



Bow Valley Builders and Developers Association

Box 8139
Canmore, AB T1W 2T9

403.675.2288

ceo@BOWDA.ca
BOWDA.ca

BOWDA Newsletter March 2011

This is my first newsletter as Executive Director of BOWDA, and I would like to update you as the members on what has happened over the past few months, and what is on the horizon for the next few months.

What's Happened in the Past Quarter

Sustainability Screening Report

This is an issue that Susan Barry started and Jamie Findlay and the BOWDA board continued. The November 2010 ruling by the Minister of Municipal Affairs was clear: An SSR could not hold up a development application.

BOWDA has maintained throughout the issue that it is not opposed to the SSR process. Our position is that:

- The SSR process provides an opportunity to show how a development provides a net benefit to the community;
- BOWDA is committed to building a better community, and the SSR process can help to achieve that goal;

BOWDA will be involved in the SSR Task Force with 2 members of Town Council and 2 community at large members to review the SSR process and make recommendations on how to make the process work better.

Member Survey

We did a survey of the BOWDA members so that you could provide some direction to me. I appreciate the feedback! This helped me to clarify and prioritize the BOWDA membership benefits. The benefits in order of priority are:

1. Networking. *Monthly lunch meetings give BOWDA members the opportunity to develop and build relationships with customers and suppliers.*
2. Advocacy. *BOWDA is an advocate for the development and local business with various levels of government.*
3. Business Development. *BOWDA understands that development is a key economic driver in the Bow Valley and works to ensure that sustainable development can continue.*
4. Information. *Town Council notes and other industry info keep BOWDA members informed of issues and trends impacting their industry and business.*
5. Education. *Lunch meeting speakers discuss issues affecting business and development in the Bow Valley.*

Tourist Home Mill Rate

BOWDA has made a presentation to Council requesting that the Town not "penalize" non-residents who own a home in an area that is zoned as a Tourist Home. The Tourist Home Tax Levy should only be applied to homes that are operating as a Tourist Home, regardless of whether the home is a primary or secondary residence.



We believe that the current Tourist Home Taxation Levy is contrary to the Economic Development and Tourism Strategy approved by Town Council. Specifically, the strategy states that “non-permanent residents are engaged as an important economic driver in our community.”

Commercial Property Mill Rates

Although BOWDA is not a “Chamber of Commerce”, there are times when we need to operate as a Chamber. This is one of those times, as we present an issue that impacts virtually all businesses in Canmore.

The issue that we have presented to Council is that the Commercial Tax Rate has been growing disproportionately to the growth of the Commercial Tax Base. The proportion of the Commercial Tax Base has grown from 19.7% of the total tax base in 2005 to 21.6% in 2010; however the portion of the taxes collected from the Commercial Tax Base has grown from 30.9% to 34.6% of the total taxes collected.

Given the tough economic times, we have asked Council to consider how it can rebalance this inequity by reducing the proportion of taxes collected from the Commercial sector.

Town Administration Liaison

BOWDA meets with Town Admin to maintain a strong working relationship with the Town, and deal with any outstanding issues that impact BOWDA members.

Recreation Levy

BOWDA met with Town Admin to determine which Town projects should receive funding from the Rec Levy. This is important as we accept that there are projects that the Town needs which are a benefit to everyone, and this ultimately helps us to sell our product.

The Rec Levy is intended to fund recreation facilities that are needed due to the growth of Canmore. It was agreed that the Rec Levy should fund:

- A portion of the Multiplex;
- Skateboard Park expansion for use by younger kids;
- Canmore Rec Centre redevelopment;
- Design for the final phase of Millennium Park

These are great projects that we as BOWDA members should take pride in supporting.

What’s Coming Up in the Next Quarter? (and how it impacts you!)

Some of the issues that we were working on in the last three months will carry over to the next three months. For instance, BOWDA will:

- Be involved in the SSR Task Force which will be reviewing how the SSR is implemented.
- Continue to liaise with Town Admin on issues that impact BOWDA members such as: negotiating Rec Levies & Offsite Levies, implementing the Construction & Demolition Waste Management Policy, and discussing how SSR Footprinting will be implemented.

Land Use Bylaw Review

Canmore’s Land Use Bylaw (LUB) regulates all development and construction within the Town. Our existing LUB is 10 years old, so it was written at a time when our permanent population was less than 11,000 and before the incredible growth in development and in non-permanent residents that we saw during much of the past decade. It was written before the Multiplex, before Canadian Tire, before the recession that saw financial institutions change how they lend to the hospitality industry and before our largest development went into receivership.



Obviously much has changed since the LUB was written. And while it is a living document, intended to be amended, a rewrite is necessary.

Many of you were very involved in the Mining the Future process in the past few years, and the LUB is one of the ways that the Town implements the ideas that Mining the Future identified as issues that are important to the community.

BOWDA will be presenting recommendations and concerns to the Town regarding the LUB.

Bow Valley Trail Area Restructure Plan

BOWDA will have a representative on the BVT-ARP Steering Committee. This committee will be working with the Town to help shape the look, feel and functionality of the Bow Valley Trail.

The BVT is the entrance to Canmore, and how it is developed will have a significant impact on a person's first impression as they enter Canmore.

There is also the issue of zoning, whereby condos that have a minimum 28 day visitation period are having difficulty in obtaining funding from banks. This issue is impacting some of our development community in terms of their ability to make sales.

Bow Valley Construction Waste Diversion

This is another initiative started by Susan Barry and continued by Jamie Findlay and the BOWDA board. BOWDA has been involved in this process, which aims to maximize the reduction of waste generated and landfilled through new construction and demolition.

Land is a scarce resource within the Bow Valley and no new landfill sites are expected to be available once the current site has reached its capacity. So extending the useful life of the Francis Cooke Regional

Landfill is important. Imagine the cost of having to transport waste an extra 100 or 200km! The Bow Valley Construction Waste Diversion Program encourages applicants seeking a new building permit to meet or exceed the goal of 50% waste reduction for new builds and 70% for demolition.

BOWDA will be presenting this to Town Council and the BOWDA members in the next couple of months.

Non-Permanent Resident Consultation

One of the Strategic Priorities of the Sustainable Economic Development and Tourism Strategy is that *Non-permanent residents are engaged as an important economic driver in our community.*

BOWDA will be involved in a consultation process to better understand the non-permanent residents who make up such an important part of our community.

Many BOWDA members and other businesses in Canmore understand that a significant portion of their customer base are "non-residents". Most of our retail stores, restaurants, real estate agents, builders and developers benefit in some fashion by having Non Permanent Residents spending money in the Bow Valley.

While we understand that there is a value, it will be beneficial to be better able to "quantify" that value so that we as a community are more likely to welcome the Non Permanent Resident to Canmore and not discourage them through unfair taxation or policies that make them feel unwelcome.

Further we want to encourage Non Permanent Residents to move to Canmore on a permanent basis and make this their home. This should have significant economic benefits to all businesses in Canmore.



Interested in becoming a member of BOWDA, or know someone who you think would benefit from BOWDA membership?

Here's a summary of some of the key benefits of being a BOWDA member, and the 2011 membership rates.

If you would like to promote your business to the BOWDA membership, then you may want to take advantage of the "Members Spotlight"...a 5 minute presentation at a regular BOWDA lunch to highlight your business, Contact Emily Smith: events@bowda.ca for more information.

Member Benefits: Here are some of the key benefits of being a member of BOWDA:

- *Advocacy. BOWDA is an advocate for the building and development industry and for business in general. BOWDA meets with Town Administration regularly to ensure that issues impacting our industry and other related businesses are addressed on a timely basis and that development related fees are fair and reasonable.*
- *Networking. BOWDA hosts monthly lunch meetings which give our members the opportunity to develop and build relationships with customers and suppliers. We encourage our members to do business with each other.*
- *Education. Lunch meetings speakers discuss issues which affect business and development in the Bow Valley.*
- *Business Development. BOWDA understands that the development industry is one of the key economic drivers in the Bow Valley, and we want to see development continue to positively impact all businesses and individuals in the Bow Valley.*
- *Information. BOWDA attends Town Council meetings on a regular basis. Notes from these meetings keep members informed of decisions and direction by Council that may have an impact on our members' business or industry. Other industry information (CMHC, Town Stats, etc) are available to BOWDA members.*

**2011 BOWDA
MEMBERSHIP STRUCTURE AND FEE SCHEDULE**

MEMBERSHIP STRUCTURE

DEVELOPER (DEV) is any land or real estate developer company or individual

BUILDER (BLD) is any residential, commercial, industrial or institutional builder company or individual

CONSULTANT (CON) is any individual or company engaged in consulting directly related to land or real estate development or construction

SUPPORTING (SUP) is any other individual or company engaged in any business that provides supporting services directly related to land or real estate development or construction

CORRESPONDING MEMBER (COR) is an individual or company whose personal, educational or business interests are related to land, real estate development or construction but which is not currently active in the industry.

FEE SCHEDULE

Member Type:	Annual Fee:	Description:
DEV/BLD 1	\$5,000	Major Developer or builder
DEV/BLD 2	\$2,650	Big Developer or builder
DEV/BLD 3	\$1,450	Small Commercial/Med Residential
DEV/BLD 4	\$700	Very small commercial/residential developer or builder
CON 1	\$1,450	10 or more employees
CON 2	\$700	5-9 employees
CON 3	\$400	1-4 employees
SUP 1	\$1,200	8 or more employees or real estate desks
SUP 2	\$770	6-7 employees or real estate desks
SUP 3	\$400	4-5 employees or real estate desks
SUP 4	\$200	1-3 employees or real estate desks
COR	\$150	



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