutes or activities would be negatively impacted. Suggestions to apply the parking requirements only to medium- and high-density areas were expressed. There was skepticism expressed about the feasibility of residents becoming less reliant on vehicles, and concerns were raised that there are insufficient transportation options for commuting to nearby cities for services and key amenities. Additionally, concerns that vehicle crowding on the streets could compromise the look and feel of the town.

Those in support of the proposed changes to the parking requirement for new housing said that the efforts were well focused by council, in that their priority should be to provide appropriate housing for people before providing the convenience of parking. Supporters felt that eliminating the parking requirements could lead to better urban design and to maximize land use for housing. There may be

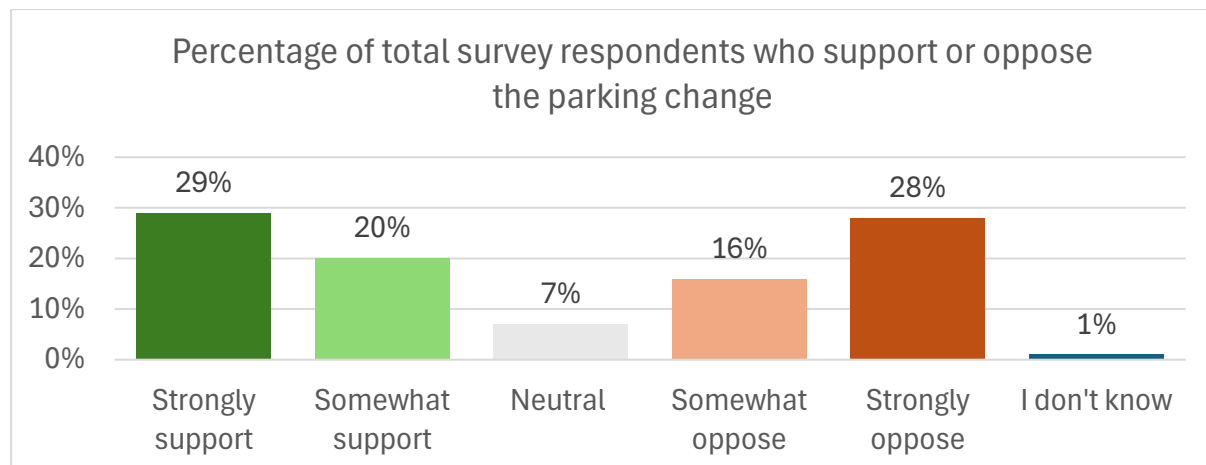
environmental benefits by reducing the use of vehicles in town, which could lead to an increase in public transportation services like Roam Transit.

A few people suggested that other variables should be considered by the council, such as placing a cap on visitor vehicles allowed in town. It is thought that this would help to preserve resident parking space and strengthen the “resident only” parking. Consideration should also be given to the town’s climate and the need for available block heaters during the winter months, with nearby power outlets. Alternatively, those in favour of the parking requirement changes suggested that more resources be allocated to active modes of transportation, like bike lanes or pedestrianized streets.

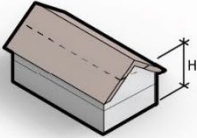
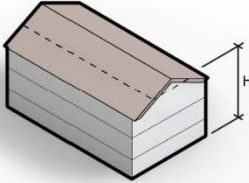
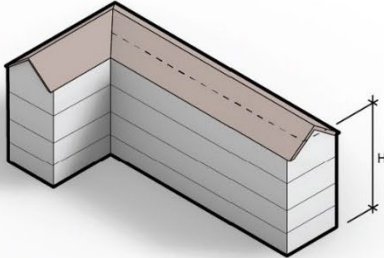
Parking was the most discussed concern among community members throughout the various engagement sessions. Residents of Middle Springs were among those most vocally concerned and raised that there is already an existing issue with finding street parking in the neighbourhood. The question was raised as to how the Town would manage parking in areas where increased density is expected. It was felt that parking should be better governed, and if the existing issues have not been resolved, removing the requirements for new buildings will increase the issue and the town’s frustration.

Of the 247 residents who responded to the survey, the homeowners were the most divided in their responses to the parking requirements, 23% strongly supported, 17% were somewhat in support vs. 37% who strongly opposed and 18% somewhat opposed and the remaining homeowner group was neutral. This indicates near equal opposition and support from homeowners.

The proposed changes to the parking requirements were met with mixed opinions across all engagement activities. When assessing the survey data of all respondents, respondents were divided in their opinions: oppose (28%), somewhat oppose (16%), neutral (7%), somewhat support (20%), or strongly support (29%) and I don’t know (1%).



3.2 Proposed change – *Increase allowable building size and simplification of housing types and districts*

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

Most of the engaged participants supported the proposed changes to maximize the Floor Area Ratio (FAR) and setback requirements. The proposed changes to increase height allowances and simplification of districts through standardization of density were more polarizing.

Participants feel that the increased height allowances would impact the neighbourhood character and overall feel of Banff. Concerned individuals expressed that the new height allowances may impede the views and what makes the town so unique and attractive. Most of those who were opposed to the proposed changes to increase density did not agree that multi-storey buildings should be constructed next to single-family homes. It was expressed that an increase in height in areas specifically with single-family homes, heritage-homes or low density would compromise the quality of life and property values, in addition to one's feeling of privacy. For example, some people expressed that if taller apartment buildings were developed in their proximity it would allow for others to look into their windows or backyards where their children play.

There were mentions that the increase in height would also negatively impact existing properties by increasing the shade. Some non-supporters of this proposed change felt that an increase in density would ultimately increase noise, traffic, and crime – while decreasing the community's character.

It was heard that property owners should have the ability to appeal the increased density in their neighbourhood as they purchased in low-density areas for a certain quality of life. Few expressed a concern for stress on existing infrastructure (e.g. water runoff and sewage) and emergency services. Some people said that the proposed changes were too broad and not tailored to specific neighbourhoods.

Supporters of the increase in height allowances and simplification of districts through density regulations felt that the changes would encourage new development and was a necessary means to address the current housing shortage. Some supporters expressed that an increase in density could result in a more connected community. Few supporters acknowledged that the existing availability of land mass and restrictions by boundary lines could only warrant these types of proposed changes to help increase housing.

Many comments introduced other nuanced topics of discussion: Input related to the Town's governance and an implied contradiction that the increase in density would impact the Town and Parks Canada's push for conservation and environmental efforts. Citing that the setbacks would take away from greenspace in town, higher buildings would negatively impact birds and other natural inhabitants. An increase in density would also increase light pollution and greenhouse gas emissions. It was mentioned that housing shortages have always existed in Banff due to its transient nature and many felt that the "need to reside" should be better enforced by landlords and the Town. Some stated that commercial growth is the main contributor to a stressed housing shortage and that it should be disallowed, in addition to the permitting of Airbnb's or B&B's. A few expressed that an increase in density by allowing high-density buildings would not make for long-term residents in town and that families do not want to live in apartments, so they are forced to leave the community. It was suggested that the Town use an existing hotel to provide staff accommodation to help to free up space for medium to low-density homes.

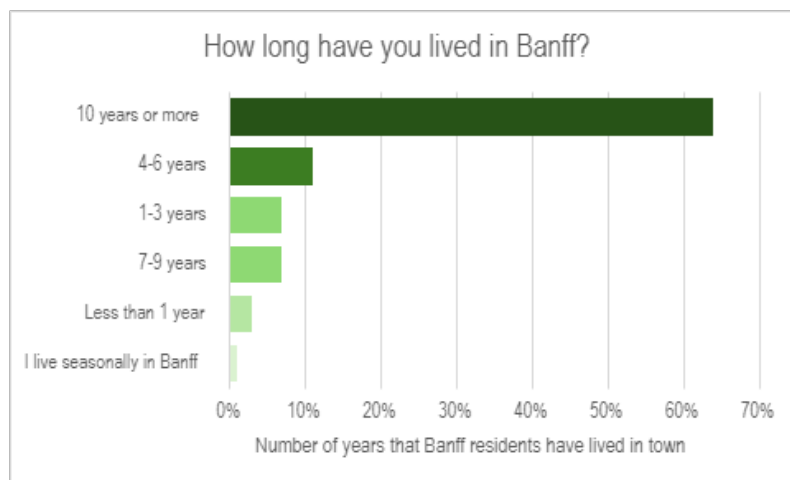
Overall, the proposed changes were received with mixed comments. Some of the most common concerns were related to the broadness of the proposed changes in that many areas were slated for density increases. It was felt that this decision does not respect the existing nature of the individual neighbourhoods. Concerns were raised that the density would impact the feel of Banff and its character. Some felt that there is a misconception between the relationship of high-density and affordable living units.

Those who are in support of the proposed changes most acknowledged and agreed with the town's need for more housing. Incentivizing and permitting secondary suites could help to make affordable housing options for new buyers. Supporters also agreed that the simplification of districts could foster more development and is easier to understand.

4.0 ONLINE SURVEY FEEDBACK

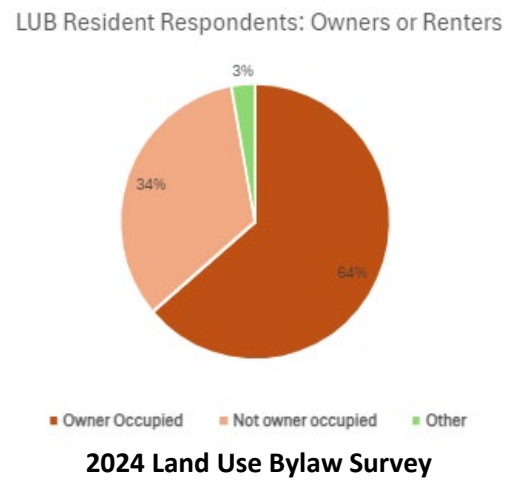
The online survey was posted to the dedicated webpage on Banff Viewpoints from May 6 through to May 26, 2024. The online survey was advertised through walking-tours, sidewalk signage, postcards, advertising, subscribed newsletters and social media posts. Additionally, the survey was promoted at various in-person events.

The survey had 270 responses, with 247 of those identified as town residents, nearly 70 per cent of whom have lived in town for 10 years or more. The second largest category of resident respondents have lived in Banff for four to six years. In total, the survey had two seasonal worker respondents and few people have lived in town for less than a year.



Of the 247 resident respondents, 64 per cent own their own home/townhome or condo and 26 per cent disclosed that they are renters. When comparing the LUB survey distribution of population recorded in the 2017 Municipal Census, representation percentages in the existing zones were similar to the population's representation of the latest census (see comparative info graphic below). However, the [2023 Community Social Assessment](#) report shows that of Banff's total population, 60 per cent of households are renter occupied and 40 per cent are homeowners. This data is nearly unchanged since the 2017 census. Although the survey does indicate that there is representation from each district, it is not a true representation of Banff's household demographics of the renter or homeowner population. The representation of homeowners was disproportionate in comparison to the renter participant group in the LUB survey.

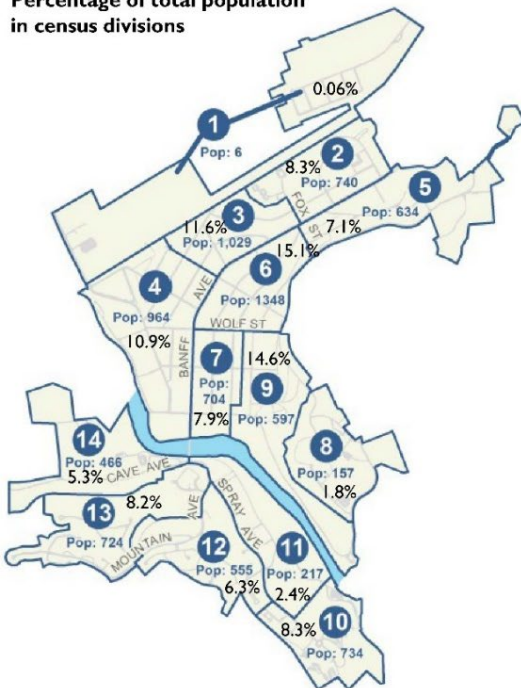
A comparative chart represents the population of owners vs. renters. The left chart is from the 2017 Municipal Census, and the chart to the right depicts the representation from the Land Use Bylaw change survey.



Comparative map of 2017 population vs. 2024 LUB survey respondents.

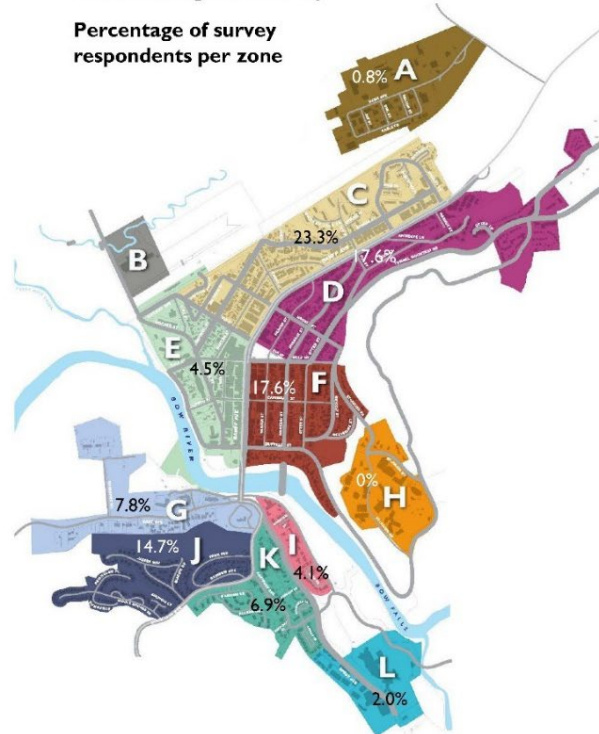
2017 Municipal Census

Percentage of total population
in census divisions



2024 Housing LUB Survey

Percentage of survey
respondents per zone



The survey revealed that most respondents agreed or strongly agreed that the Town of Banff should take action to create more housing for its residents. Those who own their own home were in support of the need to take action on housing, a combined 73 per cent of homeowners either agreed (36%) or strongly agreed (37%). Renters and people living in staff accommodation were the second largest majority cohort who strongly agreed that more action was needed on housing. The numbers were representative of the survey demographics, however, the support across all groups was strong.

When respondents were surveyed on the proposed change to remove parking requirements for new development, notable splits existed between the homeowners who were in support (23% strong support) and those who were not (37% strongly opposed). A similar trend was evident among the renter and staff accommodation cohort. The survey results show that regardless of your type of residence, there was split support of parking requirements among all resident cohorts.

Respondent polling also revealed that there was a mix in support for the proposed change to increase allowable building size. Of the homeowners, 87 respondents were in support either completely or partially, the remaining 64 were opposed – partially (20) and completely (44). There was a much smaller pool of people who were not in support of the increase to building allowances from the renters’ cohort, as the majority did agree with the proposed.

For all questions related to demographics see [Appendix](#).

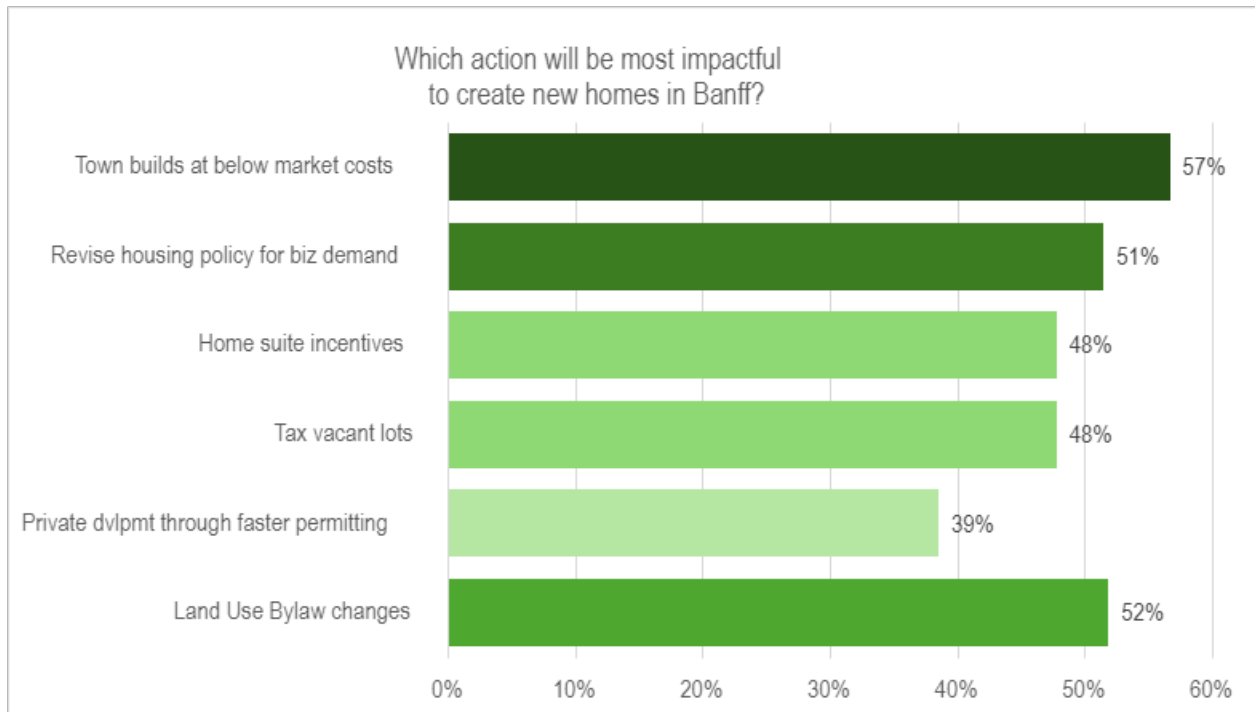
Survey Questions

Q: How much do you agree or disagree with the following statement:

The Town of Banff should take action to create more homes for residents.

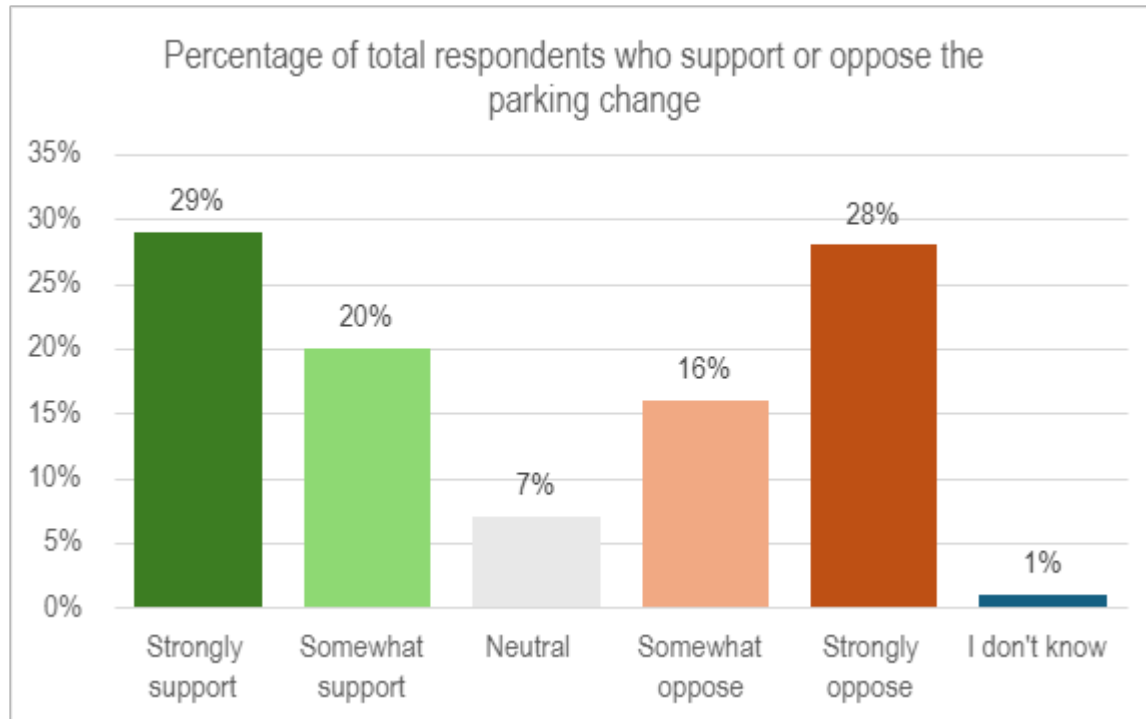
Strongly Agree	55%
Agree	28%
Neutral	6%
Disagree	4%
Strongly Disagree	7%
I don't know	0%

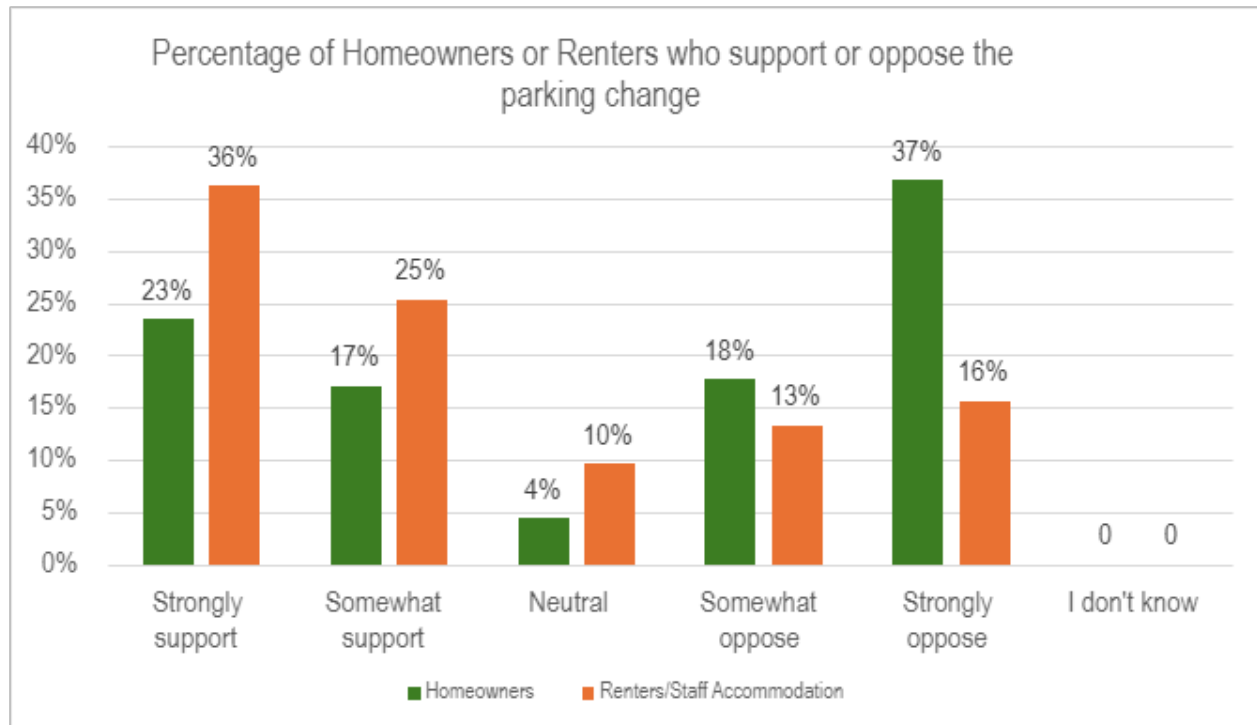
Q: In your opinion, which action will most impact the creation of new homes in Banff? Select all that apply.



Of the proposed actions listed, there was favorable voting among the options. Homeowners showed strong support across all options. Most supporters who owned their homes indicated that action could most likely be met by revising the housing policy to strengthen requirements for businesses to create housing. Renters and homeowners both felt strongly that the Town should build housing at or below market costs as a solution.

Q: Do you support or oppose the proposed change to remove the parking requirements for new homes?





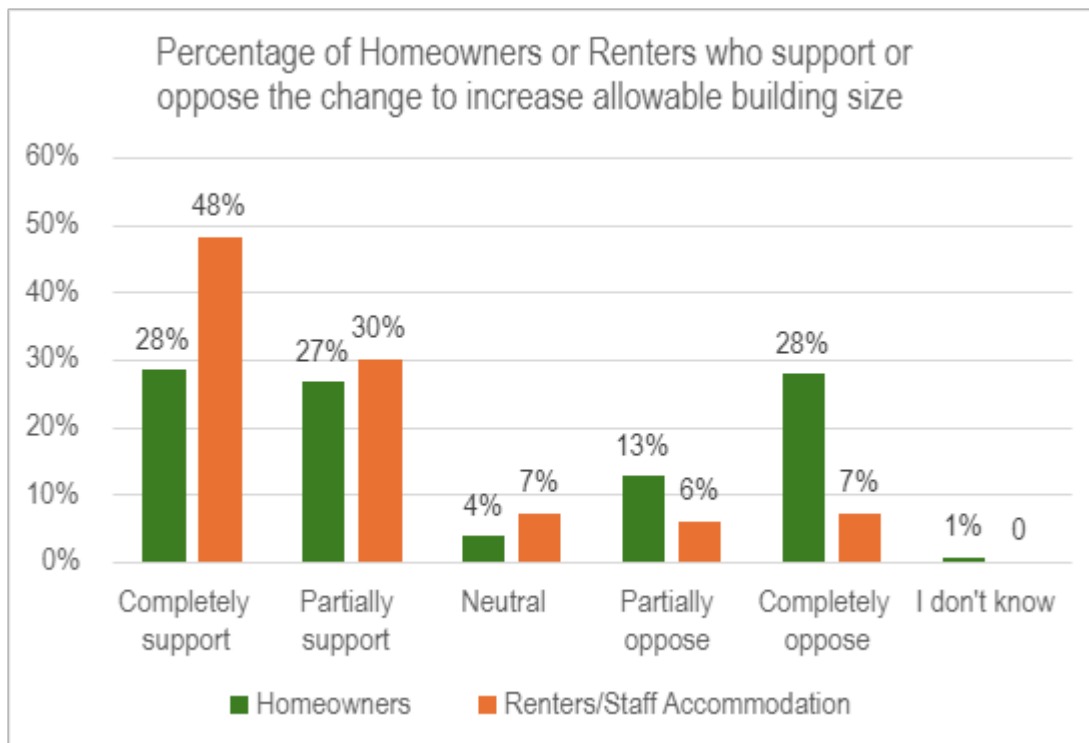
Q: Tell us if you have other thoughts, concerns or suggestions about the proposed changes to parking requirements?

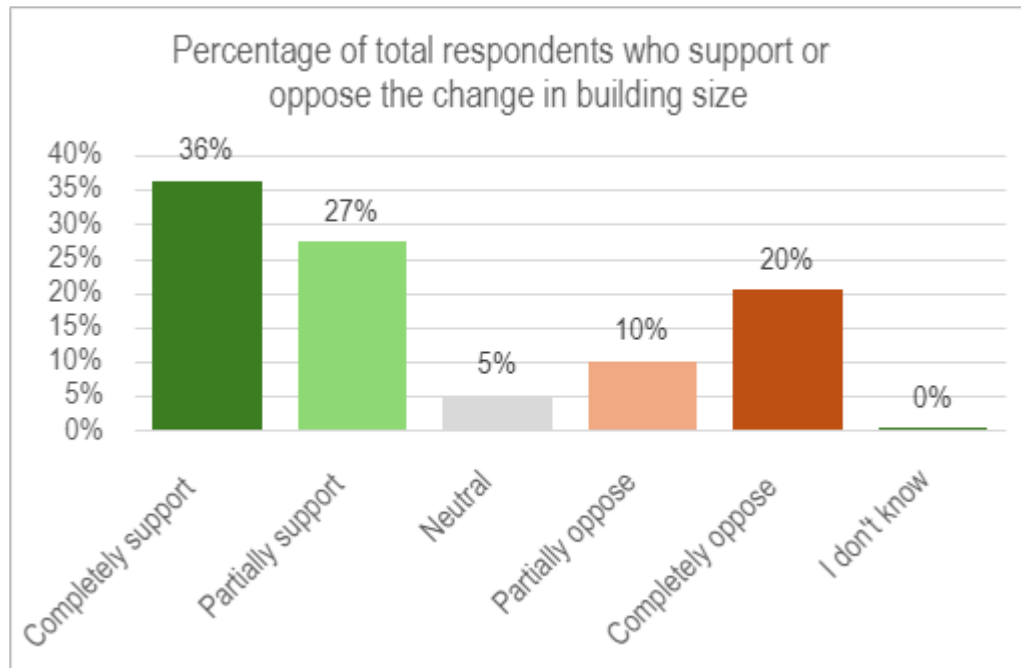
This open-ended question allowed respondents to share their candid responses on the proposed changes to the parking requirements. Of the 270 respondents, 158 provided their feedback. Not all responses were specific to the topic of parking. The most frequently mentioned comments were:

- Parking on the street is already limited
- The Town still needs to adequately address the current parking issues
- No parking requirements for builders will increase the issue with street parking and negatively impact residents
- Developers will not act responsibly with consideration to parking
- The Town should look more thoroughly at the solution to parking for residents
- Providing more housing should take priority over parking
- The Town should look to ways to increase resources to more sustainable options for transportation, possibly introduce ride share programs

Q: Do you support or oppose the proposed change to increase allowable building size for housing (please select one):

This question showed a divide in representation among the homeowner cohort. A split can be seen between those in favour and those who oppose. People who rent their dwellings were more supportive or partially supportive and less opposed to the allowable building size increase.



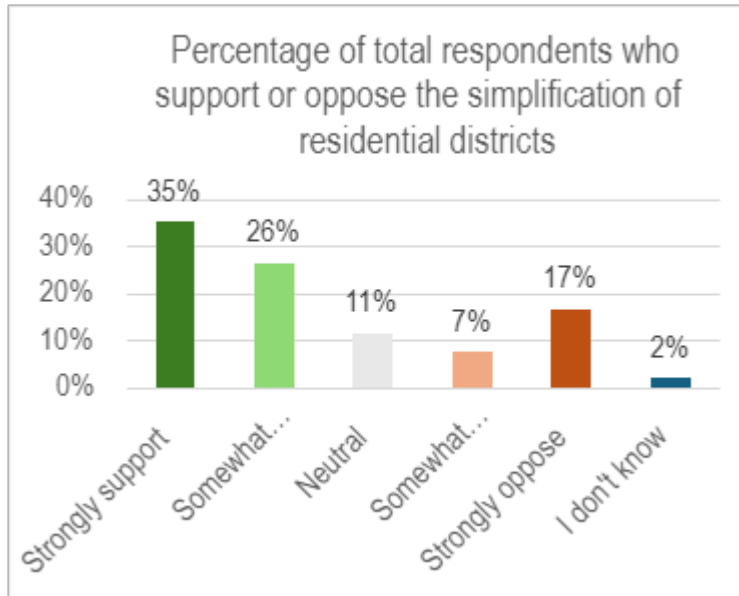


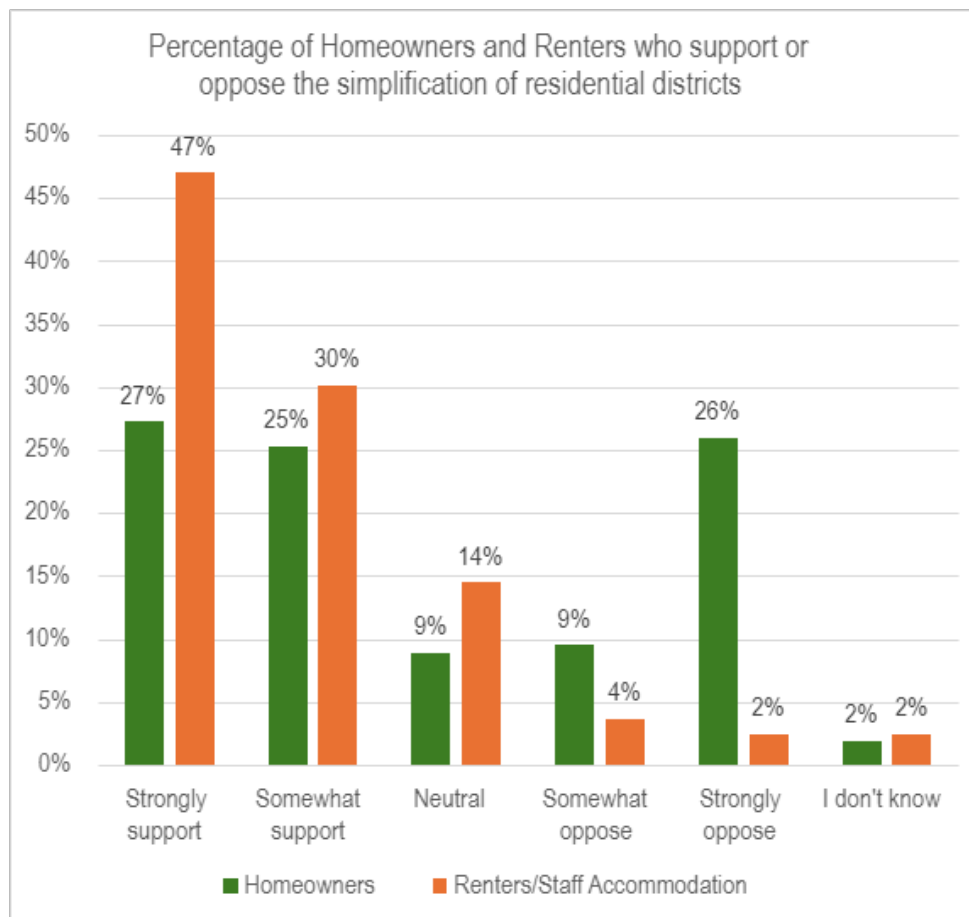
Q: Tell us your thoughts about the proposed changes to increase the residential building size allowed through development or redevelopment:

This open-ended question allowed respondents to share thoughts on the proposed changes to increase residential building sizes. A total of 122 respondents shared their feedback, the most frequently mentioned comments were:

- Increasing the building allowance will change the character of the small mountain town
- Higher buildings will obstruct the mountain views
- Not all neighbourhoods should allow high density
- Is it necessary to continue to allow population and commercial growth
- Higher buildings will create privacy issues for neighbouring single-family homes
- There would be environmental impacts with taller structures
- Taller buildings are an efficient use of land
- It would help to provide more housing as needed for the local workforce

Q. Do you support or oppose the proposed change to simplify the 23 residential districts into three main housing types (High-density, Medium-density, Low-density), each with specific housing types permitted, discretionary, or not permitted.





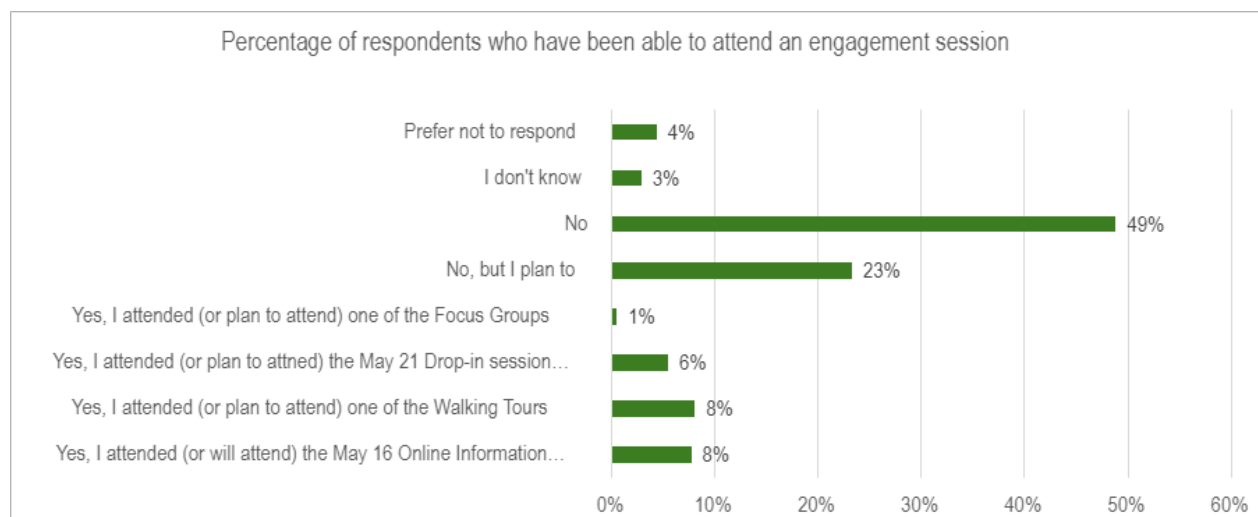
Q: Tell us your thoughts, concerns, or suggestions about the proposed changes to the housing types and your neighbourhood in the [linked map](#).

This open-ended question allowed respondents to explore the interactive map and see how the proposed changes to height, Floor-Area-Ratio, setbacks and simplified districts may appear in the existing neighbourhoods. Of the 270 survey participants, 78 people provided their feedback to this question. Below summarizes the most frequently heard responses:

- Adding greater density will negatively impact the neighbourhoods
- Different consideration should be made to districts that allow short-term staff accommodations and permanent residents
- Owners of houses in low density zoning purchased in those districts for a reason
- Increased density will increase issues with parking

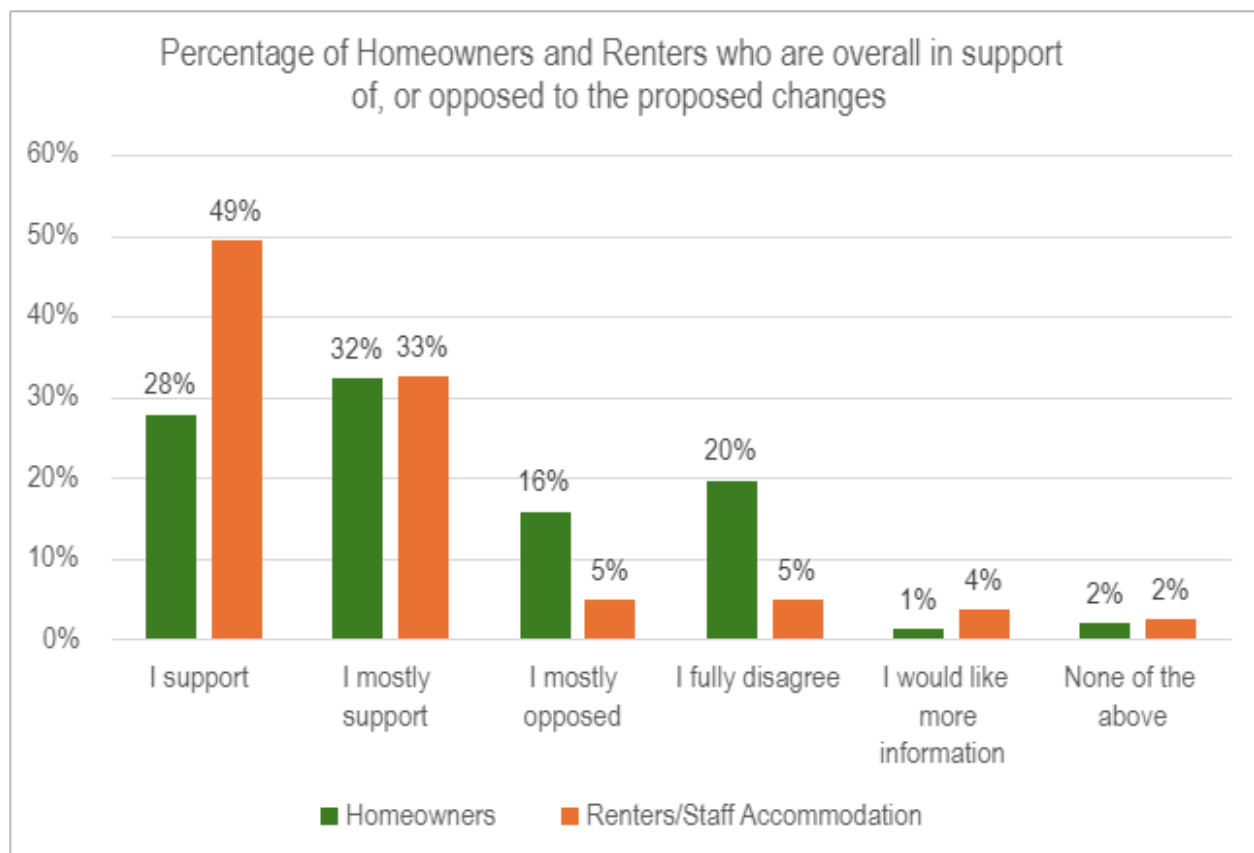
- The approach is over simplified
- Support for the approach but should include preservation of the town's character and appeal to long-term residents
- Increased density zoning is a logical use of limited land to help with the housing issue
- The proposed will help with the growing population without expanding the footprint

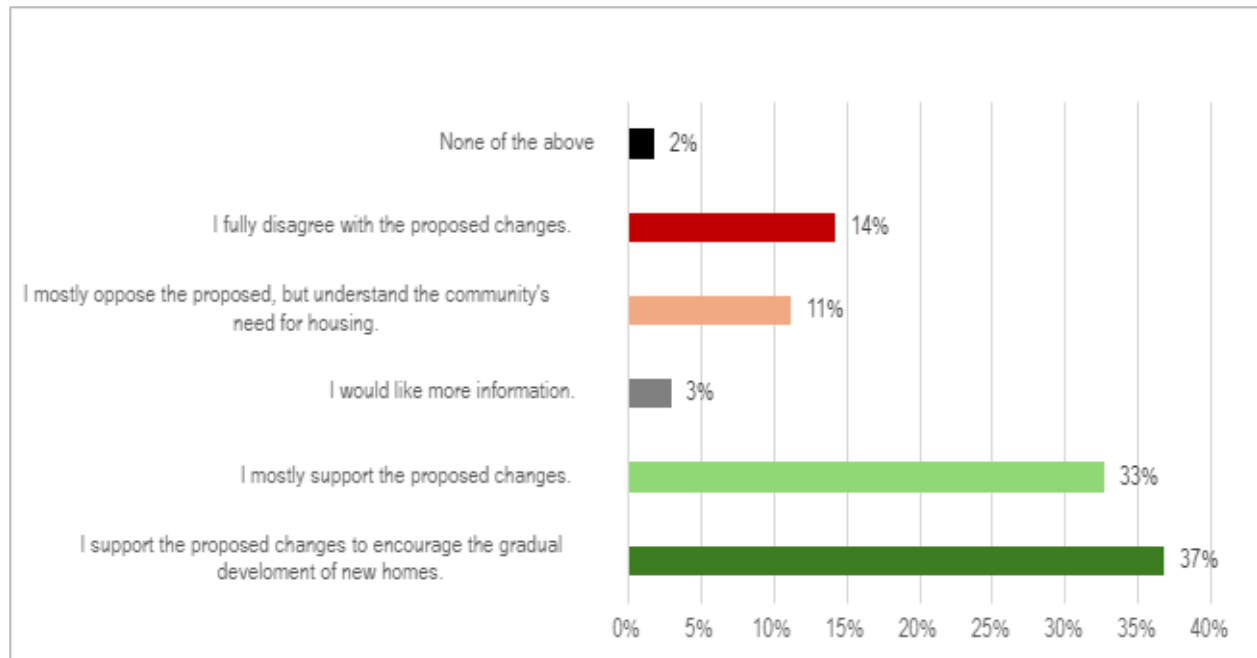
Q: Have you been able to attend an engagement session? Select all that apply.



Q: The proposed changes work to balance our community's need for housing while respecting its character. The changes proposed are some of the few mechanisms the Town has to encourage the development of new homes. Overall, please select the sentiment that matches your impression of the proposed changes:

The survey indicated that most of the homeowners supported or mostly supported the proposed changes and just over 10 per cent of homeowners fully disagreed with the changes. Those who rented were predominantly in support of the proposed changes for the community's growth.





5.0 IN-PERSON FEEDBACK

During the month of May, Banff community members were presented with various in-person engagement sessions. The sessions were created to connect with specific public groups and engage in meaningful discussions. Each session was facilitated by the Town of Banff planning staff and subject matter experts.

Drop-in Session and BBQ

A drop-in BBQ was held at the Banff Town Hall patio and Council Chamber on May 21, 2024. This session was created to engage with young adults and young families in Banff. The drop-in format included information boards that presented the proposed changes. The information boards were created to provide clarity on the proposed changes to parking, height increase and building allowances, building forms, setbacks, floor area ratio and simplification of the permitting districts. The boards were stationed by Town of Banff planning staff



who were on-hand to answer questions and facilitate discussion. Feedback boards were set up in complement to the information boards to invite comments or concerns about the proposed changes. “Dotmocracy” was a technique for people to vote by placing a dot beside support/oppose qualifiers for the main proposed changes. Some comments were added with sticky notes.

May 21, 2024
BBQ + Drop-in Session

Increase allowable building size for housing

We welcome your thoughts on the proposed changes to building size.

Do you support or oppose the proposed change to increase allowable building size for housing in the three district types (please vote with a dot in one column):

Strongly Support	Somewhat Support	Neutral	Somewhat Oppose	Strongly Oppose	I don't know

Sticky notes on the board:

- I think the... (partially obscured)
- Proposed change... (partially obscured)

The key highlights of the drop-in BBQ session included:

- A dotmocracy to determine housing needs. Of those who participated, most people rented their home and roughly a quarter of people own their home.
- A dotmocracy on parking revealed that 30 people strongly support the proposed change to remove the minimum parking requirements, 17 people somewhat support, 3 were neutral, 6 somewhat opposed, 14 strongly oppose, and 1 person was unsure.
- Few comments were captured on the topic of parking with mixed support.
- A dotmocracy exercise on the increase to allowable building size for three district types revealed that 39 people strongly supported, 22 somewhat support, 4 were neutral, 2.5 somewhat opposed, and 5 strongly opposed.
- There were two comments provided in response to the allowable building size for housing. The opinion was shared that the R1 and R2 zoning should stay, but they do favour higher density increases in high-density districts. Secondly, to allow secondary suites in Middle Springs was a concern as the renter population have a different lifestyle to those in this neighbourhood.
- In relation to the simplification of district's density, dotmocracy voting showed that 43 strongly supported, 19.5 were likely in favour of the change but would like to learn more, 7.5 were not likely to be in favour but were open to learn more and zero opposed. The half votes represent the two voters who placed their dot on the line between "likely in favour" and "likely not in favour", although interested to learn more which could potentially help to sway their support.

Focus Group for Business

A focus group session was held for Banff businesses on May 21, 2024, in a Banff Park Lodge meeting room. There were 24 representatives from local businesses who attended. The information boards used at the Drop-In BBQ session were placed around the room to assist with visual information learning. Each attendee was presented with a workbook that further illustrated the proposed changes. Attendees were taken through a guided conversation and were asked to provide their thoughts on the benefits and their concerns about the proposed changes. The sentiment of support and concerns were slightly mixed among the group. Fifty per cent of the attendees provided feedback, including:

- Concerns were made that street parking congestion would increase.
- Parking and commuting are not affordable for community workers.
- Parking should not take priority over the development of housing.
- Affordable housing options should be increased.
- The Town should explore proactive solutions, like car share options and increase transit resources.
- Participants agreed there were benefits to the change the building form and size, which could help with increasing density.

consistent among the groups, the same information boards were used and placed around the room and a visual presentation was delivered to attendees. Each attendee was presented with a workbook that further illustrated the proposed changes. Attendees were taken through a guided conversation and were asked to provide their thoughts on the benefits and their concerns about the proposed changes. Twenty per cent of the attendees provided feedback, including:

- Concerns over managing residential parking.
- General agreement on the proposed change to building form.
- Concerns that increased density would disrupt the “family” feel and would make fewer homes available to long-term residents. This could also result in a loss of social services/child services by increasing the population to house short-term residents.
- Revise incentives for homeowners to create suites on their properties.
- There are benefits to people’s safety in their living standards.

Info Session for Town Staff

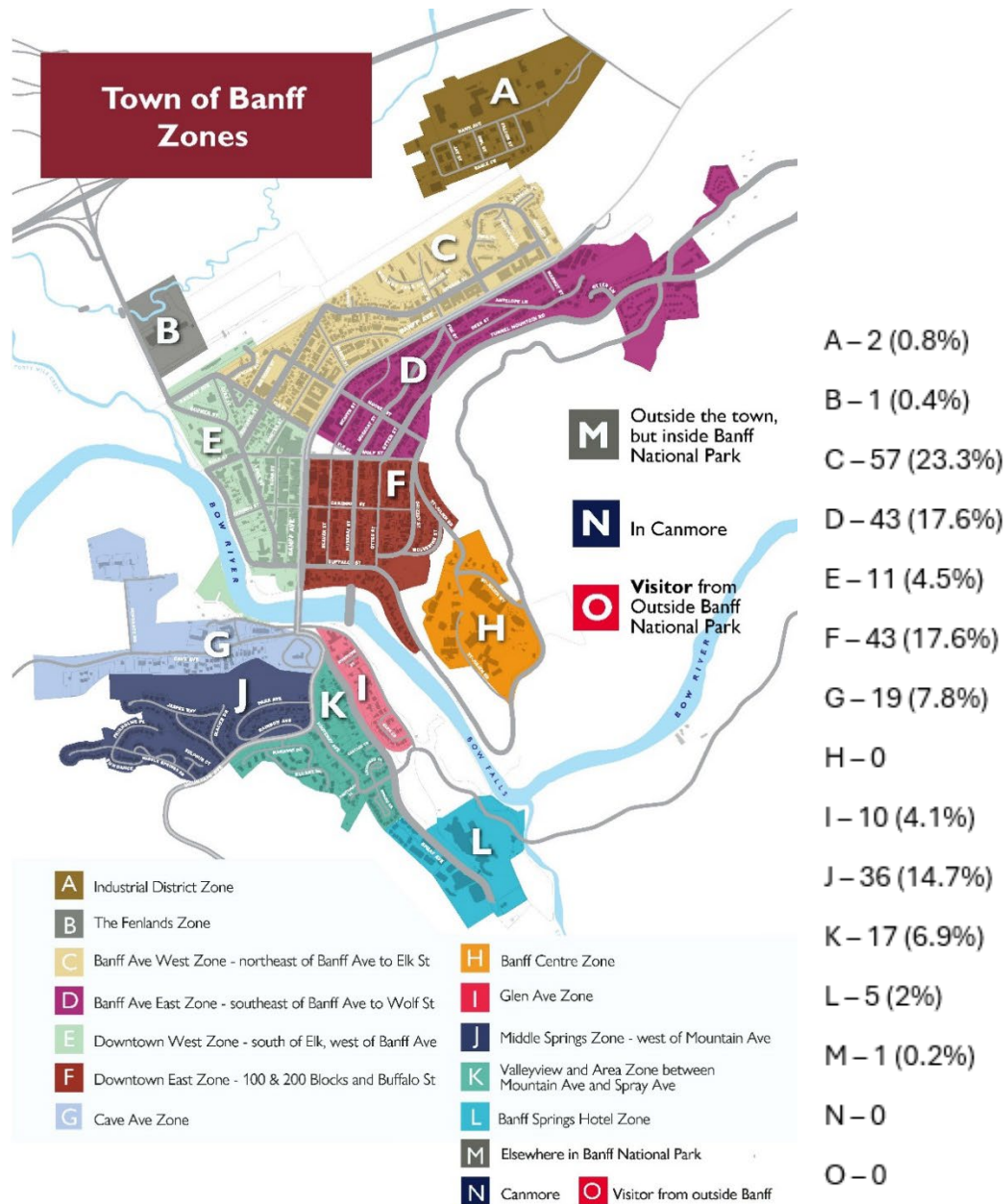
Town staff were invited to attend an information session held in the operations building lunchroom on May 22, 2024. There were 30 staff members who attended. The information session provided the staff with an opportunity to learn about the proposed changes and they were invited to share their thoughts and feedback. Each attendee was given a workbook and was guided through a similar discussion to the previous focus groups. Town staff were less participatory in providing feedback but were actively engaged in learning about the proposed changes to the Land Use Bylaw and other strategies such as demand management through changes to the Housing Policy.

5.1 ONLINE INFORMATION SESSION FEEDBACK

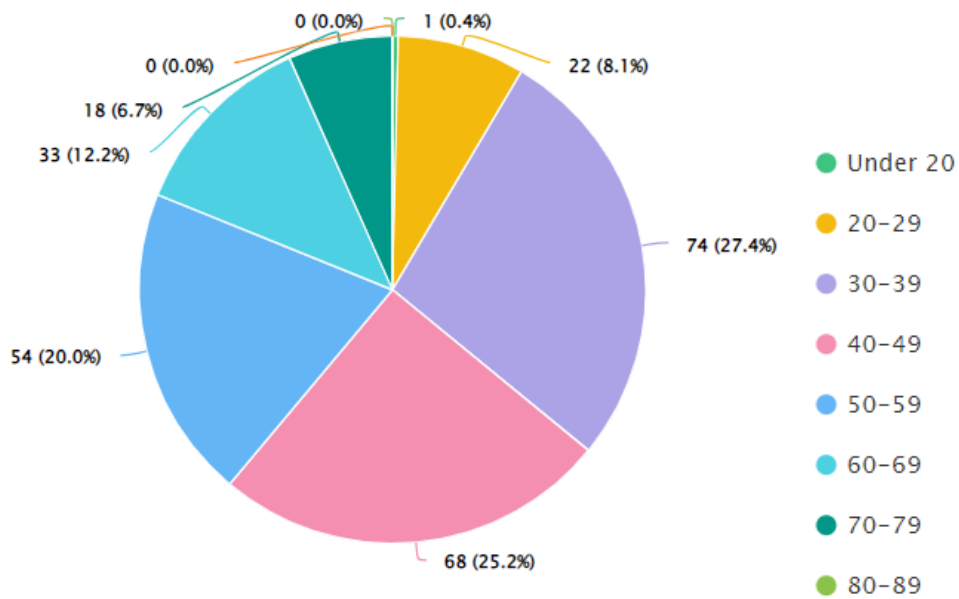
An online information session was hosted on May 16, 2024. The session was led by two senior Town planning staff who presented the proposed changes in depth. Thirty community members attended the information session. The presentation was followed by a robust discourse on multiple topics not limited to the proposed changes but included discussion around federal grants, historical planning decisions, equitable design considerations and more.

At the session's end, many attendees expressed their gratitude in the thoughtful and thorough discussion. The questions were captured and transcribed, which were then posted to the dedicated website. The transcription has been included in [Appendix D below](#).

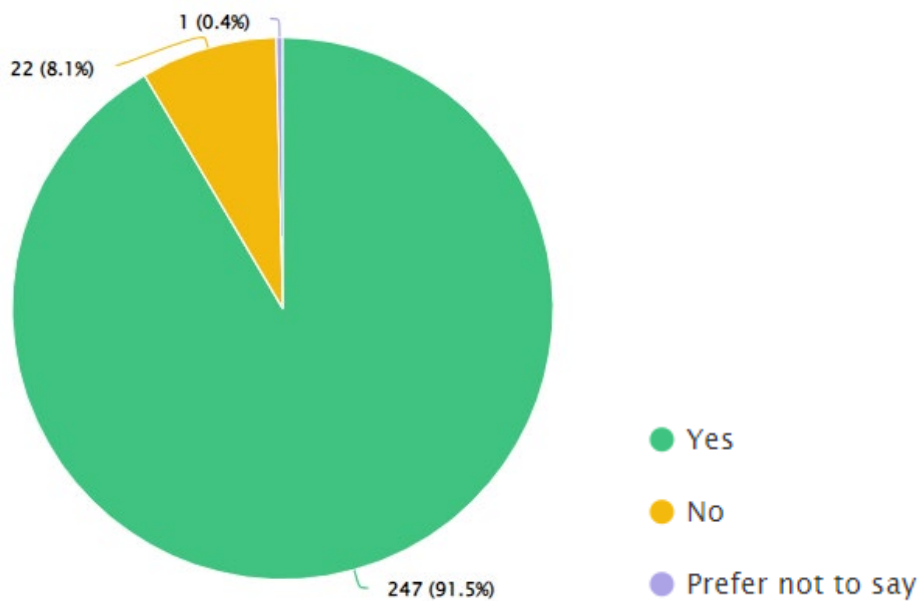
APPENDIX A – ONLINE SURVEY DEMOGRAPHICS



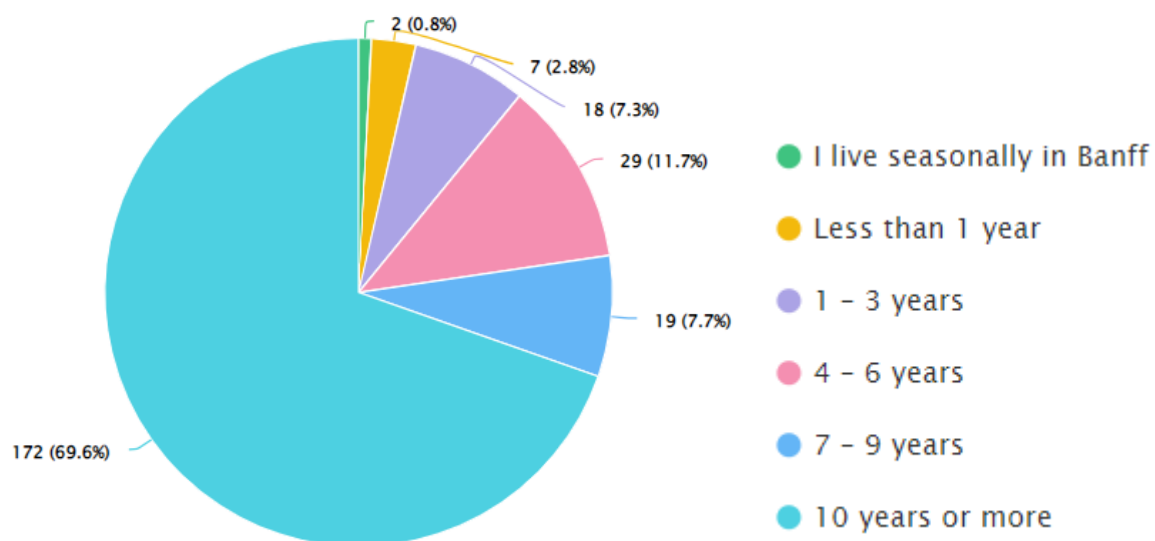
What is your Age Range?



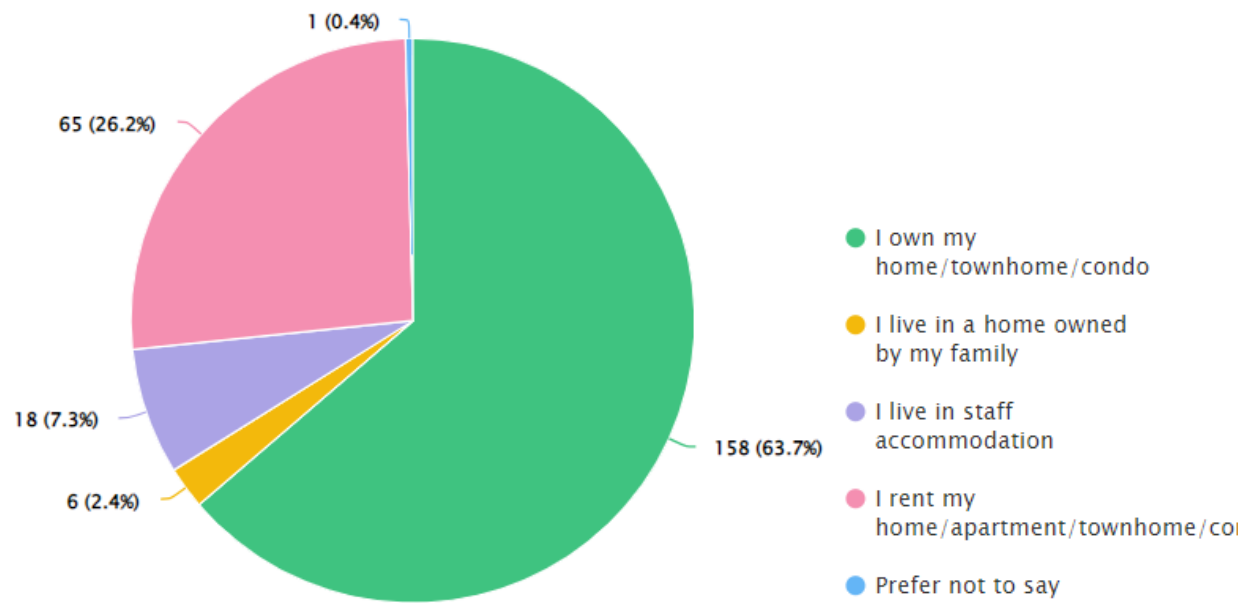
Do you currently live in the Town of Banff?



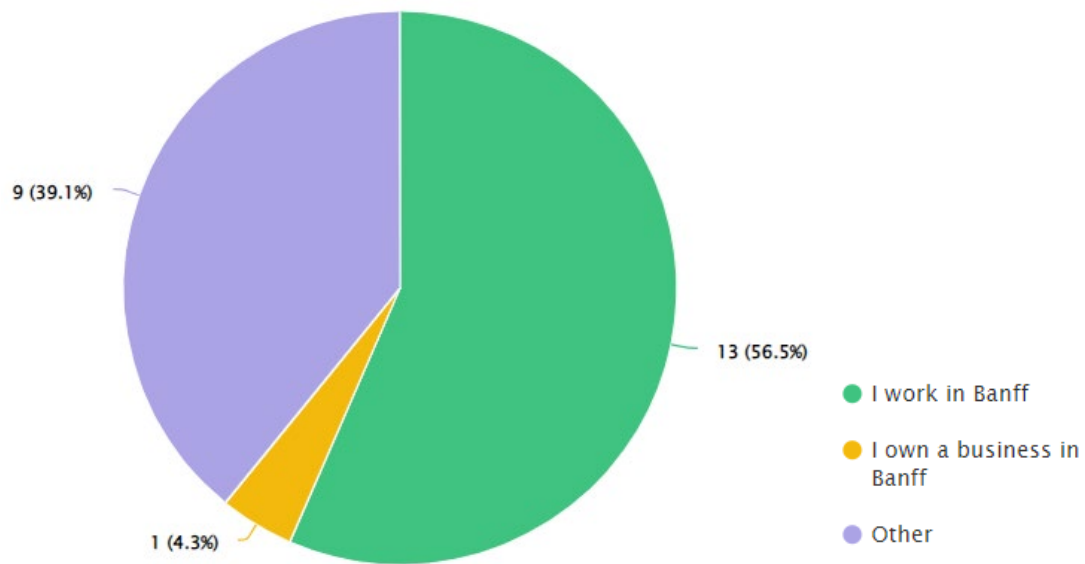
For residents, how long have you lived in Banff?



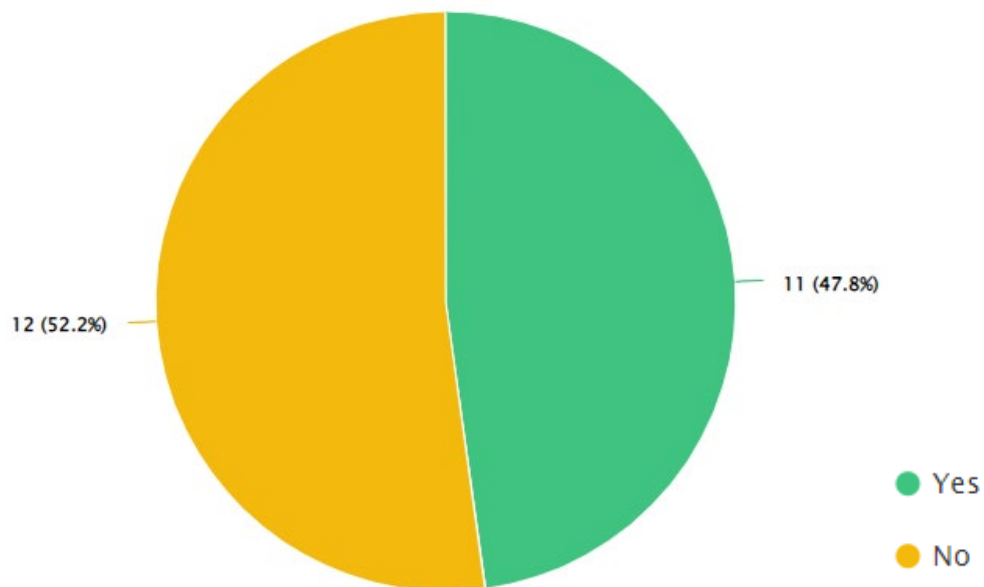
For Banff residents, tell us about your living situation:



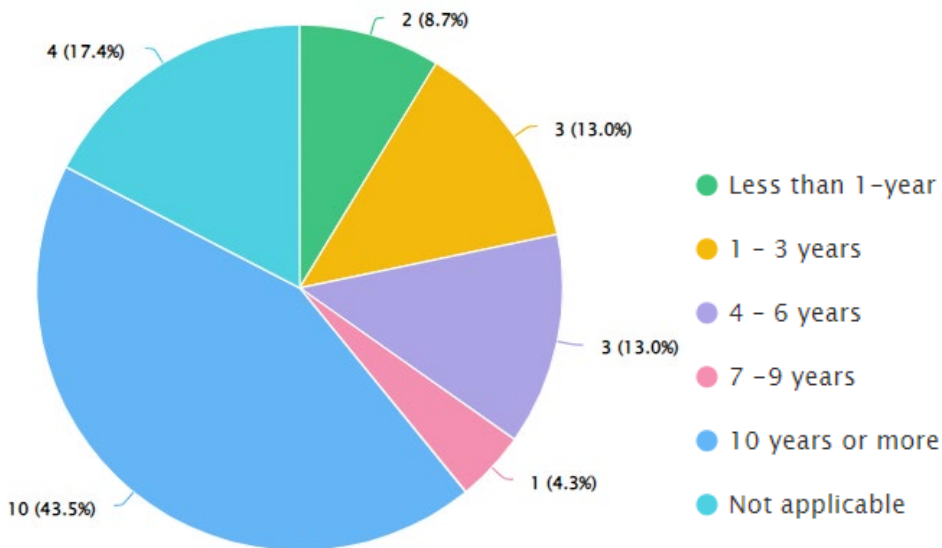
For non-residents of Banff – what is your connection to Banff?



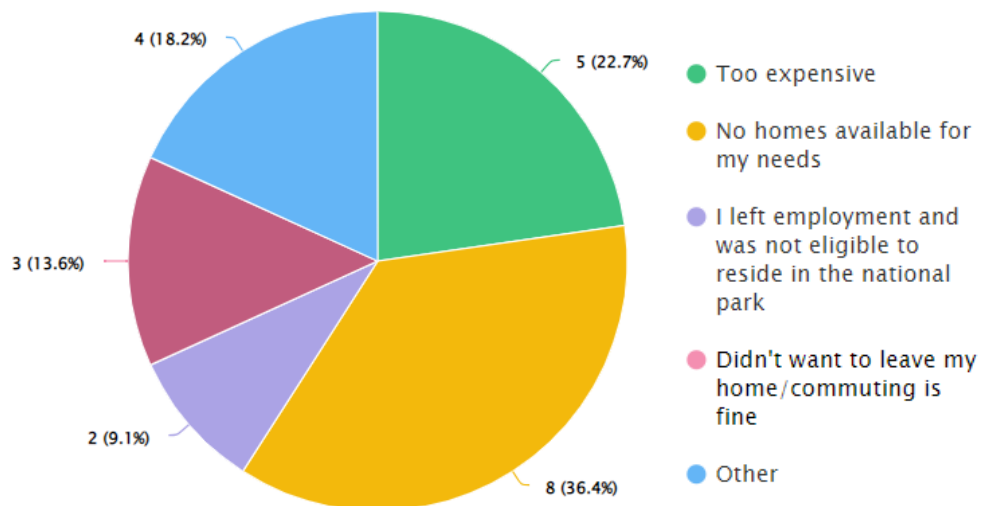
For non-residents of Banff – Have you previously lived in Banff?



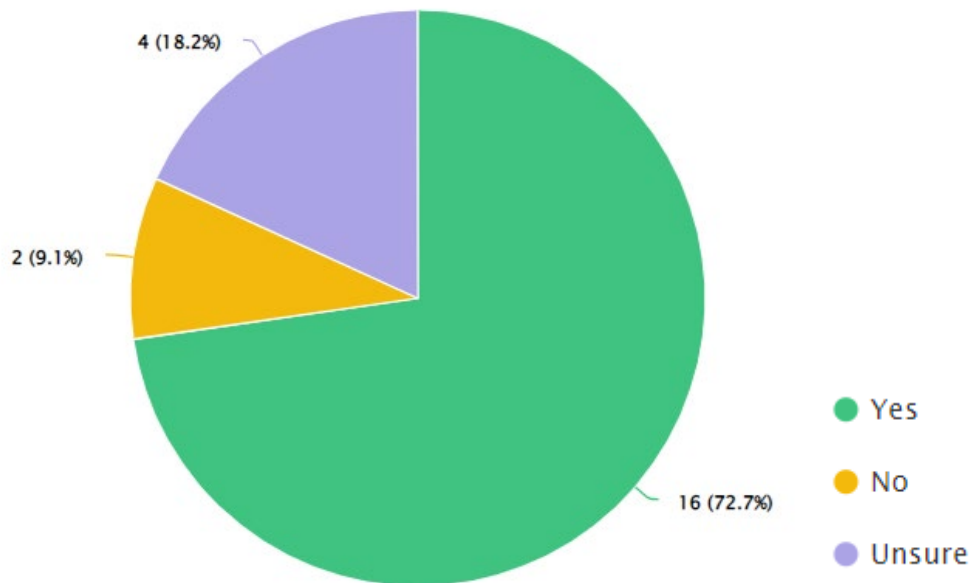
For non-residents of Banff – How long have you worked in Banff or owned a business in the Town of Banff?



For non-residents of Banff – why did you not move to Banff (or why did you leave Banff if you lived in Banff before)?



For non-residents of Banff – would you consider moving to Banff in the future if housing wasn't a challenge?



APPENDIX B – ONLINE SURVEY VERBATIM RESPONSES

An online survey was live from May 6 to May 26, 2024, on the Banff Viewpoints webpage. The online survey was advertised through walking-tours, sidewalk signage, postcards, advertising, subscribed newsletters and social media posts. In total, the survey received 270 responses. For more information, please see Section 2.2: Public Engagement Overview and Section 4.0: Online Survey Feedback.

Question 7: Please tell us your connection to Banff (8 responses)

Property owner
Our son lived and worked in Banff for 5 years before returning to University. During our sons' work experience in Banff, housing was exceedingly below health and safety standards, landlords were unscrupulous! Shameful for the town to allow!!!
boarbnin banff, work in banff, spend most of my time in banff, care deeply about banffs overall health
Family member works here
I love Banff and visit often.
canmore resident
I lived in Banff from sept 2020 to October 2023 and worked at Sunshine Village on Trail Crew
Lived in Banff for 10 years and own property in Banff

Question 11: Please tell us why you did not move to Banff (or why did you leave if you lived in Banff before?) (3 responses)

Our son left after 5 years due to poor living standards. Canada's premier National Park, where workers are living in abject poverty, surrounded by wealthy business owners more than willing to take advantage of them with poor working and living standards!
My work required me to live in Canmore.
I like the community in Canmore.

Question 17: Tell us if you have other thoughts, concerns or suggestions about the proposed changes to parking requirements (151 responses)

Combined with the proposed increases in height allowances, I believe that in the high density districts, there will be ample space for new projects to consider on site parking, without having to build costly underground parkades. The new proposed heights will allow developers to be creative with their design to still meet the requirements of their residents, without parking having to be mandated.
Residential streets are already full of cars that belong to folks who have units with no parking. Or the unit only has one parking stall and the household has three cars... I support removing the bylaw but the cars on the streets will get a little out of control.

The town's work with Roam, trails, paid parking, train station parking etc has helped to get cars off the roads. You guys should carry on doing what you doing
Need to continue to increase transit frequency and add actual bike lanes, and introduce a car share program to decrease the need to have a vehicle, otherwise the on-street parking will be full and will result in conflict.
Removal of minimum parking requirements will further exacerbate current parking issues and resident frustration. Residential parking is already an issue in Banff neighbourhoods and contributes to the overall, visitor & residential, parking problem. Parking should be a requirement for new and redevelopment. Allowing developers to ignore parking requirements is just transferring their expense to the Town and Banff tax payers. Removing the parking requirement, particularly for new development, is not a wise long term solution. If developers know they have to provide parking they will find a way to incorporate it into their plans. If they think the tax payer will cover the cost and issues, they will be happy to be rid of that expense.
Concerns on parking availability in town.
This will only benefit the developers. It will create parking chaos on the streets of Banff. Your vision of a car free society in the near future is seriously mis-guided.
It's a fantasy that people won't need parking. I have no issue with changing Parking to require only 1 unit of parking per home/apartment to help ease up. I do have an issue with removing the minimum parking requirements. While buses have been fantastic, we have an ongoing parking problem because we are hours from anywhere so people chose to drive. Try taking the bus here from Calgary with children, seniors. This town is blind to everyone who isn't 30 and doesn't ride a bike.
People still have vehicles. where would they park them. This would just create more problems
Need homes with storage for recreational equipment and other. Definitely don't need any more restaurants and hotels.
People do and will always have cars. There needs to be parking for them as there is none anywhere else.
While it may help to have less restrictive parking requirements, we know parking is an issue in Banff. If an owner is not required to provide parking, where will that person park? If they are registered with the residential parking permit, they have to move their car every three days. What if someone walks to work and doesn't drive all that often? It would be annoying to have to move your car so much.
Beds before cars.
The youth who come to work in your city, do so to explore the Rockies. They use a vehicle to do so. Remove their ability to park and you will reduce their attraction to your city.
What would be the incentive for anyone to build on site parking? Not asking for any parking would be a messy solution. Not providing parking must have a stiff penalty like \$100K per stall to it.
We just need to have the availability for residents. We're the ones taking care of the towns businesses.
This would mean that existing current parking lots or stalls could be used as space to build new housing. Where will all the cars go? There seems to be many projects iunderway by the Town that contradict each others purposes.
Urgent creative actions need to take place. Remove barriers to development and allow the market and demand for housing to dictate what type of housing is built. Prioritize homes over cars.

I have lived here for 10+ years and housing is my top concern. Finding reliable, safe, affordable housing is my top priority as I continue to live here. I want to call Banff home and contribute to this community but young adults have no housing options. This town only survives on staff housing, with out it, a large portion of the population would be unable to afford housing. Rather than worrying about parking spaces worry about residents forced to live in basements filled with bunk beds.
If you create a building then you must create parking for every unit
Based on where I live, I'm not sure what other streets look like. but down by the Marmott Crescent area where you want you build, we already don't have enough parking. On long weekends and busy summer weekends, we have people from the hotels down on our end of town parking on the streets, and in our culdesac because that is also not a "residential" parking area. If you add another apartment building or condominium WITHOUT proper parking it will be a disaster, it already is without additional housing. I am all for building more housing as we are in a crisis, trying to move out of my parent's home at 23 is looking next to impossible right now, which is sad. but these places NEED to have adequate parking.
there need to be appropriate parking for the number of units built on a site as people come with cars and they will still need a place to park them. There is a limit to how much street parking is available and no matter what people are not going to give up on their vehicles. There should be a limit on the number of commercial vehicles that are parked over night. As well a closer monitoring of vehicles abandoned or parked in a site for long periods
People who come to Banff here largely have vehicles. Using an example on our street, the Aurora house has at least 8 vehicles parked in front of their place, and that is a 'ski school' accommodation - they are only here November to May. By eliminating that requirement, you will see local vehicles taking up valuable parking spaces in public spaces because they have nowhere to park on their own property.
More housing for humans, less housing for cars.
I very strongly believe that reducing parking requirements with housing developments. Where will people park? If the proposed parking rules are implemented, I hope they are a miserable failure.
Stop increasing commercial square footage patios, hotels that increase the population
I understand people need house, but people also need space to park their vehicles. Where are they going to park their cars?
Residential streets will likely become clogged with vehicles
I'm fine with the idea of building more homes. I think overall this would be a positive impact to the community. With that said, the absurd hypocrisy of the situation needs to be addressed. Every day we wake up to messages from various levels of government (including municipal) and various private and public groups harping about climate change and over crowding. We constantly having this conversation about how we're destroying our natural environment and devastating wildlife habitat. Is this true? Maybe, maybe not. But again, how can the town of Banff support those messages, and then turn about and talk about cramming thousands of more people into the municipal area? If you want a message to be taken seriously, you have to pick one and govern based on it. If rhe town believes in the "climate crisis" then adding more people to banff is completely contradictory to this idea. Likewise, if the goal is to create affordability and more living space for people, then stop trying to pretend

that having paper and closing shop doors is making a difference. Again, I think that overall it's a good idea to build more homes, but if the town continues with its environmental policy politics, there's no way these proposals should be given any attention at all, because we need to put the bears first, of course.
I think this could be a positive change, however, I worry that if people who have these homes own vehicles, the on-street parking will become horribly congested as it already is, especially in places like Middle Springs. If someone was to continually park in the space in front of my house because they didn't provide parking at their own home, that would be super frustrating for me and I know for others as well. How will you be able to make sure that won't occur? It isn't like we own the street space.
These changes provide the economic model desperately required and will surely foster private development, which is a very good thing. Simultaneously, these changes will prove catastrophic for Banff's built heritage as most of these properties are development targets and as of today do not have a satisfactory or compelling protection model.
Parking on streets is a good use of space however storing a vehicle that is not used (such as in front of my house where a single vehicle may sit for a week or three) should be better controlled.
With removal of parking requirements I'd like to see stronger leadership in the development of active transportation facilities, pedestrianized streets etc within town to make it easier and more desirable to not have a car or use cars less. This may require giving up road space that is currently allocated to traffic.
ToB already has issue with the parking situation, thus the creation of the parking permit system. Removing the parking requirements will therefore be counter productive.
If you have to keep the parking requirement in some form due to consensus, it should be amended to remove the parking requirements for purpose built staff housing.
Higher density all around town would be helpful
I believe some on-site vehicle parking is required for new developments but perhaps the requirement can be reduced to better suit each new build.
I believe left cars is the way of the future. However, wont removing parking requirements just reduce parking everywhere else in town? May be a softer more effective initiative, or an initiative to pair with the removal of parking requirements, could be requiring that the resident of units that do not have parking cannot have a car or cannot receive a resident parking permit? maybe also requiring that any and all leases signed for Banff follow an outline that the Town of Banff provides, and such outline could include a mandatory clause to which the sign he agrees to not have a car? That way renters won't be duped into living somewhere without parking if they have a car?
If parking is decided not to be built for a development, how would any overflow parking onto resident streets be managed? It is conceivable that several developments could occur without parking in an area and the street parking capacity be reached. Would future developments be penalized by having to add parking or would total car parking capacity simply become more constrained for everyone? I am not sure there are answers to these questions but I think having questions implies that the management of potential outcomes is unclear.
Many families, roommates have more than 1 vehicle wich will cause more street parking

The parkade by nestors should be moved to free again, and made available only to residents or to people working in Banff with pass. Business paid for this.
I feel in future cars will be limited in Banff and more reliance on mode of public transit such as busses. There will be no need to have a vehicle in town as many residents are short term less than 2 years and do not own a vehicle.
Parking can be built underground which does not affect / impact new buildings & number of units. We already have parking problem in this town, we need to ensure we have sufficient parking stalls for all residents. If Town is eliminating ALL tourist cars to come in / park in town, this proposal could work. Though we have Residencial parking zone, we still have parking problem in residential areas.
Issue: Building more units without parking will add to the already worsening problem of lack of parking. Need a parking solution in addition to housing plan. Question: Why is the town short 700-1000 homes, when the size of the town, including businesses, has essentially remained the same? Is it perhaps that the real problem is that there has been an increase in non-working but residing residents in Banff, those that meet eligibility for an exception, namely having worked for the minimum number of years to live in Banff, without the enduring requirement to work, and as a result, have decreased the available housing space for working residents? Perhaps changes to this rule should be considered and added to the solution discussion?
Wolf Street development removes parking in an area where parking is already in short supply due to nearby hotels allowed to build without suitable parking.
I think it would in theory be a good idea but impractical as banff residents should also be able to travel with the use of a car out of town into the city, etc. I still need my car to drive to the city and attend doctors appointments, drive for work things, etc
Town take over parking lot of cascade mall. In peak summer the 3 level of parking is not fully utilized . Allow parking in one lane on banff avenue ,instead of patios (one lane fire lane) . You decison only helps busniess not residents .
Parking i essential in the downtown area .Visitors alley use up residential parking during the summer month.We need to have that addressed before allowing changes .
If this is done then it is important to ensure all residents, especially shorter term residents, do not need cars and have mobility through sufficient affordable public transportation within Banff, to Canmore, to Calgary, to Lake Louise, etc.
Large apartments (8 units or more) should still have minimum parking requirements if these are allowed in more districts.
I feel that there would be a challenge to park in the streets too..
Would like to see some requirement, but not as much as currently is in place
Parking on Banff streets is already a problem. We live in an area that assessed the parking at over 86% capacity. We have seen spill over from the residential parking permits, now parking in our area. And spill over from nearby hotels that do not have enough parking. Cars are often parked in front of fire hydrants and stop signs. Much of the problem is in the evening when bylaw does not work, so it is not enforced. It is becoming a safety concern, where it would be difficult for an emergency vehicle to get down our street. In the winter it makes it very difficult to plow the streets. More and more cars in Banff on residential streets is beginning to take away the look and feel of Banff as a small town.

Any and all focus on having less vehicles in town is good. That would include housing that does not include parking. Continued promotion and expansion of transit for locals is key to this.
Parking for residents is already an issue in Banff. If your residence does not have it's own parking, street parking is required, which is extremely difficult at the moment, also.
Parking in a privilege and not a right. If we want density and a modal shift, something has to give.
I know the Town has a waiting list to sign up to wait for housing & it would be awesome if they would build & control more homes. Some people like myself are stuck in staff housing in jobs they are overqualified for because there's a requirement to have your own housing to work in management positions. Canadian citizens and others who have obtained citizenship already who are working professionals & need housing for their jobs to contribute to the local community should be helped more so than seasonal staff coming here to party. Those are the people who should be in staff housing but many of them can find rooms to live in ahead of people like myself who need it for their careers.
what if the plan doesn't work? how would you add parking? how many empty parking spaces are there now at our current development and density?
Parking is already limited. Parking by the hospital is extremely limited. It doesn't make sense to remove parking so close to a care facility. I use this parking for hospital appointments, visits, and ER visits.
There are many tear down properties that are suitable for new housing with parking. Turn it over to private developers not tax payers. We are not full yet.
Parking is not a necessity in a small town. Especially for people who work here. There could be incentives and faster permits for residents to park their car in centralized parking lots.
so many residents are already parking on the road due to limited parking stalls
Having additional housing is great, but parking is already an issue in town. So having additional housing without being able to provide parking is going to create additional problems.
Until more reliable transit is available between Banff and Calgary, any long-term residents will continue to require personal vehicles. While I support removing the parking requirements on private property, I believe the Town must strengthen the "resident only" parking program to ensure there is available street parking for residents - including expanding the areas designed as "resident only" as we see tourists parking in these non-designated areas as more and more areas around downtown become paid parking.
park where you live, not in front of my house
I don't like seeing parked cars lining streets and don't want our streets to become parking lots even the number of cars parked on the streets now is unpleasant however if this is the main limiting factor then so be it
We support some revision to parking requirements; however, we believe it is unrealistic to think that people are not going to have a vehicle. It will just push people to park on the street and we will have a "London" or "New York" situation where residents circle the blocks to find parking near their homes, pushing parking further and further out; especially since many homes are inhabited by multiple, unrelated, people who have their own vehicles. Should some reduced parking requirements be included? I know we hope that the developers will include some parking . . . but will they really? And how will this be monitored going into the future? If we see a sudden increase in demand for parking on the street (by residents), how will a resulting problem be resolved?

Is there a way to further encourage people to have fewer vehicles? e.g. one free parking permit for restricted areas, but payment required for additional vehicles?
Do not understand the logic here. Sound like a train wreck. Next people will be demanding more parkades.
I doubt developers will "do the right thing" and build parking
Remove parking requirements. People before cars
While many people are not using vehicles to commute on a daily basis, the cars still exist. If stalls aren't created streets surrounding developments become parking lots.
Removing the parking requirement for current single/double unit homes makes sense but I think four-plexes or buildings with even more units need to provide on-site parking for their residents.
I am nervous about not having adequate parking for multiplex and apartments. I would prefer this proceeds slowly and with caution.
After all the hours and years creating these bylaws you are going to throw it all out just to use provincial money which you assume is free money. There is already too much density.
Based on the comments at meeting, it is obvious that the objective is to reduce construction costs for major employers in Banff to construct staff warehousing in areas close to town centre. I can agree with modifications to building codes but totally disagree with the parking initiatives. It becomes obvious there is little or no realistic impact deriving from window dressing secondary inducements or subsidies. Based upon the failure of these projects in other municipalities, it is not realistic to expect bon-a-fide developers to move forward. As mentioned earlier, those having captive staff can enforce profitability when building non-conventional properties. I do not believe it is unreasonable to state that the Town is informally suggesting street parking to offset limited or no building parking. Based upon a projected .6 parking ratio per unit, this converts to 420 - 600 additional vehicles parking on the street and with almost complete assurance that most will be in the town centre districts. As was explained during the meetings, when saturation occurs, the town will revert to social engineering to correct their errors. That the anticipated errors will occur is already identified by the conceptual planning to use Parks and Town laws to modify regulations and people as required. By these actions, the Town has already identified housing a priority A and is prepared to sacrifice parking (supposed to be a key Banff focus) and green objectives such as EV access (would expect to be part of the progressive agenda). The contrary objectives are glaring and there appears to be no intent to justify. I am concerned some of these actions display a slanted bias for the benefit of the business community at the expense of existing Town residents. Further, has there has been any formal or informal position that the Town will overlook the street parking saturation issue? In conclusion, I support the concept of changing code to promote building efficiency. Underground parking is not a substantial building efficiency issue but a clear cost issue. In this case, there is it substantial reason to believe providing Town street parking is a substitution and subsidy. I am concerned that it will create divisions in Banff, whereby those in of close to Town centre will incur the brunt of the negative issues whereas the more suburban districts will not be immediately impacted. The induced divisions between the business community and resident community is already evident in other issue(s). I do not think it is any best interests to continue fostering division.
I think it is important that parking is required as parking is at a premium in tiwn

My only concern, and I make the assumption, should developer's not provide adequate parking for their developments, the town could act quickly in implementing RPP on those residential streets in the event it is deemed necessary?
People use cars they have them, this isn't changing anytime soon. This is such a short sighted idea. The cars will just cram up the streets. It will only work if you remove visitor vehicles from the road.
I would agree with relaxing parking requirements for an additional suite, that would house 1-2 people. I think this unacceptable for a multi-dwelling new build (e.g., condo, townhouse, apartment).
There is not enough street parking to support the proposed changes.
It would make sense to coordinate with efforts to bring visitors by train/bus and plan for the removal of parking spaces. The large parking lots on Beaver St could be used for more business space or housing.
For long-term residents who are looking to buy an apartment, knowing that there would be no requirements for new developments to include parking is a major issue. Considering our climate and the nature of our town, off-street parking is a necessity; either for access to an outlet for a blockheater or underground parking to protect vehicles from the elements and reduce parking pressure in town.
This will hurt long-term residents who have vehicles. We need parking! What are we supposed to do in winter when it's -30 out and we have to park on the street? Where do we plug in our block heaters? This rule should only apply to housing where there are short-term residents living (those on working holiday visas here for a year or less), as they are unlikely to have their own vehicles.
Banff has a congestion and parking crisis. Some people suggest that seasonal workers won't have cars, but I think we all know that's not true. If we allow properties to be built without parking, then those people will simply park in the free parking and we will have more parking and congestion problems. Parking should be mandated as part of building new Properties
Lack of available and affordable parking for commuters - our workforce is a key component to retain accessibility as they make our destination run
Removal of parking for residents who require vehicles would force residents to only stay within the Bow Valley. If they move out the Bow Valley with cars, they will be competing with other residents for space as well as tourists who park on residential streets without a permit to do so. Residents who previously had a car but no place to park other than the street, will now have to also compete with new residents. Where does the space come from?
Will there be enough on-street parking to accommodate people if properties don't build parking on-site? I understand that building parking could be expensive but also housing without parking creates more residential parking issues in some residential areas where there's a lot of residents with vehicles or multiple vehicles
Removal of subdivision fees will encourage building of units for sale which is important. People who own their houses stay longer.
Roam Transit and other alternative transportation is available. If there is no parking for people, they will be limited on places they can travel to unless car share etc.. is brought to town.
Eventually this might bite us. Having disincentives for those with multiple vehicles might be one way to tackle this.
People who initially come to town do not have a vehicle however the longer they stay they likely get a vehicle. Consider luring a ride share company in town so residents don't need a vehicle

Parking should still be allocated for residents. Expand the resident parking zone so only residents can park in town for free
Do something about the affordability of low income housing. Even as someone who is renting from the YWCA, T'inu seems impossible to afford on a single job salary much less two job salary if you have factor in groceries, bills, etc.
We already have parking issues. By putting more resident vehicle onto the streets only worsens the situation.
There are several areas of Banff which are underrepresented by Roam Transit (Banff Centre/Tunnel Mountain) for example. If residential parking is reduced, the need for thorough public transit access will become more important.
The Town has removed too much parking already, removing more will only make it worse for everyone who has a vehicle and there are many. Stop building and don't allow any more hotels! We don't need more businesses as that is why we are short of housing! Keep what we have and SLOWLY explore how to do more with what we already have and for gods sake stop eliminating parking. We can't afford to lose anymore!!!!!!!!!!!!!!
There is not enough parking in the first place. Maybe if we stopped adding more restaurants we wouldn't need to keep bringing in more employees
The truth is that people who live in Banff are going to want a car, especially long term residents, you can't get rid of parking all together so need to look into other solutions.
Cap business development, grow. There is a parking shortage, where do you think all the additional residents would be parking? Parking in all TOB is very limited and it will put even more pressure on the traffic situation.
unfortunately we are still a society relying on cars. Even if many seasonal staff don't come with a vehicle, it will increase parking demand, as they acquire one while in town, or have visitors come with cars etc. Our neighbourhood was not created with a lot of car spaces and it looks like a giant parking lot in the evenings (in part because of all the suite renters). I suggest the Town built a parking structure instead of wasting land for giant parking lots, and offer some of those spaces to residents if needed.
Where do you expect the people to park in this town? I think you are creating a different crisis. You already have a parking issue in town
Make sure there's parking infrastructure. I know you don't wanna do it. Just do it. It's the right thing.
In level of importance, houses for people is more important than parking for cars
There are too many vehicles for available parking. You must find ways to reduce vehicles. If you're going to reduce on site parking, why no cap on vehicles allowed into town? There are many places around the world that do this effectively. This would actually result in a greater user experience and as a result more demand.
I am not sure what the minimum parking is right now. I think for larger builds - 4 plex or more - some parking should be provided. 25% should have parking available
If the development is selling units then I believe they would be built with parking .If development is for rental then I would think parking would be minimal
There should be some parking guidelines for new builds - not leaving it to developers

There is limited on street parking, if you decrease the on-site residential parking requirements it will only exacerbate the already terrible parking problem the town has.
Pets have a proven positive impact on mental health (which is already low in Alberta) yet pet friendly housing is nearly impossible to find in Banff
New businesses eg massive hotels that build along Banff avenue should HAVE to build/provide their own staff accom. How do you expect to have workers if you have no homes.
How will you control the additional number of cars that park on the street? I anticipate builders foregoing all parking to maximize their ROI. So where will people park?
There needs to be parking as lack of parking is already an issue now
Keep in place the residential parking only zones and increase the amount of signage so visitors know not to park there
I don't think the town should increase housing. I think we need to maintain, if not decrease growth. This is a national park and should not be developed more than necessary. Less growth is ok too and we should actually reduce the number of visitors/residents instead.
Town should look into building more parkades or changing bylaw to allow parkade building by private property owners.
There is already limited parking on the streets for residents to limit it even further will cause havoc ...it isn't a good assumption to think most will just nit have vehicles and there less parking should be needed for new housing developments....parking, space, greenery and generally the feeling on the old Banff has a right to continue even during these modern times - if people dont like it they should move elsewhere - living here should be about more than money and generating more jobs to serve the tourist - instead limit the tourists, make it a more premium experience and have the tourists park elsewhere outside of town - this idea of trying to shift everything around to accommodate more development housing or commercial is incredibly saddening actually...keeping this place as intact as possible should be the aim.
With concerns of wildfire. How does this increased density impact the ability to evacuate quickly this new increased volume when the current study only allows for 1 vehicle for household to be considered:
Residential parking space is already an issue... so to remove parking from new housing is not a viable option...yes, there is transit and one can walk or bike...but everything that one needs is not accessible by these means....unless you have a friend who has a car. Getting groceries. Going to Bow Lake. It is so unfortunate that previous town planners had no foresight when they built so many large units under the Banff Housing Corporation....If some serious planning had taken place we would have more than double the housing units than what we have now!
Underground parking in newly built condos/apartments to use space otherwise left unused. Parking is already hard as is without a parking space and this will add to more cars not having places, and thus people being stuck in Banff if they want to travel around
less on site parking means more cars will overflow to the neaby street. People still wants to own cars.
The town should prioritize housing over parking for residents. The parking fees for tourists should increase.
The need to not only expand but increase the 3 floor limit to higher seems logical

I already struggle to find parking on my street and when I have to move my car for street sweeping or snow removal there is nowhere to park nearby. Removing the parking conditions is fine as long as other changes follow such as the resident parking zones being extended to more streets. Underground parking for new builds would be best.
A separate parking lot will be good options if there isn't any space available at the respective home or apartment.
We don't live in an imaginary world where cars don't exist- stop forcing habits onto residents by making life uncomfortable.
Stop growth, put a cap on visitation and tourism and we will need less staff for the town and less vehicles.
Visitors should only use the bus and not allowed to drive around town proper to reduce congestion and avoid locals being harassed by outsiders who park anywhere in town
Removal of residential parking will mean overflow/spillage onto the surrounding streets which is already currently difficult to find parking on. This will cause difficulties not only in the summer, but also in the winter. Starting your car in the depth of the winter on the road without being able to plug in your vehicle is not a reasonable option for car owners. This not only impacts residents but creates rippling problems for visitors of the dwellings and also tourists.
No doubt that eliminating parking requirements can help to stimulate development of purpose built housing, most likely by business for staff accommodation. Well I do believe there is a very legitimate need for this I also do worry about potential effects it could have on the real estate market. Is it possible that with a change in parking requirements real estate prices are further driven up by the perceived value? For example, what happens to the value of a lot that is currently occupied by a single family home that could potentially now be slated for redevelopment for higher density? Does this potentially drive the price up and make the purchase of real estate even more unattainable for middle income people or family's in this town. The current reality of this town is that unless you are here as a short term transient worker you probably do require parking in some capacity. Just want to make sure that proposed changes are in the interest of the people that live and work here as well as the businesses that operate here, not one or the other. I think it is important to remember that this town does need its long term citizens as well as short term workers and visitors, it wouldn't be the same if one of those segments was left out.
Stop licensing B&B and the like when the town has a housing crisis. Do don't build larger lots/buildings etc when B&Bs in town could provide additional housing for residents. For a small town in a national park all B&B licenses should be banned. Treat the Park with respect. We are not a city. We do not have room to expand. We need to vote in a new town council that is more conservative with land use.
There's already not enough street parking. Maybe decrease the minimum stall number but not remove it. That way there is still parking for apartment blocks and those with suites can still rent their space out.
Where would they park? Has there been a survey or is there stats on how many residents have cars on average?
By removing parking requirements, it would exacerbate a problem that already exists. The reality is that vehicles are necessary for residents of the Town of Banff and removing parking requirements may be a quick fix but will lead to longer term issues.

We have on-street parking problems as it is, developers need to provide parking and not be able to charge extra for that parking. There are multiple vacant underground parking because of this. Enforce that landlords do not charge extra and their tenants are not using street parking.
Western Canada especially has limited public transportation available. So many who reside in Banff come to enjoy and explore the mountains and an outdoor life. Almost every person I've met who lives here more than a year desires or already owns a vehicle. Long term residents it becomes mandatory. Calgary trips, Canmore shopping and definitely if anyone has a family. Losing the minimum parking requirement is one more small way that the minimum living standards available to residents is eroding. I continue to see long term Banff residents leaving town due to frustration with housing / not being able to find the standard of living they desire to build a life here.
Reducing the number of parking stalls required per unit must be accompanied by action to disincentive vehicle use and ownership in town.
Street parking is already very busy and removing the requirement will only add more stress
Due to now limited street parking and concerns of safety, I still agree with the required parking of at least 1 per unit for any future housing developments
People park in front of my house, get out and leave the car there for days. A good example is people parking on Deer Street who live in Tatanga Ridge; leaving their car there for days!!
Remove requirement for development 1 to 4 units but require minimum of 0.5 for development of 5-9+
Regarding multi-dwelling buildings ... particularly those erected and/or subsidized by Banff "businesses" ... if no parking (underground or otherwise) is provided where are those renters going to park? (Banff streets are already lined with bumper-to-bumper parked vehicles!)
The Town continually removes parking in hopes people will use bicycles or transit. Having lived nearly 40 years here this has been a major issue. Building properties without parking is a recipe for disaster for future residents. One would never purchase a property without parking as we live in a very cold climate nearly months a year. You will not attract families who wish to purchase as their lifestyle will require cars. At the cost of property in Banff most owners would have at least one car. Perhaps temporary workers might agree to no parking initially but they will not stay as permanent residents. Do you know how many cars are owned by residents now? A survey of property owners who have cars would give you more understanding of whether they would buy for themselves without parking. When I came to Town there was constant talk of building a parkade downtown which they deemed too expensive behind the Mount Royal and another in Bear street (open parking area in the street with cars and closures 1200 block). Instead they used pay in lieu and to date there was no accountability for the funds- were they kept in trust for future development or used. This came up in council during initial paid parking meetings in 2013. Businesses have not always been required to have staff housing which should be a requirement. (one of the problems of retaining staff and yet the business licenses money goes to BLT which should be redirected as we don't need more people coming at this time so we shouldn't be advertising as such with the current congestion. I agree there needs to be changes to parking for individual landowners who plan to aid in more housing but developers need to have parking for each unit. Any one adding suites should be given the ability to provide parking for their tenants period. Let's not let

this be a huge problem for permanent residents who pay taxes and live here because they love the area and have a history here.

We may need to address the fact that residents own more than one home when younger people wish to own and work in the Community.

I am particularly concerned with the proposal to build parking between the tracks and highway by Fenlands when this is a well documented Animal Corridor and we live in a National Park.

I could support reviewing and lowering if data show that a particular housing type would generate fewer cars than the parking requirements. But just moving all the cars to the public realm - no. And if you do this, please ensure that residents buildings that take advantage of zero parking requirements do not get RPPs. If we imagine they have no cars, then no passes for their imaginary cars.

Lowering the parking requirements rather than eliminating would be best. Where are the residents supposed to park their car? I remind you that we have limited acces to affordable supply in town and going to walmart by bus isn't exactly an option. You can't cut free parking and then cut stall requirements for builders, it doesn't help the affordability portion of the issue. Thank you for working on this!

Along with removing barriers, resident parking only needs to be expanded to cover all of Banff I think that there should be a requirement to provide a parking stall for 80-100% of units in medium to high density housing. Street parking is already at a premium. I believe that if there is not a strategy for parking built in from the start we would soon find ourselves in a parking crisis.

it will be difficult to park the cars if there is no designated parking stalls, we are in a tourist town, the town is currently charging parking fee, added to expenses, a safe parking space is needed in the house vicinity

Decoupling parking form Housing development is the Best and most meaningful initiative by TOB in 25 years!

Currently at 0.6 spaces per dwelling is less than adequate for parking now

The streets are already congested enough. Relaxing parking requirements will only push more vechiles onto the street. I suggest, if a developer wishes to remove parking, that they are forced to pay cash in lieu fee. Something significant like \$100K per stall that could go into an affordable housing reserve fund. Removing parking requirements for nothing will onlymake developers more money and will result in a parking/vehicle problem in Banff for decades. How will people charge electric vehicles on the road? Run extension cords accross sidewalks? This bylaw proposal makes no sense!!!

Question 19: Tell us your thoughts about the proposed changes to increase to the residential building sizes allowed through development or redevelopment. (122 responses)

we have limited land, we should use it wisely

The proposed changes are too broad brush. They may be appropriate in some areas and are extremely inappropriate in others. A more refined approach is required. An approach to residential changes that align with the specifics of each neighbourhood and reflect the views of the residents of that neighbourhood. Forcing a blanket significant disruptive change to height, FAR, setbacks, and parking on a neighbourhood is poor governance, divisive, and disrespectful. These density decisions affect neighbourhood and town character, resident's quality of life, visitor experience, and property values. A

more tailored neighbourhood by neighbourhood approach and consultation is required, resident acceptance and comfort with the proposed changes is essential.
Perfect way to encourage more development
I do have concerns with the 14.5m in higher density residential districts where this type of building height may have have greater impacts (shade, privacy, noise) implications in a mixed used area (eg. Muskrat - where there are still a mix of historic homes and higher density units). Could that be factored in so we don't lose homes with historic value?
Never ever allow another single family home to be built like the Burnco home on Kootenay. Notwithstanding the owner used sketchy practices to claim a need to reside (the office in Cascade Plaza was rarely used up until construction on the property commenced - can someone just rent an office space, obtain a business license and voila - need to reside! How this was ever approved is a question I've heard dozens of residents ask.
Putting a multi-storey building next to a single family home is unacceptable. The landuse changes you are proposing will allow this too happen unless you are the Waterous family and buy all the properties adjacent to your home and leave them empty.
Increased height allowances make sense. Since the survey does not indicate what the current set backs are it's hard to fully support this with only partial information available. Increased floor area ratio I'm fine with. I do worry about properties being built to fill lots with barely any green areas like the property under construction beside the Dorothy Motel on Marmot Crescent. And I understand the proposal is for them to get approval for an exceptionally high density and partly why parking is being removed. It's insane. that property was approved for a 4plex and it should go ahead as a fourplex. It was already a lot for that small lot.
Law of no larger than 3 stories should still apply
The height restriction should stay in place. Many homes were built prior to it and would block out sunlight and views on heritage homes and densely populated neighborhoods
We live in a beautiful environment, do we really want to see tall buildings everywhere? Yes, we need more housing but I don't think increasing the height of buildings should be the only solution (or one of a few solutions).
Banff doesn't have more land, nor should they have more land to build housing. We need to maximize the use of what we have. Height needs to increase to allow more density.
New buildings are required, that are monitored for health and safety standards. Allowing residents to rent out areas of their current properties creates more barrio housing for workers
Very important that these lesser setback rules only apply in high density areas (dark shade only)
The increased density does not address other issue that will come about due to increased density. This is quality of life and other community and social issues. Banff Ave is already a nightmare to live on with the noise issues at night. For equity sake you should allow for increased high density in all areas of town on that map and see how the homeowners like it! They will just love the noise and parties while their kids try to sleep!
Housing density is good for the environment, allows for efficient infrastructure and a more connected community. Without higher density what other options are there in a community with defined boundaries.

Being that we are a small town I do believe we still should strive to achieve character in our residences. It shouldn't look like 'downtown calgary'
should be incentives to build staff housing that supports some level of personal space, by building appropriate accommodation and not overtaking an existing house and converting bedrooms into dorm style rooms.
TOB seems to think that making things bigger will ultimately solve problems, and they won't. I moved here in 2006, and TOB had a shortage of housing about the same as now; people were paying \$850/month to live in someone's closet. The TOB MUST AT SOME POINT PUT THE BRAKES ON DEVELOPMENT and EXPANSION of commercial business. The recent railroad ARP is just going to add to the housing shortage. Nothing happens in a vacuum, and every time the town approves more and more development (also disguised as "redevelopment"), it makes the issue worse, not better. You wait to put out fires when you can get ahead of it and plan for a future that we would all like to see - not just a few businesses who have a lot of sway like Pursuit or the Liricons. So, whatever you think you will solve with increasing density is only compounding the ultimate problem of too much development on a very small footprint. TOB needs to develop a community plan that looks at what we want this community to look like in 10, 20, 30 and 50 years, and every development from this point on MUST fit into that vision.
Why is there so much obsession with increasing housing density and with satisfying all of the housing demand? It isn't a right for all people to have housing in Banff. If they can't find and/or can't afford housing, they should go to a town with affordable housing.
Not all neighbourhoods need to be high density The residence that are single or duplex can still stay that way
I think town must think holistically for planning purpose. Solving a problem then create another crisis is not a solution.
I support dormitory style accommodation for short term residents. Single or shared rooms with common areas, shared bathrooms etc. similar to a hostel, but with fixed term tenancy.
I like the idea of building up but again we run the risk of losing the ambiance of Banff, we lose what it is to have buildings with character and we block the views of the mountains, the reason why home owners pay the insanely high prices to be here. These changes provide the economic model desperately required and will surely Foster private development, which is a very good thing. Simultaneously, these changes will prove catastrophic for Banff's built heritage as most of these properties are development targets and as of today do not have a satisfactory or compelling protection model.
Privacy. Having a 4 story building next to a 2 story home will create huge issues for privacy. Having apartments facing into my bedroom, bathroom and back yard is not ok. Add density in areas that already have density.
In my area it is proposed to go up to 14.5m max height. This would completely change the character of the residential neighborhood, obstruct views and vastly impact the amount of privacy I have / ability to comfortably open my blinds in my home. I support other aspects of increased density and could see myself using these changes to add an accessory dwelling to my property but the proposed vast change to height in Squirrel/Cougar district goes too far and negatively impacts existing residents to a huge extent.

The charm of Banff is in part due to the low rise building and how open it feels, especially in the low density residential neighbourhoods. Banff is also already very busy as it is and creating more room, or making it easier to do so, doesn't seem like a good idea to me..
I don't think lower density development changes are needed
I support decreasing the minimum setback requirements and increasing the floor area ratio. I do not support the increased height allowances.
factors that need to be seriously considered, and professionally calculated are: reduction in ground water, absorption, and increase in roof water runoff during rain events; reduction in accessible, visible and close to home green space, and (statistically proven) reduction in mental health as a result; reduction in migratory, bird species habitat from any trees removed from any lots; increase in overall energy, consumption of community and greenhouse gases; reduction in community character; potential increase in crime (see studies by Dr ming kuo https://www.npr.org/2018/09/10/646413667/our-better-nature-how-the-great-outdoors-can-improve-your-life) or review crime rates over time for banff in comparison with reduction in green space an increase in housing.
I think increased building sizes would be ok, however obstructing the beautiful views we have in this town would be a shame. Somewhere in the middle would be acceptable.
We are strongly against raising the allowable height from 9 m to 14.5 m. We feel this will take away from Banff's appeal as a town. People appreciate leaving the city and experiencing our views and low light pollution.
The increase in height may be an issue for neighbours in established areas.
I live on Marten Street. I watch kids play on a busy street because they already lack space around their homes. I understand the reasoning, but I think it would take away from the "small community feel" this Town highly values as per the CSA.
The workforce of Banff needs a place to reside. If the town continues to serve its purpose as a town within a National Park. We need to maintain a highly efficient and high standard workforce. If they need to commute from Calgary this goal will not be achieved.
I think it's fantastic ideas such as higher height limits and more higher density zones. If Town is allowing the higher buildings, please ensure access regulations (i.e. building higher than 3 floor must have elevator).
Building on green space goes against everything that the Parks value and should be avoided
Removing reasonable set backs along the river bank will compromise viewscape and environmental needs.
14.5 meters just seems to high. Some residents would have to worry about completely losing their view of the mountains if a new housing development happens next to them. I am less concerned about floor ratio and minimum setbacks.
Property owners should have the right to appeal based on impact on their property as it relates to light or views obstructed. Or privacy impact.
Problem with increasing the use of the lands means we lose the small town feel, we're becoming a metropolis!!
Don't want a town filled with apartments

I do worry that building everything higher will take away the feel of Banff and mountain views.
The more space the better.. High density housing is a major solution to housing availability in Banff. There are too many single family homes on lots that could accommodate higher density housing.
I think this is a good start, but there are other, more obvious solutions to this housing crisis. I think making it mandatory for landlords to provide their tenants proof of residency would resolve a lot of issues. There are many people residing in Banff, taking up much needed accommodation, that are either working from home or not working in town at all. Ensuring that everyone living in Banff is allowed to be living here is where TOB should be starting.
Decreased minimum setback and higher density will bring more housing and is needed but not in the core centre of Banff as it would completely ruin the town and why people live here (small town)
A smart, calculated approach to height.
Building taller buildings is a proven tactic in many places to increase the amount of affordable living spaces & should definitely be implemented here.
buildings are high enough now
This is a radical change from the values driving the planning department. Page 1 of the Banff Design Guidelines has a quote from The House of Commons Debate, May 3rd, 1997 "...government, to prevent any monstrosities being put there to destroy the general beauty of the park". Cambridge Dictionary defines Monstrosity as something that is very ugly and usually large. I imagine that increasing the allowable size for housing is exactly what they wouldn't want to happen. This is significant because it has been your guiding principle since day 1, the quote remaining center, page 1. General Design Guideline c and d "Human / Scale" (B-4) talks about the fortune of maintaining "overall village scale". I'm not a developer, but this doesn't feel ethical to move forward with this.
Minimize green space around homes as maintenance is an obvious burden to busy residents. Use for parking. Strict enforcement of No derelict vehicles taking up parking.
Need to be careful about the obstruction of view for tourists and residents when building taller buildings.
14.5 meters is too high in our opinion. 11.5-12 meter is more acceptable and would likely still support the goal to end housing shortage
height of single family homes or duplexes should not change. should have a minimum requirements of condos available to increase
4 storeys is too much in the squirrel/cougar neighborhood! Other changes are ok
totally unfair to homeowners who paid a lot of money to move into a neighbourhood that they liked (ie: single family) only to have it ruined by too tall buildings and too many neighbours.
I think a lot of people move from other cities to a 'small' mountain town to have a slow pace of life and enjoy the natural environment however if we all live on top of each other it could feel overcrowded. I know living in high density housing forms in town it feels like people are jammed into small spaces. why isn't the need to reside rule enforced? many landlords I know have never asked where people work or any proof. this might be a parks rule (I'm not sure) but why have this 'rule' or 'recommendation' whatever you want to call it looked at?

Is it necessary to change the setbacks and height sizes? The consequence of not doing so is smaller dwellings. . . is this really a bad thing? So, instead of a quad of 1500square feet, perhaps it is 1250 square feet. Is this step necessary if the size of units is more modest? In other words, do we really need all the space inside? Having outside amenity space is so important, as is some spacing from neighbours.
Trying to pack more people into Banff is a step in the wrong direction. Enforce the “need to reside” Encourage people to reside in Canmore and take public transportation to work. Packing more people into Banff will increase pressure on the ecosystem. The housing situation will not be addressed by building more homes. They will fill quickly. More homes, more people, more services needed, more infrastructure needed. Enforce the need to reside.
I worry about losing the mountain views and the homey "vibe"
At 11 m buildings are limited to 3 stories. At 14.5 at least one more story is possible
some concerns, but agree and would like to proceed slowly and cautiously
So sad no yards cars parked every where. Character of small town totally gone
Better reasonable use of the surface area is always logical.
I’m concerned about fire hazard.
I don't see any concerns with updating the height allowances or the FAR, and streamlining setbacks makes sense.
More people without infrastructure to support ie doctors, dentists hospitals will make it even harder on residents.
I’m disheartened that a proposed height change has been put forward, however I would be open to changes in setbacks. It was disappointing to hear administration’s weak rationale for increasing height limits during their presentation to council; just because it currently exists in some neighborhoods does not justify going forward with this component. I choose “completely oppose” because I think this is an irresponsible pathway to resolving housing issues and sets a disastrous precedent for the future of Banff. In ten years when we are still down 700 homes are we going to increase our height limit to five storeys? Stop allowing more commercial growth in our town (allowing for more hotel rooms, more restaurant seating, more shops). Work with Parks Canada on the need to reside enforcement. Disincentivize second homeowners and vacant property owners with increased tax.
Higher density housing in my area would mean we would get surrounded by high building which is already happening. Small homes have been knocked down to build staff accommodation.
Increasing the number of private rental properties will be a huge benefit to the town. If we are seeking a highly-skilled, year-round workforce, we need more private rental options, not more staff accommodation. For too long, the few largest businesses in Banff have been buying up rental properties which could have otherwise been sold (or rented) to long-term residents.
I agree to some extent - these changes seem to be mainly geared toward staff accomodation or squeezing in more seasonal workers. Long-term residents need to be taken into consideration - I don't want to be living a building or in between buildings full of younger, seasonal workers who party all the time and don't care about looking after the properties.

The changes you are suggesting here will totally change the feel of these neighbourhoods. They will become cramped and crowded and feel completely different. You are trying to service the needs of the transient community in Banff by changing the neighbourhoods of the established community and long term residents of Banff. This is not right. You should build units to house this portion of our community but not at the expense of the long-term Banff community. Many of us are looking at where we will move as Banff is becoming too frustrating a place to live in. Many of the folks who struggle to find housing here will move on, as they would anyway, and their time in Banff will be a fun memory. For those of us who live here, we live with the changes you've made day-to-day, to the neighbourhoods that we live in. There's a huge difference in the opinions of the long and short term residents.
increase away pretty please!
I'm all for increasing the housing space for residents but adding more people to the town, which doesn't have enough jobs willing to hire, and that aren't exploiting their staff, to justify this. It allows landlords to take more money from tenants. Where is the need for more people over the 8305 we already have. Lowered cost of the units would be ideal, obviously more complex than that but increasing the units in Banff is not what Banff is about. We are a mountain town, small is the key
Depending on the developments some issues may be had with proximity of buildings and reduce the landscaping screening between properties
Complete support for any initiative that may increase density in new development. Commercial district should also be looked at to allow businesses to create on-site staff accommodation where possible.
I believe a combination of decreased height restriction and decreased minimum setback could leave to overwhelming blocks, or worse, corridors. There should be a balance between height and setback, much like NYC does with its progressive setbacks.
People also come and live here for Mountain View's. Maybe consider higher height restrictions where view isn't an issue
Looking at what has occurred with higher density housing initiatives in other cities / towns. My biggest concern is ensuring there are restrictions/requirements regarding the building materials allowed for new construction. Banff has a relatively high risk of a fire incident. The potential for a single dwelling fire to spread to multiple dwellings increases significantly with buildings being built closer to each other. It would be great for the choices of exterior building materials to be considered/restricted to mitigate the increased risk that arises with higher density communities.
We can't afford to increase housing by completely increasing density. This would certainly change the dynamics and character of this Town. We are Banff NOT WHISTLER we need to increase housing but not at the speed you are talking regardless of how much money the Federal Liberals throw at you. We need to do this right and not screw this up again. There are solutions but not at full speed and Damn the electorate and Banffites who should have the final say!
Turning into a city, this is meant to be a little mountain town
Parking issues. where do you think all the new resident will be parking?
I am less thrilled about the additional height allowance. It would have a negative impact on the views and character of the Town. I am more than frustrated and disappointed, that we allow businesses to constantly increase their footprint, therefore need more staff, and as a result we have to pay for major changes, financially and

aesthetically. We always seem to cater to the businesses and give in to their every idea, and the residents have to live with the results.
What are you going to do to prevent a new development from completely blocking all view from a previous lower density build
Increased building size is irrelevant. Regulate websites like Airbnb and make it so that full-size apartments needed to be rented out on a monthly basis and not short term rental. You guys know what the right thing to do is you're just too Uncaring about your constituents to do it.
I would support this if there was still a parking requirement, both I don't support both
Banff needs to limit the growth. Middle springs is full of empty nesters / retired people. The square footage per person far exceeds any new build downtown and are priced out of reach. The town needs to have a consultant review the BHC - their policies and their point system and make recommendations. All BHC sales should have a percentage back to BHC for future houses to have lower price point. BHC needs to scrap their yearly fees - and their invoices with extra exclamation points but have no authority to collect fees.
There are enough staff accommodations - what the town needs is homes / condos that residents can purchase and thrive in Banff. Too much housing is attached to peoples employment.
Green space is valuable in town so this change will further limit this. Plus water and storm water management requires green space to absorb excess runoff. By building to maximize lot space will increase the amount of rain and melt water diverted to town streets and the storm water system.
More buildings in the style and price range of Ti'nu would be HIGHLY beneficial to keeping workers in Banff
Just do it. We have so much problem . Rent is high. Accommodation is not available. It's pain pain
This idea is better than the previous one. As well as a housing shortage with all the visitors to town there is a parking shortage too
I do not support the increase in size of low density dwellings so that more people can build giant houses like the one on Kootenay Ave
What are the benefits for allowing Banff to be more densely populated? Are the need to reside requirements being met by people that are currently living here?
I oppose to any kind of new development. Transform one of the existing hotel into lodging if you are that desperate for housing...
Height restrictions should be maintained. In agreement with other changes.
Frightening that this is being considered - this coucil/ maire should move to the city! Trying to bring in city policies to a national park should be illegal. If you want change go anywhere but a national park. This area should be focus on nature first, scenery views, certainly nit higher buildings.
I feel having higher apartment complexes won't take away from the tourist mountain views so long as the regulation stays low enough
Higher building blocks our precious view which should be protected. once view is blocked, town of banff no longer be town of banff. Why Banff is special? because Banff is different. if banff starts building higher building, it won't be Banff people want to see.
We can't go beyond the current footprint, so may as well use what we have. There isn't enough humane accommodation for workers.

This seems like a smart idea as long as it isn't allowed to get out of control
Residential area height restrictions need to remain the same
Changing the allowable building sizes in my neighbourhood of Marmot Crescent would completely change the character of the area. It would make me move out of town if this street ended up as proposed. I don't have a strong opinion of other neighborhoods but it would be a shame to lose the character of some of the older streets in town.
Concerns about the beautiful views being obstructed. I enjoy that we have strict height rules so we can keep our gorgeous surroundings intact.
Putting high density only in zones where people of less means can buy is troubling. Million dollar mansions have got to go those are the ones that should be turned into more dense housing first!!
If we can't go sideways the only way is up. Has the town explored all avenues for allowing developers to build on all available land? Do we really need another new hotel/restaurant in our already busy town?
Ban B&B licensing to accommodate Banffs housing crisis. Stop building new problems when the solutions are at hand.
I am opposed to building taller buildings. Unless they are built where they do not hinder dwellings views etc around them. Not fair for home owners that brought these not so cheap properties to be then be surrounded by big tall buildings. It is a Park still. No more space should be given for anything other than housing. Increasing allowable building size would destroy the beauty and nature in the Banff neighborhoods. This can readily be seen in what has happened in Canmore where every square inch of lot space is used and also built into the sky. Quite simply, it detracts from living in a national park as well as putting too much density in an already crowded space. It will result in more noise, party zones and a direction for making Banff unliveable other than for those who wish to make it a transient stop, party for a bit and then move on.
High density belongs only in certain areas, we can not lose all single-family homes in this town. This removes all sense of community by eliminating them. We need to be able to build on land greedy housing like Whiskey Creek for example. I know it is privately owned but something could be done to densify areas like this.
I'm all for maximizing lot space. Only if there are standards for what will be provided. Developers need to be held accountable for what they build. Size of units, amenities, ect.
This will be a long and slow process that may eventually build housing supply but probably not as fast as demand for additional housing will grow.
Building higher will block views of existing homes and be an eyesore
Max of 4 floors
The effect of high density housing on areas like Deer St. (Which was opened for World War II veterans after the Second World War) would be just devastating. There is already parking issues and adding more people and more cars with no offstreet parking would just absolutely destroy the nature of the neighbourhood
The "increased floor area ratio" is confusing ... as is the term "gently increase" ... p.s. the past, or past perfect, or "future" perfect (if it IS "perfect") tense requires that "build" should be "built" ...
I am opposed to higher height restrictions.

I am concerned and would need to look at examples. Also, what happens when a rooftop solar installation is rendered useless by a tall building next door - a building that would not have been legal when the solar was installed?
Increase the sizes is great but please don't increase the height of buildings. The views are what brings us here and we want to keep them.
I agree with this approach.
if the height will be increased, houses will block the amazing views, the area will be crowded
The change is a significant change to the town's very fabric. People move to and visit Banff because they want to get out of the densified metropolitan areas. With this proposed change you are trying to change the low density characteristics of Banff. When is enough people in the town enough already. Soon there will be no yards, no green space, no view, no families, no sense of community. It will purely be a transient town with no permanent community. Everybody living in dormitory style housing.

Question 21: Tell us your thoughts, concerns or suggestions about the proposed changes to the housing types and your neighbourhood in the linked map. (78 responses)

The proposed changes are too broad. Too many areas are slated for density increases and application of these increases seems fairly arbitrary (Glen Crescent designated low density vs Glen Ave designated medium). Argument could be made that these areas, for example, are very similar and thus should be treated as such
I currently live in neighbourhood that would be classified as low density (mostly single family homes) and with the proposed changes, that classification would change to medium density where triplex, fourplex and mutliplex housing would become a permitted use. While I understand that this would change the character of my neighbourhood over time by increasing density and changing the dominant property type in my neighbourhood, I believe the needs of the community for increased housing should take priority over maintaining low density districts.
I am aware of several homes that have added, suites above a garage or that have three-bedroom basement suites and these homes use these units as Air B&Bs. I am aware that homeowners make WAY more money having their units as Air B&Bs or Bed and Breakfast units, I am concerned that if we let homeowners build suits and that they will all eventually end up as visitor units. I think this should be addressed as well.
As indicated in the question 11, this broad based blanket approach is poor governance and poorly thought through. It does not acknowledge or respect the diverse character of individual neighbourhoods. This diverse neighbourhood character is key to maintaining the town's the overall character, charm, and quality of life for residents. There's a reason we have 23 residential districts. This homogenous 3 sizes fits all approach is definitely not appropriate in my neighbourhood or for the town in general. I strong oppose the proposed changes to my neighbourhood. This disregard for the rationale behind existing bylaws and resident acceptance of the current district structure is simplistic and risks irreparable damage to the town's character.

Logical way for a 4 km ² town rather than 240 different zones
I support the permitting of secondary suites in my neighbourhood - Middle Springs 1, simply due to the fact that these homes are completely unaffordable for a new buyer/family coming into the community. Unless you are a significant business owner, senior Town of Banff Director or Parks Manager, these homeowners will likely need the income from a rental suite to afford a place here.
Allowing four plexes in areas with all single family homes is unacceptable. Current single family home owners will see their property values decrease and they will lose their quality of life when you have a fourplex built next to their home.
Changing the density of zones does not guarantee that anyone will build affordable units. You need to create incentives for builders and developers to build more affordable units. There is a myth in this town that if you create higher density, people will have affordable units. No builder is going to sell for less when they can maximize profit. Homes will be built but it won't lower the cost of owning or renting. You can create more density by making it easy for people with the space to add auxiliary buildings or helping make it easier to approve suites. And not allowing those suites to be turned into B&Bs. there is more money and less hassle in B&B than there is in long term tenants.
Family's need homes not apartments. If you want to have a growing population of locals and people raising family's here allow single family homes
Higher density near the core of where workers are employed makes sense
Map has to be double and triple checked. I for example don't like to see an 8-plex around the Superintendent's home on Buffalo! That would be a bad choice.
I believe we should take opportunity where it happens and not try to centre it all in certain areas. If land becomes available in Kootenay Ave for an affordable housing then great. It seems like this allows for 'certain' neighborhoods to avoid having possible staff accoms built.
I definitely think Down by Marmot has some good areas to build, however, I don't know if said lots have room for apartment buildings or condominiums, think duplexes, and triplexes would fit well down there. Single-detached housing is just too expensive in this economy to be building at this time.
no change for where we live which is a vibrant and engaging neighbourhood.
Please see my thoughts and concerns previously stated - #11.
I don't understand what is wrong with the current approach.
Single or duplex are fine the entire town does not have to be high density
Not sure, how to answer it.
I own two homes in Banff. Zones F & H. Both of my homes are registered heritage assets. These changes provide the economic model desperately required and will surely foster private development, which is a very good thing. Simultaneously, these changes will prove catastrophic for Banff's built heritage as most of these properties are development targets and as of today do not have a satisfactory or compelling protection model.
I live in a small cup-de-sac. If all the lots went to maximum density without parking we potentially could end up introducing a parking dilemma much like exists in the west end of Vancouver.
Our zone (E) has a huge jump from 9m to 14.5 m. It has the potential to ruin the character of the neighborhood and is again an issue of privacy. Having a 5m increase is a lot. I don't see why middle springs, and Otter Street east go from 9m to 11.5 and we get bumped 5m. Increases in height should

match the contours of the land, the land increases in height so the heights of buildings can go too. This would not create as many privacy issues. I don't want to have my kid playing in the yard with 4 story apartments looking into the yard. It's creepy. I don't like losing the view I have to some developers ugly apartment. I don't want to have someone's living room looking into my bathroom. The character of our neighborhood would be irreversibly damaged. 14m is higher than every other building in the area. Higher than the hotels on banff Ave. I would be happy if we went from 9m to 11m but 14.5 is too much.
The proposed change isn't only a terminology change. Looking at the interactive map, all the landscaping and yard setback requirements are reduced and the maximum heights are increased. Again, all these changes will over the long run make Banff less attractive for residents. If these changes are allowed today, the same issues with regards to accomodations will lead the ToB making similar changes in a few years, and over time the regulation will slowly increase the maximum height with the excuse that it is only a few meters, forgetting that it is a few meters, at a time! Just an idea, but Banff currently has 7 churches if I'm not mistaken. I highly doubt that a small town with high turnover seasonal staff, mostly under 25 needs 7 churches. These churches use valuable downtown space and are empty 99% of the time... Build accomodation there!
We don't feel that you're taking a responsible approach of going from 23 to 3 districts. By suggesting such a thing is to sell out to the corporate world, have we not already done this as there is a 60/40 split? When council lead meetings for the train station redevelopment the question was asked if density would be changing and it was answered no, and now here council proposes the opposite.
Would be nice if Town makes better affordable housing for families to buy such as underground parking , multi level parking building like one beside Nesters, higher height housing, or/and bigger square footage family homes. I understand that town needs more affordable dwellings, but the rooms in the new buildings / apartments are soooo SMALL such as Tinu.
Once again, without adequate set backs the streets will look like slums. We need to protect the viewsapes of our natural surroundings and the mountains beyond. We are chasing our tails trying to keep accommodation up to the ongoing commercialization of a beautiful mountain town in a heritage national park. We have lost our way!
I think this leads to a sort of living segregation of affordability. The wealthy who can afford single use family homes one live with those who also can. Population density becomes increased in certain areas of the town and has so ability to even out across the town
Increasing density in Banff, is once again going to take away the feel of Banff as a small town.
The 'missing middle' is key for any municipality to work on increasing its supply.
No comment
the nature of the town will be destroyed
I thought that the amount of people that could live in Banff was capped? It feels like a chicken and egg thing, the more housing we build, the more jobs will be created with bigger hotels and redevelopment plans. Is there a way to cap the amount of jobs created in Banff to help reduce housing needs?
Unfair to home owners who have already built in low housing areas, taxed to reflect that but now will have high density as neighbours. Integrity of neighbourhood totally lost.

As mentioned before, need to be careful not to obstruct the nature and views when building taller buildings. Of course, this is a price to pay when a town has limited area. Another idea would be to encourage homeowners not to allow anyone not working in Banff to rent places long term, as currently rumours tell that a lot of remote workers are living in Banff. If any remote worker wants to live in a national park, one must understand that limited space towns are not the place to live in with such occupation as there are more people who are in need to live here while working here physically.
I imagine people like the idea until it is next to their single unit or duplex housing in middle springs or along the river. By dividing into density we are continuing to promote a class system in Banff. There is no reason why middle springs should not have multiplex or apartment housing. No instead where the most people are we will stick more people and on top of that we'll take away their parking so the already full streets that they already park on with spill over onto other streets. No single unit housing should be permitted in Banff, especially new build.
There needs to be a level between medium and high. 4 storeys is too high for most areas except Banff Ave or where hilly terrain allows
Looks like your vision is to turn the town into a dormitory that serves Banff's downtown businesses.
Leave the medium density areas as are they are. Single family and duplex should be permitted with all the others being discretionary
Some people are concerned about the character of our neighbourhoods and that these changes will negatively affect the character. We argue that for many of our neighbourhoods that ship has already sailed. Families have been displaced and are living in tiny condos, while businesses have bought up houses for staff accommodation and there are now multiple people/vehicles where there used to be one or two families. This has already changed the character of our neighbourhoods. Any changes should be sensitive to the needs of families in our town . . . they are the backbone of Banff.
I support in principal, but I also live in a low density area so may be biased
Too dense. Too high
Housing type is reasonably complex and is simply an extension of utilizing the land effectively. It is obvious that Apartment Housing will represent almost all of the construction. Limiting this description is questionable when the expectation of staff warehousing will likely be the prominent activity. Perhaps having someone review and disclose Apartment Housing options will create greater credibility.
My neighborhood is being changed to high dense. Streamlining the types makes sense however, I struggle with single family home becoming discretionary. I believe those lots should have a min of duplex housing during redevelopment.
I choose "strongly oppose" because I cannot support an increase in building height to 14 m and your proposed definitions linked to this question include that component. Since there is no additional comment section for overall feedback, I will put this here: these proposed changes, if approved, will have a huge impact on our community. I am disappointed with the lack of time for engagement, the limited nature of this survey, the short notice on the neighbourhood walks and the time slots for engagement sessions. As a Banff resident, this 2023/24 year has been exhausting. Trying to stay engaged, processing all of the proposed changes, and providing meaningful feedback has been excessively taxing and has undoubtedly impacted my sleep and mental health. Push for development

and major changes to our community this year has been aggressive and unrelenting. Council and administration please be respectful of your citizens. Slow down and provide more time.
Although I support this, my only concern would be longer-term residents being sandwiched between two staff accommodation units; making a wholly undesirable living situation and dissuading a long-term workforce from settling in the town. Consideration should be made in terms of zoning for staff accommodation vs private rentals/homes.
Again, I agree to an extent, but if a long-term resident can afford to build/live in single-detached housing, then that should be allowed. We don't all want to live in small apartments with roommates.
Again, you are changing the face of the entire town with this proposal. It's really sad that you are no longer allowing single-family developments. You are going to drive out families and people who want to live in their own home rather than a condo. What you're doing here is going to be really detrimental to a long-term Population in Banff. Sure, it'll be great for the transient folks but at the expense of those people who actually call Banff home for more than a year or two.
Same as before, have some flexibility to amend business districts, ie tunnel mountain, to allow business to densify their housing/staff accommodation offerings.
Changes to encourage more families to be able to live in Banff, including multi bedroom staff accom are important for future workforce requirements
Are there concerns about impacts on higher density housing development with existing town utilities and services infrastructure? What investments does Town of Banff anticipate needing to make to accommodate increased housing density (water, sewage, power, etc.). Any concerns about maintaining an adequate amount of green space to absorb water in heavy rain or storm scenarios, given increasing potential of severe weather incidents with climate change?
All this does is produce a catch all that will allow anything to happen. There is a reason there was so many different housing types before but three isn't moving forward it is abandoning good sense. Streamlining is one thing but disregarding all former business models is irresponsible. Slow down and give us something better without adding anything else that requires more staff. Then come back to us if you can without forcing this rubbish down our throats again!
Do we need more housing??? Why can't we stop people coming instead? Are animals, flowers, birds really protected in our park? How does creating more housing help them? Who is this protected park for? We need to stop the flow (people coming) instead of making the catching capacity bigger and bigger. Otherwise they will overflow again soon or later, and you will never solve the problem.
The town of Banff should buy all those rv parking spots on tunnel mountain and turn those into Banff affordable rental housing units with 10 stories high
So I need to do the survey in order to find out that my neighbourhood is part of this as well. And also find the explanation of the acronyms used on the maps.
More housing isn't the solution. Regulate Airbnb and websites that are alike. The town is getting too congested as it is. Do the right thing. The regulation of Airbnb should be an option on this survey!!!
There will be some current home owners who purchased with reasonable expectations of stability. There will be some owners that lose tens to hundreds of thousands of dollars in property value.

I disagree with the Bow river development. Having the green space is really important. I am opposed to Banff having more growth.
I think it is too much density. Banff needs to review the mess called BHC. Horribly run.
The existing residential districts are fine and still very much appropriate. They were designed in a logical and thoughtful manner. Discretionary building still exists in these districts and can handle any new housing development
No real thoughts
Make most of Banff High density Concerned that increased density will generate more noise, too many people trying to park their vehicles, lack of privacy.
Again the town has allowed way too many large houses to be built. Taxes need to be increased to homeowners sitting on a huge lot with only one dwelling...but these are wealthy people who do not need incentives to encourage them to add dwellings to their lot....they can afford it.
I think density could be increased
This is too simplified and doesn't take into account the individuality of each neighbourhood. I can't help but notice that all the "big house" neighborhoods would be low density.
I would also like to see the location of the dwellings to be included in their definition.
Looks a lot like rich people don't have to worry about staff accoms being put up in their neighborhoods- the rest of us can just eat poop and die right? Where is the quality of life for non millionaires in this town? Shouldn't we be allowed parking and living in places that aren't overrun with transient workers?
I don't think this impacts residents as much as it does for developers. If a simplification means that we get more housing, then great. If it's for something else, could the town spend their resources better to increase housing?
Because it can't be simplified that much. Maybe reduce the numbers, but down to 3 zones. That doesn't make any sense when you look at each individual area.
The proposals will take away the nature and charm of living in Banff and proceed to allow a density that will be disruptive and uncomfortable for all forced to adapt to it.
The town has already done a blanket increase in all areas, this has worked we have increased housing since this was incorporated. We do not need to increase housing in all areas at this time. We should be looking at decreasing the amount of staff in the community by restricting change of use bylaw. Each gift shop that changes to a restaurant increases staff by over 50%. Look at how many restaurants are in town as compared to 10 years ago. Planning needs to take in consideration the amount of staff required for these change-of-use applications.
It makes no sense to me that you would designate an area for higher density then allow a single detached home to be a discretionary use of that property.
Keep it as it is
Again, adding greater density creates more cars and more people which, as mentioned above, will completely destroy the neighbourhood
This will make it a lot easier to understand
there is not enough parking allowance for Middle springs. Where is the road parking? and visitor parking. No incentive to consider adding additional dwelling to properties.

I don't want to find myself in a district that permits multiplex, when I carefully chose to buy in a district that permitted up to duplex.

I think this makes a lot of sense. My main concern is parking.

This proposed change is just another example at an attempt to densify the town's community. People want to live in Banff to get away from the density of metropolitan areas.

APPENDIX C – VERBATIM COMMENTS IN-PERSON

1. Drop-in BBQ Session for House Hunters

The Town of Banff hosted a BBQ designed as a drop-in engagement session on May 21, 2024. Approximately 100 people attended the event. For more information, please see Section 2.2: Public Engagement Overview.

Open-Ended Question 1: Removal of parking requirements for housing. Please share your feedback on the newly proposed changes to parking requirements. (4 responses)

I support in theory to increase add dwellings BUT need more parking lot hubs. You can't eliminate need for cars yet. Maybe car-sharing program for locals?
The current parking requirements must be kept to prevent too many cars parked on street.
Wants to move out of staff housing but no where to live. Doesn't have car. Supports apartments without parking. Easy to get around without one.
Shouldn't reduce cost of building housing. I have to pay a lot for mine and a lot of taxes. Streets too narrow in winter to accommodate cars

Open-Ended Question 2: Increase allowable building size for housing. We welcome your thoughts on the proposed changes to building size. (2 responses)

I think R1 and R2 should stay. But in favour of higher density increase in high-density district.
Concerned about secondary suites in middle springs - renters live next door and are loud and obnoxious

Open-Ended Question 3: Do you have comments about the changes to your district? (3 responses)

Cost & fees for subdivision make it difficult to create affordable housing
Every hotel must reserve a wing for staff accom. The "Canoe" should never have been allowed. Banff is full.
Condo has (34 units) 34 parking spaces on site. Street is always full of cars. 400 blk Squirrel. So off site is busy.

2. In-Person Focus Groups

A series of focus groups were held from May 21 to May 22, 2024 and had a total of 79 attendees. The three (3) audiences were Banff businesses, homeowners, and Town staff. The Town staff session was held in an information session format. For more information, please see Section 2.2: Public Engagement and Section 5.0: In-Person Feedback.

1. Focus Group for Businesses

Question 1: What are your thoughts or feelings on the proposed Land Use Bylaw changes? (2 responses)

Encourage housing development. Allows developers to determine what the market needs. Allows better developed sites (-ie. Landscaping). Increases affordability.
It feels like TOB is treating some things like design guidelines as a sacred cow that can't be killed. I personally love my low-density neighbourhood on Glen Crescent. But I understand that many of these areas will have to change if we want to get out of our housing crisis.

Question 2: Parking - Concerns (11 responses)

Congestion in middle springs/residential areas w/ residents parked on street
Potential congestion of street parking
None !!
Too many cars on the street
I have no concerns regarding the proposed Land Use Bylaw changes as related to parking
No free parking for community workers. No affordable parking for commuters.
Winter months, most use cars in colder days. Families w/ children access to home w/ parking. No public transit on Grizzly, other, Muskrat. Please add!
Impact retention for people who need to commute outside of roam hours or service. Winter vs. summer commute for active commuters.
Non
Proactive management from ToB should be planned.
Great distance to Banff, will resident become land locked. How will residents get essential needs, grocery, etc. Canmore and especially Calgary this are much cheaper.

Question 3: Parking - Benefits (10 responses)

Cheaper housing. More flexibility
Increased potential development (density) of lots. Incentive to reduce vehicle ownership/dependency. Accessory dwelling develop becomes possible. Developers have choice. Variety of units opens (ie: smaller unit size)
Increased density
Promote more development
Allow property developers greater flexibility in constructing units that meet community need. Will incentivize new development. Will lead people to look at & consider alternate modes of transport other than personal vehicles.
Use more public transit. Less unwanted secondary cars in town.

Increase in housing affordability. Incentivize active commuting and roam usage. Create market for people who don't want/need parking.
Love it.
More housing will be built. Means justify ends. Housing is more important than parking.
Lots! Car share operation possibly.

Question 4: Building Form - Concerns (3 responses)

Neighbourhood character? Can be addressed in LUB.
No concerns
Less green space in town but still lots. Could be higher.

Question 5: Building Form – Benefits (5 responses)

Economics of development become realistic
Taken together all the proposed changes, will allow for developers to be creative with the types of units & parking required. It will allow developers to develop based on community demand rather than solely design, regulations and bylaws.
Good. Been needer for some time. Views are still protected.
Positive!
Lots!

Question 6: Density - Concerns (4 responses)

How are we working to increase family housing to bring our demographics more in line with the rest of the country.
Change community Feel.
Neighbourhood character? Can be addressed in LUB.
How are we working to increase family housing to bring our demographics more in line with the rest of the country.

Question 7: Density - Benefits (4 responses)

Make economics of single family homes less desirable as high density rentals (slum houses)
Well thought out. Will help!!
Great initiative!
Lots!

Question 8: Other Comments (1 response)

Transit needs to be increased. Transit needs to treat all riders the same, staff, tourists. Winter. Transit refuses to meet CRPS. Transit is not for residents does not even stop at hospitals.

2. Focus Group for Homeowners

Question 1: What are your thoughts or feelings on the proposed Land Use Bylaw changes? (0 responses)

Question 2: Parking - Concerns (3 responses)

Residents consider parking spaces as their own "property" rather than as part of the "commons". Town is not communicating regulatory and infrastructure changes that could be made to manage residential parking (ie) expansion to RPP signage, intercept, etc.
Less parking stalls = where are people putting their cars. Long term residents require parking stalls
What will the threshold be for problems with parking as to when the town will take action? FYI - the parking resident "app" webpage is very glitchy.

Question 3: Parking - Benefits (3 responses)

Stop building for more cars. If we allow for more cheap resident parking to be built it will further add to car peak period congestion issues. This would result in loads of new housing quickly
More home being built. Can house more short-term workers
Will help with development, where parking not much of a concern.

Question 4: Building Form - Concerns (3 responses)

Setbacks. Are we comfortable that setbacks as well as stepbacks will manage to keep a human scale especially on 3+ stories
It makes sense. No concerns.
Amount of green space on each site. Aesthetic appeal and bigger buildings, less green.

Question 5: Building Form – Benefits (3 responses)

Maximizing building forms while still respecting
Redevelop the run down single homes. Makes sense in order to build more homes.
Was very complicated to build in Banff due to the previous definition of house types. Good to see these change.

Question 6: Density - Concerns (3 responses)

I have no problems with this at all.
Disrupt quiet family neighbourhoods.
What is the end point? What is the max number of people we can fit in Banff (with an enjoyable quality of life)? Concern that increasing won't be enough in 10-15 years. Concern with availability for homes applicable for families. Who will decide on what discretionary use is "suitable"? Possible C.o.l. in a small town.

Question 7: Density - Benefits (3 responses)

This works well to spread out opportunities for densification throughout town
Same as above (makes sense in order to build more homes) more homes.
Incentive to occupy previously unoccupied space. Addressing quality of life for those stuck in poor quality or unsafe living conditions.

Question 8: Other Comments (4 responses)

Thank you for hosting this session. A bit more table setting around who (other than short-term employees) is also being impacted, ie) loss of families could lead to a loss of schools and social services/shild services. We will age cut and not have a truly functional community for individuals at all stages of life to have a chance at raising a family. n that reality we have Banff as purely employee housing & just wealthier homeowners but no real housing for families that can contrivene in a semblance of affordability. So this will be great if planed, for rental housing BUT because of the subdivision in order for home ownership to be accessible it needs to go away. It is unlikely that a developer would subdivide to a condo complex undivided "half"
There should be some flexibility on the granting of the \$30,000. I am unwilling to utilize space in my lower level to put to put in a bathroom and recess window and the bedroom yet because I don't want a kitchen in my mudroom. I am denied the opportunity to house a summer employee. Safety is covered with a door access and a recess window. Privacy is offered with a separate bathroom. I could provide a mini fridge as my fridge won't handle 4 people sharing (I rent out my other 2 bedrooms with shared bathrooms and we all use the kitchen). Because I won't put in a kitchen, a summer parks student can't come to town. Flexibility will be helpful to achieveing your goals.
Bow Valley Housing vs. Banff Housing. Entry Level vs. Affordable
The bigger question is how many people can we sustain here? And what is the plan if the "?" builds more of one type of building and then things change? For example we have an increase of small units which may benefit for short-term workers and then those people stay but don't want to stay in small apt/basement as they age. How will you assure that we will have enough family-style housing in the future (room with a yeard). Feels like the rules are being changed for those developer who are ready-to-go.

APPENDIX D – ONLINE INFORMATION SESSION Q&A TRANSCRIPTION

General Land Use Bylaw Questions

1. Q. Is changing Land Use Bylaw a requirement of federal grant funds as it is for the city of Calgary?

A. In part it is. Our housing action plan is tied to our housing accelerator grant includes a number of actions that we are required to take. Of those actions includes housing and parking changes. However, the issue on housing does still exist in the Town of Banff exclusive of the housing accelerator grant and the Town would still need to make changes to the Land Use Bylaw. It's a helpful financial incentive and does help to take some of the burden off of our municipal rate payers who would be paying for some of these initiatives.

2. Q. What is the Town's plan or proposed bylaw change regarding permitting on multi-rental units as it related to universal design accessibility? How will permitting be required for new units to be accessible for all ages and stages of life?

A. We were asked the same questions by council back in 2022 and our council is very interested in increasing accessibility and especially accessibility through building design. Council had posed a question to come back with a report on options for implementing accessibility requirements that exceed the Alberta building code. The Alberta building codes is a tool that mandates accessibility requirements for new buildings. The Town of Banff [created a report on March 27, 2023 and its titled Building Accessibility in Banff](#). The report found that Alberta's Safety Codes Act prohibits municipalities from doing anything regulatory to items that are included in the building code. This code constrains and prohibits the Town from creating our own building codes or any other items that deal with accessibility. Council's response was to work on our own assets and figure out how we can make Banff's buildings more accessible and that includes our own Town housing projects that are self-imposed. We are able to create corporate standards when the Town designs new buildings. Council is currently exploring a site next to the hospital, called the Health Unit Lands where that is a project that we could self-prescribe a higher standard of accessibility should we choose.

3. Q. There isn't enough housing for the current Banff population. Has the Town explored the possibility to decrease the commercial cap, resulting in a decrease amount of people needed to work and live in Banff?

A. Our Land Use Bylaw sets out housing requirements when somebody does a change of use or new development. The Town has experienced a housing issue prior to incorporation (1991), and prior to commercial growth management. What commercial growth management did was limit the amount of commercial floor area, it stopped new floor area from being built and it also made existing commercial floor area change and adapt its floor area. Which means restaurants who used to be open for breakfast only,

are now open throughout the day and into the evening. These adaptations have had an impact on the need for housing due to staffing. Our Land Use Bylaw is intended to address the average requirement for housing, but it currently is not meeting the needs of adapting commercial business models. The Town is exercising a third-party study to help address ways to meet the needs and find new tools to implement that. In some instances, this could lead to more housing, and in other cases this could lead to a decrease as well. The need for housing is also dependent on a business' success, which can change over the years. Council has made some changes related to the housing policy, as recently as last year, which regulates that new housing must be created by building a new dwelling. There will be more changes in the coming year or two. However, the need for new housing is not only driven by commercial employment, but also a need from the community for various services.

4. Q. There were upscaling efforts in 2012 and 2018 through bylaw changes. Would the new bylaw changes impact the character and feel of Banff by allowing new houses and bigger buildings?

A. In 2012, council directed us to look at our Land Use Bylaw primarily to address residential issues and we did a few things which included: raising floor area ratio to create more opportunity and prohibited single-family homes (there hasn't been a single-family home, without a suite, built in Banff since 2012). As a result, there were new units. One of the biggest changes we saw between then and now was a bylaw to reduce the required parking for apartment rental housing (Bylaw 380). That was an immediate trigger, and the Town realized that required parking was the primary prohibitor for creating new housing. Once that Bylaw was relaxed, the Town experienced another release of units and development in the market and created more homes. In that 10-year period, we saw roughly a 10 per cent increase in our housing stock. This was a significant step and increase in a decade, but the Town also realized that it had plateaued due to various factors. The factors we can control are density and parking requirements.

5. Q. Are the proposed Land Use Bylaw changes, just "proposed" at this phase? If a current property owner purchased in an area that was zoned to not have high-rises, can these changes be blocked? If not, how will the Town compensate those who do not want to live in a Valley of high rises that are 14.5 metres?

A. Correct, the proposed changes to the Land Use Bylaw are only proposed changes at this stage and they have to go through a sequence of events, this includes a public hearing on June 10 at 9am at Town Hall. The public hearing is the final chance for council to hear public feedback and feedback accrued through the survey are all going to be forwarded to council. After that, there will be a process called second reading where council will propose to make amendments. This will likely be heavily influenced by the public's feedback. Then finally, there will be a third reading which is more functional. Then if it is passed it will become a town bylaw but does not come into effect until its signed by the federal minister or representative. Any Banff Land Use Bylaw change must go through Parks Canada and once that is complete it becomes

operative. To the second question, compensation because of bylaw changes does not exist in Canadian law. The only time compensation could be sought after is if a municipality is acting in poor faith, or the only other exception is if you are downzoned to an unusable state. For example, you can no longer do anything with your property because it has been zoned as an environmental protection area.

6. Q. If you build a four-plex in a medium-density zone, would each unit have its own title? Could you sell each unit on its own?

A. For reference, about 60 per cent of our population are renters and 40 per cent are owners. That is one of the highest renter-to-owner ratios in Alberta, if not Canada. Yes, you can take a four-plex and subdivide them as individual units for sale. The primary barrier to that is municipal and federal fees when you subdivide. In the Town of Banff there is also a federal fee, which is roughly 10 per cent – this is a significant enough barrier to stop people from subdividing. The Town has asked the federal government to remove this, whether as a temporary suspension or permanently, as a tool to encourage subdivision in our community. The federal government is bound by an administrative stipulation and is not easily removed. There is a considerable amount of review and oversight that would have to go into removing those fees. If removed, the Town would reciprocate and remove the municipal fees as well. Council has requested that the Town review when the fees are currently required and at what percentage when you also consider the park fees. The Town will be returning its findings to council later this year. There are additional benefits to subdividing which include a more stable population and social contribution to the community.

7. Q. Would the Town consider ownership zoning? Such as zoning areas for only residential ownership and not commercial? Would the Town consider a limit to ownership by any one entity or organization to allow a more competitive real estate market?

A. We cannot zone according to ownership based on Alberta planning law. We understand the growing frustration to gain market entry in the Town of Banff. For example, young people who are trying to buy a home and it is getting purchased by a business who is buying for staff accommodation and then drives that rental stock. The tenure of properties is managed by the federal government, through Parks Canada. They issue leases to properties in Banff.

8. Q. What are the Town's plans to build town led units using universal design? Recognizing that economies of scale do not make this more expensive.

A. In town led units, the Banff Housing Corporation has developed about 7 per cent of our housing units. The Town plans to continue to develop more units in the public's interest. When the Banff Housing Corporation builds buildings, we come to council for scoping questions to ask things about Universal Design and Accessibility Standards. A recent example was when we were designing The Aster building on Banff Ave, we asked council to give us direction on the number of units we should design for accessibility needs and from a universal design perspective. It's council who is the developer and who drives these decisions and we'll be doing the same as

we develop the Wolf Street Canoe Docks and Tatanga Ridge Benchlands. Reach out to be connected to have this question put to council. See ways to connect at <https://banff.ca/583/Connect-with-Council>

9. Q. Does the Town see a way that we can reduce the lag between allowing the change of uses between higher intensity uses and therefore potentially increasing population growth with jobs with the cash in lieu programs.

A. Retail to restaurant is a very common one we are seeing in Banff. However, its not the only way housing demand is created. It's not just the changes of use that occur it's the higher intensification of an existing use. For example, restaurants have intensified in their hours of operations. In contrast, hotels have not intensified with their existing use. Hotels see a consistent average of around 1.8 persons occupying a room. In 1998, there was a moratorium on new commercial development, this was a temporary stop for the public's interest. We currently have a moratorium on Bed and Breakfast applications. That is an example of a tool for the public's interest, and it has a finite conclusion to them. The Town's housing policy is another way to ensure that we don't get into this shortfall position again, by aiding to address the intensification. The cash in lieu program is an opportunity for people to pay their way out of the housing requirement, and that has since gone up. However, that cash received goes into a reserve that the Town can then create housing but to do that we need land to build that housing to address that problem. It is a good option, but 98 per cent of our residential land is already developed on.

10.Q. How does the cash in lieu program work?

A. The cash in lieu rate has gone back to council numerous times. The Town has given council a breakdown, it is essentially a per-bedroom breakdown. If you do intensification, we work out the difference between what is existing and your proposed use. Council has been given recommendations on what it costs to build a bedroom and has determined it is roughly 50K for a bedroom. The [report can be viewed here](#). The biggest change is that developers can no longer partner with third-party developers.

Questions on Density

11.Q. With increasing the density, would the Town take into consideration the cumulative impact of the existing non-confirming buildings? Are you tracking the non-confirming buildings?

A. Historically, there have been buildings built without permits. The result of that is that you do have a lot of buildings that are deemed to be non-confirming, and they do not comply with our current bylaw. They may also not comply with the Alberta Building Code. There is a planning ramification to your neighbourhoods when that happens and there is also a safety ramification for the inhabitants of those buildings. The direction that has been given from council is that we will take enforcement action only on a complaint driven basis. The Town has enforced action in a number of situations over that last five years. The number of enforcement actions have increased. For example, enforcement was taken on Squirrel Street where an abhorrent number of people were

living in a single-family house whereby we physically reduce the number of inhabitants of that property. However, that doesn't solve our housing problem. The zoning bylaws must exist to work with the certainty of that is there and there are cases like this that have been developed without permit. If you are concerned with a situation, please reach out to us and let us know at kerry.macinnis@banff.ca.

When we enforce, it is primarily about bringing things into compliance and making things safe. That involves the planning department, our fire department and Alberta Health Services. The safety of our citizens is paramount. If you have a safe housing concern, please contact Rick Williams at the Town of Banff at 403-762-1219 or rick.williams@banff.ca

12.Q. Why have very few small-density areas? Why not make everything medium or high?

A. A large number of land use districts currently exist. The Town did not initially start off with 23 land use districts, but just after Incorporation and as Middle Springs developed the number of residential districts increased. There are some districts that are a block or a street, and some that encompass an entire development area. Valley View is a prime example where it is made up of one condo corporation. A lot of the residential districts are very different. For example, Middle Springs – if the Town put it up to a medium-density district, no one would likely knock down four homes to put up an apartment building even if it were permitted because of the nature of how new the homes are and the size of the lots. Factors such as these, and houses on the periphery or near wildlife areas are what that the Town has considered to still allow flexibility or realizing the constraints when determining low, medium and high-density districts.

13.Q. Do suite counts count towards total unit counts? For example, a Four-plex?

A. No, not in that type of housing. A single-detached home is one primary unit. If you were to add an accessory unit, it would not be considered a duplex. If there was more of an even share of the housing, it may be considered as a different type of dwelling.

14.Q. If we go from medium to high density, is there a way to have some of the proposed changes approved but not all? For example, going from 9 metres to 14.5 metres.

A. Yes. In our Land Use Bylaw, we have 23 residential districts and what we have done is not gone from 23 to 3. What the Town has done is tried to align the 23 districts into tranches that all have common metrics. One of the reasons, is that the Town could make specific changes to specific districts in the future. Those changes could be simply one item, eg. height or setback, providing flexibility.

15.Q. Could you explain what 14.5 metres looks like as a high rise in Banff?

A. When we applied for the housing accelerator fund there were some stipulations around high-rise which was five storeys and above (these can be seen in larger cities). However, 14 – 14.5 metres is something that has existed in our community before 1992. In fact, 14 metres still exists in today's Land Use Bylaw. We do have buildings at the height currently. These can be seen on Banff Ave, Muskrat

Street, Beaver St. or at the Fairmont staff accommodation for example. We're not proposing to change the Banff design guidelines which includes pedestrian scale. There are regulations currently in place that bring the visual prominence down and have step-back requirements.

16.Q. If these proposed changes are passed does that mean I will be forced to rebuild my property?

A. No. The new regulations would only affect anyone wishing to rebuild / redevelop their property. Existing uses can continue and the proposed bylaw amendments are designed to ensure that existing uses won't become "non-conforming."

Parking

17.Q. When in Middle Springs, there are parked cars everywhere. What are the Town's specific proposed tools to discourage vehicles where increased density is expected?

A. The Town hosted a walking tour on Saturday, May 11, in the Middle Springs area and this was brought up as well. There are often areas where parking is highly utilized and there are other areas where it is not as much. On Middle Springs Drive for example, you may see less vehicles as these are not coveted parking spots as they are not right in front of your house. However, this happens often on many streets in town where people want to park right in front of their home. Although if you are flexible or can walk 50 to 100 meters you will find parking near your home in our residential neighbourhoods. The Town has completed parking studies numerous times. Parking studies were completed last year in August and in December – both in the afternoon and in the evening in the Muskrat and Otter permit zone. What the study revealed was that our residential permit system has worked to free up parking stalls in the residential neighbourhoods. This acts as a built-in buffer with the under-capacity parking areas. The permit system, introduced four years ago was the first tool to help manage parking in residential zones. It is up for council to decide how that public good is managed. What you see elsewhere variable permit system that regulates access to the street based on different principles, such as the number of permits allowed per unit. Changes to parking as a result of density won't happen over night. They'll be gradual over time and the ability to change our parking regulations are very rapid, we could implement change immediately. The ability to react and respond would be quick, however, the ability to densify and create more parking demand is going to be more gradual.

18.Q. When the residential permit and paid parking was introduced, I did notice during the day I could find parking but not after 8pm. With no parking being mandatory for the new builds, are we ignoring the issue?

A. On the [April 8th council agenda, you can find the On Street Parking Audit](#) which shows the findings from the parking study conducted in the afternoons and evenings of August and December in 2023. The findings show that there were almost always vacant stalls during these time intervals, however there were some blocks

that were highly utilized. Council will continue to monitor the parking during the same time period of this year.

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