

Meeting: BOWDA Teepee Town ARP Meeting

Date: January 26, 2017

Time: 1:00p

Location: Executive Boardroom (2nd Floor)



In Attendance:

Alaric Fish
Ron Remple
Chase Mullen
Mari Ann Allan
Tanya Larsen
Nathan Grivell

1. Introductions (2 minutes)

2. Purpose of Today's Meeting (2 minutes)

- Nathan indicated the purpose of the meeting was to gather BOWDA member's "wish list" of Teepee Town ARP amendments. Nathan suggested that, given the skill set of those in attendance, it would be of value if the group could include with any suggested revision, a creative design solution to help mitigate any negative externalities from the change.

3. How did we get to this point? (5 minutes)

- Nathan provided a brief timeline of events relating to past calls for changes to the ARP, reasons for delay of investigation of potential changes, the recent discussions regarding density changes in Residential Area A, and Council's approval of the allocation of resources in the 2017/2018 budget to review and investigate changes to the Teepee Town ARP.

4. Working Session (2 hours)

A. General Residential Regulation Changes (1 hour)

- Setbacks (varied and contextual, building towards the street) & Parking
 - Tanya proposed to the group a new front yard setback of 4m.
 - Tanya provided a site plan (Attachment A) demonstrating the concept.
 - Tanya indicated that this setback was ideal, as it centres the building relative to the front (in the ROW) and rear parking to allow each unit equal amenity space.

- Administration did note that the design requires permission to utilize the road right of way, in the form of tandem parking, to ensure parking requirements are met.
 - Administration raised concerns regarding the proposed decks covering the proposed amenity spaces, rendering them less usable.
 - Administration raised concerns regarding the elimination of visitor parking through permitting parking in the ROW with the additional stalls required to satisfy parking requirements for suites.
 - More discussion regarding the impacts of parking in the ROW occurred. Questions arose regarding whether cars parked perpendicularly allow for adequate space for the road, a sidewalk and parking on each side of the road. Administration indicated they would discuss parking arrangement with Engineering.
 - BOWDA indicated that their vision of Teepee Town's future streetscape does not include sidewalks.
 - BOWDA indicated that there is significant potential for visitor parking on side streets and along the highway to accommodate the usage of the ROW along 1st Avenue.
- Encroachments/projections (deck, eaves, etc.)
 - BOWDA indicated that removing the projection regulations (Sections 2.19.2.4 & 2.19.2.6 in the TPT-CR District) would be beneficial, as these requirements make development more challenging with little benefit. BOWDA would prefer that the general requirements found in Section 4.1.4 of the LUB apply.
- Height and mass (9.5m height max, 45° cut-off plane, 2nd storey stepping back)
 - Some members of BOWDA would like to see all sub districts with a 9.5m restriction increased to 10m as it is in the R4 District.
 - Some members of BOWDA felt the maximum building height should be 9.5m along 2nd Avenue with an increase in the maximum building height for each block moving towards the highway. It was suggested that this approach would help to maintain views and sun exposure for Teepee Town residents, as well as pedestrians along Bow Valley trail, while potentially allowing for greater density and affordability in Teepee Town. BOWDA suggested that adding eave height requirements would help to mitigate concerns regarding additional massing.
 - Administration raised concerns regarding the challenge in controlling eave height with single pitch roofs, especially at the front.
 - BOWDA suggested that you could require a steeper roof pitch of 8:12 for the increased height.
 - BOWDA would like to see the 45° cut-off plane (Section 4.08 of ARP) removed. Mari Ann suggested that its application has been inconsistent and it makes design challenging.
 - BOWDA would like to see the stepping back requirement (Section 4.09 of ARP) removed. More suggestion of its application being inconsistent.

- Administration suggested that increasing height in all sub-districts could push the project from an update to the ARP to requiring the creation of a new ARP.
- Architectural requirements (i.e. mirrored units)
 - BOWDA requested the removal of the requirement for units within duplexes or townhouses to not contain “mirrored” or duplicate units or have identical external appearances (Section 2.19.8.13 of LUB + Section 4.14. of ARP). BOWDA feels this regulation causes design challenges and, in some cases, does not result in a more attractive building façade (Mari Ann provided an example of this by contrasting the 3-plex on 1st Avenue with the 4-plex on 15 Street). BOWDA suggested that these regulations can be useful but should be a ‘discretionary’ tool for the planners to apply when beneficial.
 - BOWDA indicated that there has been a disproportionate focus on this regulation by the Teepee Town Task Force.
- Landscaping (maintaining existing vegetation or proposing new vegetation)
 - The group discussed the effectiveness of the requirement for existing vegetation to be preserved (Section 3.09 of the ARP + Section 2.19.2.12). The general consensus was that the requirement, while well intended, wasn’t working as well as hoped.
 - The consensus was that it can be difficult to preserve existing vegetation during redevelopment, and that it is relatively easy to circumvent the rule (remove the trees prior to applying for a DP or remove them after applicant has their DCC).
 - BOWDA would like the requirement removed and replaced with landscaping requirements similar to those contained in the R4 District. BOWDA suggested the goal should be to preserve as many established trees as possible that are located in the front and rear yard setbacks.
 - BOWDA indicated that they would like to see the site coverage restriction eliminated similar to the R4.

B. Specific Residential Regulations Changes (40 minutes)

- Density Options in Residential Area A
 - BOWDA’s preference is that fourplexes be permitted in Residential Area A as a permitted or discretionary use without any development restrictions attached. Some discussion occurred regarding if a suite within a fourplex should be added as a discretionary use to all sub-districts with its approval conditional on several criteria (for example, providing smaller units or no garages). This approach would provide density bonuses based on reduced size rather than the old approach of giving increased size and height if densities added. (**Note: After the meeting, via

email, further discussion on this topic occurred and has been captured in Attachment B).

- BOWDA indicated that they would like to see an increase in density in other Teepee Town Sub-districts.

C. Usability of ARP + LUB Changes (10 minutes)

- Turning the sub-districts into actual districts (i.e. TPT-A, TPT-B)
 - BOWDA was not opposed to the suggestion of turning the sub-districts into stand-alone districts (currently Teepee Town's district is TPT-CR, with sub-districts within). However, BOWDA felt it would be of little benefit without combining some of the existing sub-districts (i.e. one along BVT, one along 1st Avenue and one along Mountain Avenue + side streets).

D. Procedural Changes (10 minutes)

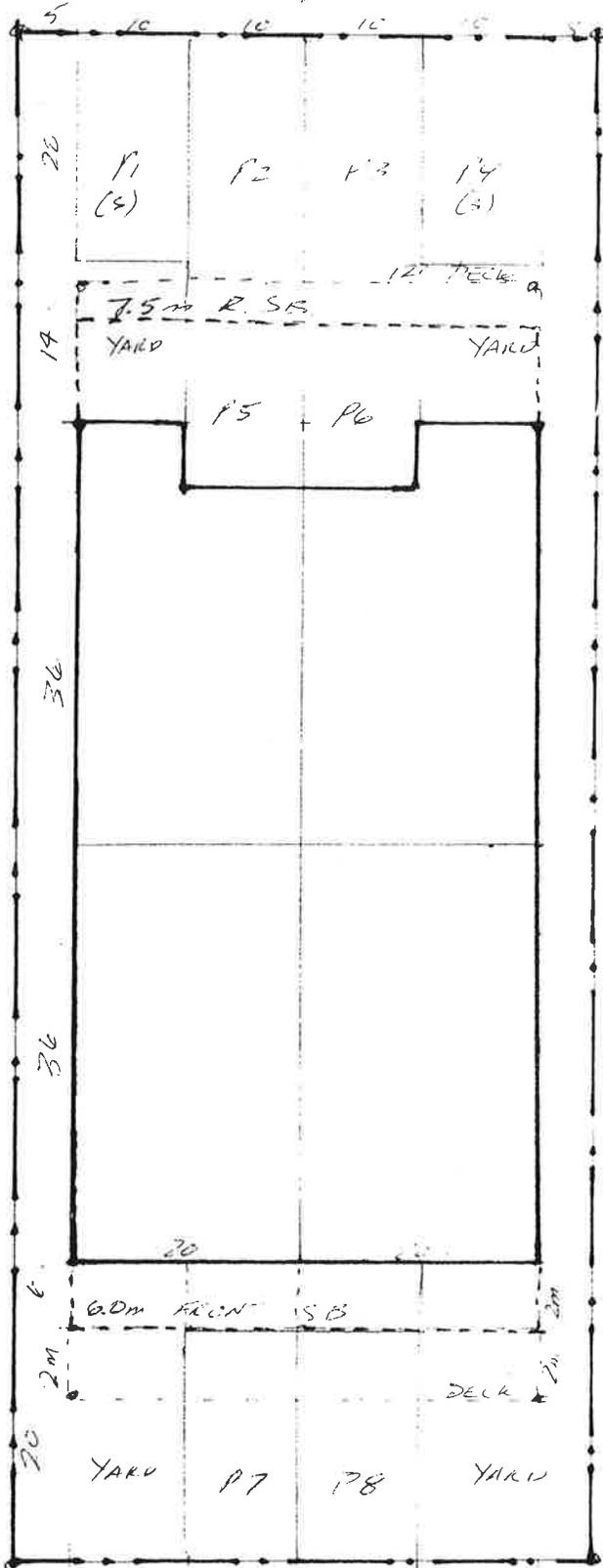
- Addressing triangular shaped lots
 - There was agreement among the group regarding the establishment of regulations to "help" property owners of triangular shaped lots that will be faced with several variance requirements with any proposed development. Administration will investigate these changes further.
- Amending CPC role as the sole Planning Authority for variances
 - Administration and BOWDA agreed that it would be beneficial if variance powers for the TPT-CR District changed to be compliant with Section 14.1 of the LUB. This would allow some minor variances be granted by the Development Officer and not CPC.

5. Next Steps (10 minutes)

- Nathan outlined the timeframe for drafting regulations for the purpose of engagement. Nathan suggested that the engagement could be in late February.

ATTACHMENT A

ALLEY



7.5m REAR S.B. & 6.0m FRONT SETBACK.
 - NOT IDEAL - FORCES BUILDING TO BE
 BACK ON LOT & LIMITS REAR PARKING
 - BUILDING NEEDS TO MOVE FORWARD
 AIM TO GET EQUAL SIZED YARDS,
 4 UNITS & ALLOW FOR 12 PARKING SPOTS

CLASSIFIED SPACE

P9 (S) P10 P11 P12 (S) P13 (S)

STREET

1/35/2016 For DECK ENLARGEMENT ALLOWED

Nathan Grivell

From: Tanya Larsen
Sent: Friday, February 03, 2017 5:41 PM
To: Alaric Fish; Nathan Grivell
Subject: Fwd: Density bonus.

Hi Alaric and Nathan,

One more idea for additional criteria for higher density...To build green at a higher level than the Town of Canmore Built Green requirement.

It can be challenging to build affordable housing that is really 'green' so it might be a good incentive.

Things like Solar PV or Solar Thermal, Grey water recycling, Re-using Shipping Containers, Pre-Fab construction, Passive Haus, Net Zero etc...

Tanya

Begin forwarded message:

From: Tanya Larsen
Subject: **Re: Density bonus.**
Date: January 30, 2017 at 10:50:03 AM MST
To: Allan Mari Ann
Cc: Alaric Fish , [Nathan Grivell](#) , [Chase Mullen](#), [Ron Remple](#)

Please ignore my last email. I added one more criteria to the list.

On Jan 30, 2017, at 10:45 AM, Tanya Larsen wrote:

Hi All,

Thanks Mari Ann - these are good ideas.

My comments below...along with some additional criteria ideas.

Tanya

On Jan 27, 2017, at 9:49 AM, Mari Ann Allan <> wrote:

I'm thinking a lot about these discretionary suites I think it could actually work to give density bonuses based on reduced size rather than the old approach of giving increased size and height if densities added.

Perhaps to make it even simpler than the points approach, you could give a list of five or more criteria to achieve the discretionary suites and if you get one or two of the criteria you get one suite, if you get three to five you get two suites...

Criteria could include:

1. One bedroom or bachelor suites only. **Agreed.**
 2. Restriction floor area Ie Max 600?? **Agreed.**
 3. Main house area restriction? **or Maximum 2 bedrooms.**
 4. No garage for suite, Max one car garage for main house **Agreed.**
 5. If main unit third-floor development is reduced from allowable 60% by at least 20%, **I think this is too restrictive for buildings with very small footprints** or roof height is reduced by at least 10%?? **except for buildings with rooflines that are 8:12 or steeper.**
 6. if Caveat added to titles for the four main units that there is a 'need to reside' in order to rent the suite Ie works here or is a senior/retired.
- Thoughts? **Does that create a potential problem for the selling of units? i.e. a young canmore family wants to buy condo and needs to rent suite out to supplement their mortgage and it could be too restrictive to them to find a conforming renter (down the road)? Tougher to get a mortgage with a bank?**
7. Barrier free design in one suite.
 8. Covered Bicycle parking provided for x # of bikes per bedroom?
 9. Guest parking stall provided (in addition to minimum required by bylaw).
 10. No more than one ensuite per dwelling unit (higher end condos tend to have ensuites attached to each bedroom).
 11. At least two of the condos would not have garages (covered parking under decks would be acceptable).