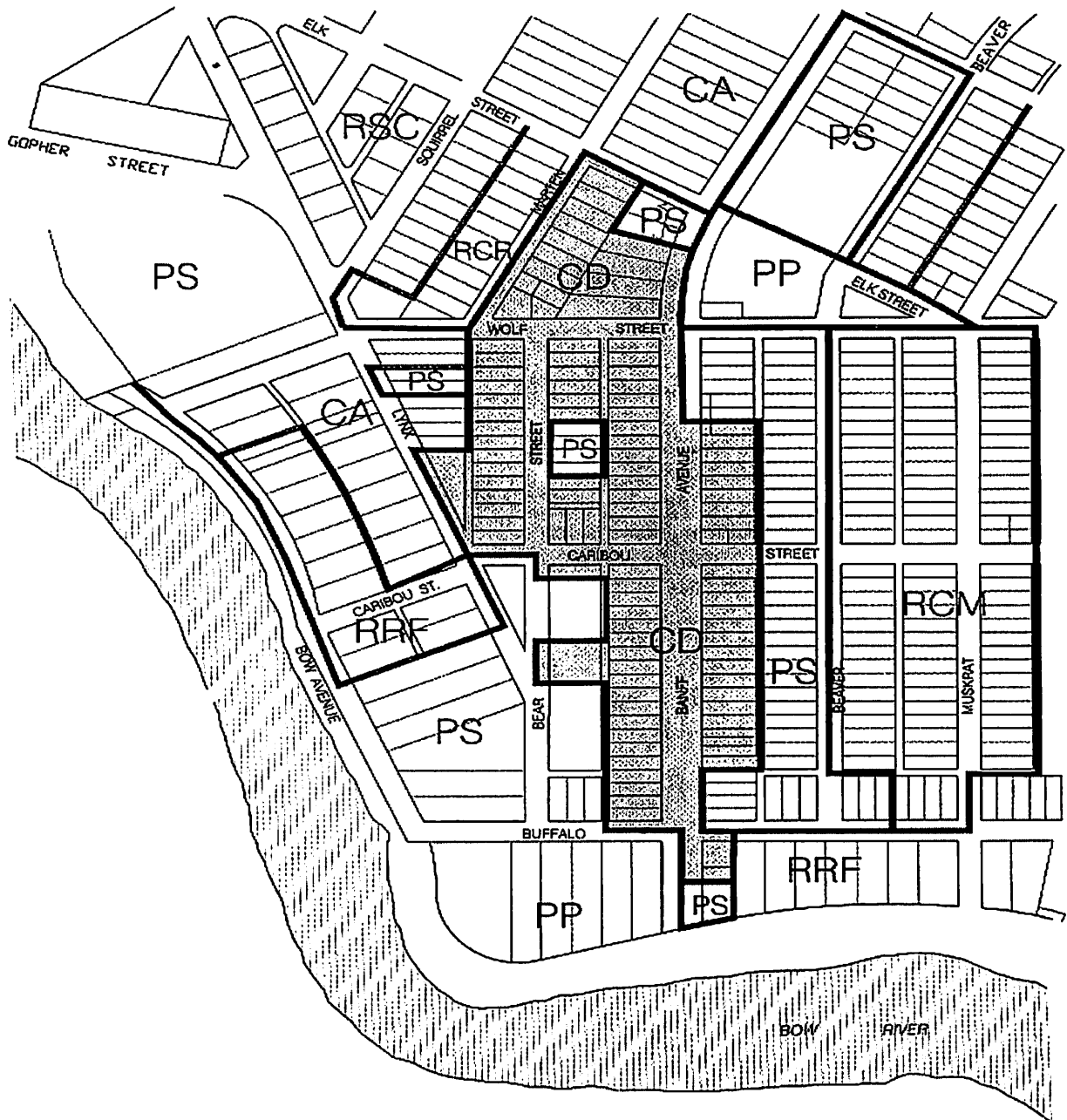


BANFF LAND USE BYLAW

12.3.0 CD: DOWNTOWN DISTRICT

12.3.1 AREA:

The commercial core of Banff extends from Buffalo to Elk, and includes the "main street" of Banff Avenue, Bear Street, and the east side of Marten Street. The downtown is generally surrounded by other commercial and public service districts.



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CD: DOWNTOWN DISTRICT

12.3.2 PURPOSE:

As the focal point for residents and visitors, the purpose of this district is to provide retail and commercial space, visitor accommodation, visitor information facilities, and apartment housing in mixed-use development. New development should enhance adjacent public roadways, especially pedestrian areas.

12.3.3 PERMITTED USES:

- Eating and drinking establishments
- General retail stores
- Professional, financial, health and office services
- Government services
- Public parks

12.3.4 DISCRETIONARY USES:

- Amusement establishments
- Apartment housing
- Business support services
- Community recreation services
- Equipment rentals
- Funeral services
- Health services
- Home occupations type 1
- Hotels
- Household repair services
- Indoor recreation services
- Natural science exhibits
- Outdoor recreation services
- Personal service shops
- Private clubs
- Spectator entertainment establishments
- Vehicle rental services

12.3.5 SUBDIVISION REGULATIONS:

- (a) The minimum lot width is 12.0 m.
- (b) The minimum lot depth is 35.0 m.
- (c) The minimum lot area is 450 m².

12.3.6 DEVELOPMENT REGULATIONS:

Density: (a) The maximum floor area ratio is 1.4.

Site Coverage: (b) The maximum site coverage is 80%.

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Height: (c) The maximum height is 9.0 m or 2½ storeys with a maximum eaveline or cornice line of 8.0 m.

Setbacks: (d) Buildings may be constructed to the property line abutting a public roadway for up to 75% of the frontage. The remaining 25% shall be set back a minimum of 2.0 m.

(e) Any portion of a building over 8.0 m in height shall be set back a minimum of 2.0 m from a property line abutting a public roadway.

(f) Properties fronting on two streets shall have a minimum triangular corner cut of 6.0 m from the intersection of the front and side property line which shall be landscaped or hardsurfaced.

12.3.7

DESIGN REGULATIONS:

(a) All mechanical equipment shall be concealed within the roof or building envelope.

(b) Direct vehicular access from adjacent roadways will be discouraged where lane access is available. No direct vehicular access from Banff Avenue will be permitted.

(c) The floor of the first storey shall be within 0.6 m of finish grade of the sidewalk.

(d) Rundle rock, river rock, or other native stone cladding is required for the majority of the ground floor elevation, exclusive of window glazing, facing any public roadway.

(e) For developments with more than a 12.0 m frontage, the façade should be differentiated by dividing the building into vertical bays with varying architectural treatments and different setbacks from the property line.

(f) The third floor of any building shall be stepped back or concealed beneath a sloping roof.

(g) Buildings should be designed to enhance the pedestrian environment and provide linkages wherever possible to the overall pedestrian and open space system, including open or enclosed arcades. Where a portion of a site is dedicated for public pedestrian walkways through the building to the lane, that portion of the walkway may, at the discretion of the Development Approving Authority, be deducted from the Floor Area Ratio calculation, provided that a minimum 2.0 m clear and unobstructed passage is maintained for the length of the walkway. The pedestrian walkway shall not be used for the sale or display of goods. Commercial frontage facing lanes is encouraged.

(h) A minimum of 10% of the site area shall be landscaped.

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12.3.8

OTHER REGULATIONS:

- (a) In addition to the regulations and guidelines listed above, other regulations may apply. These include the General Development Regulations of Section 8.0.0 (including the mitigative measures required by the environmental assessment process, environmental design standards, tree removal, fences, accessory development, parking, etc.), the Specific Use Regulations of Section 10.0.0 and the Sign Regulations of Section 11.0.0 among others.
- (b) Apartment housing is allowed only above the first storey.
- (c) In apartment housing, no dwelling shall have more than 3 bedrooms.