



Bow Valley Builders and Developers Association

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BOWDA Newsletter Summer 2011

Welcome to Bow Valley Builders and Developers Association Summer 2011 Newsletter

This is our second newsletter of 2011, and we want to keep our members aware of the issues that BOWDA is pursuing and what we are doing on your behalf.

As you know, BOWDA is an industry networking organization focused on the needs of the building and development community in Canmore.

I invite you to read the articles below on some of the key issues from the past few months, and some of what is happening in the summer and early fall of 2011.

If you know of a business that would like to join BOWDA, please forward this email to them and invite

In this issue:

- Land Use Bylaw Review
 - SSR Process
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 - Upcoming Speakers
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Land Use Bylaw Review

The LUB Review has been ongoing throughout 2010, and is almost ready for third reading in the Fall 2011. BOWDA organized a committee to review the LUB in March and April, and made recommendations to Council after first reading. Some of the key issues identified were:

LUB and SSR Process.

The SSR Process has been clarified (read further in this newsletter for info on that), and "incomplete" DP applications will have deficiencies noted in writing so that it is appealable.

Withholding Occupancy Permits based on Green Building Requirements.

BOWDA supports Green Building Requirements. This is an area that the building community has taken a lead. This issue was clarified between Town Admin and BOWDA so that, if a new building does not have all of the Green Building reports in place, then a bond or letter of credit can be placed pending receipt of the final reports.

Maximum Building Heights. This issue, combined with Floor Area Ratios in South Canmore were addressed. The FAR requirements were eliminated and the amount of roof line allowed to be dormers was clarified.

Overall, BOWDA had input on a number of issues that were changed and clarified.



Sustainability Screening Report Process

SSR's have been a requirement in the Town of Canmore for a number of years. As you know, BOWDA had asked the Province to consider the SSR process, and an amendment to the Municipal Government Act was introduced in Nov 2010. This amendment severely curtailed the involvement of Town Council in the review and approval of SSR's.

As a result, the Town created a Task Force to take a fresh look at the SSR process and ensure that it meets the needs of the Town and also works for the building and development community. BOWDA emphasizes that it is not entirely opposed to the SSR Process, and in fact actively participated in the Task Force review.

One of the key changes is the introduction of a "Footprinting" model that attempts to apply more objective criteria to the SSR process. It will be much clearer for a builder or developer to see what needs to be done to achieve a "pass".

The proposed threshold will be 500 m² for the SSR requirement to kick in, and the SSR would be reviewed by the Planning Commission and not by Council. At the statutory planning level SSR's would be required if they produce new development. Subsequent SSR's to the statutory planning level would be reviewed by the Town's Planning Department for consistency to the initial SSR.

The decision to accept/reject the SSR would thus be appealable. This was a key issue that BOWDA had argued regarding the previous SSR process. There was a need to ensure that a development application could not be unduly held up pending "acceptance" of an SSR.

The amendments will now be included in the Land Use Bylaw prior to Third Reading of the LUB.

BOWDA will be asking builders and developers to review the Footprinting model in the near future to ensure that it is understood and that it works at the various development levels.

Construction Waste Diversion

BOWDA is pleased to have helped create the Construction Waste Diversion "How To" Guide in partnership with the Town of Banff, Town of Canmore, MD of Bighorn and Bow Valley Waste Management Commission.

The purpose is to encourage builders and developers to divert as much construction waste as possible to recycling. This will have many benefits, including:

- Save money. Diverted waste is significantly less expensive than unsorted loads.
- Green Certification. The landfill can track your waste diversion to assist with LEED, Built-Green or other green construction certification requirements.
- Extend the life of the landfill!

For a copy of the draft Bow Valley Construction Waste Diversion How To Guide, contact BOWDA at CEO@bowda.ca.

Upcoming Speakers

Sept 8, 2011

Town of Banff

Karen Sorenson (Mayor) and Randall McKay (Town Planner)

Oct 13, 2011

Danielle Smith

Leader, Wildrose Party

Nov 10, 2011

Todd Hirsch

Chief Economist,
ATB Financial

Location:

Silvertip Resort

11:30 am to 1:15 pm



Issues @ BOWDA

Here's a quick list of some of the other issues that BOWDA is dealing with:

- Commercial / Residential Tax Ratio. We still believe that the trend towards increased reliance on the Commercial Tax Base to subsidize the Residential taxes needs to be curtailed. We will be re-presenting this issue to Council in the near future.
- Tourist Home Tax. Non-Permanent Residents are an important component of our economy, yet there is still unfair taxation. That is, if a permanent resident owns a home in an area zoned for Tourist Homes, they can apply to have the tax rate reduced. BOWDA believes that this courtesy should be extended to non permanent residents.
- Non-Permanent Resident Study. BOWDA is working with the Town of Canmore and Canmore Economic Development Authority to complete a survey of Non-Permanent Residents in order to help demonstrate the economic value of this sector of our economy.
- Downtown Parking Cash in Lieu. BOWDA believes that the current fee of \$50,000 per stall is too high and that a lower fee should be considered. The existing fee is a deterrent to development.
- Recreation Levy. BOWDA is negotiating with the Town regarding the Rec Levy and how much should be charged per door. The current Rec Levy is at \$1,450 per qualifying unit. The Rec Levy was instituted approximately 20 years ago in the absence of secure grant funding from the Province. The builders and developers agreed to the levy to enable the Town to plan for growth and to have a mechanism to pay for recreation projects required to service a growing population. Much has been accomplished over the years through this levy, including the list to the right. BOWDA members should be very proud about what they have contributed to in order to continue to build our community!

List of Recreation Facilities Funded by Recreation Facilities Contribution Policy

2005 to 2010

Year	Description	Amount
2005	CP#1427 Rec Centre Redevelopment	\$ 198,997
2006	CP#1427 Rec Centre Redevelopment	\$ 2,364,702
2007	CP#1427 Rec Centre Redevelopment	\$ 1,537,551
2008	CP#1427 Rec Centre Redevelopment	\$ 15,062
	CP#1828 Vault Toilets - CC/ET/Mineside	\$ 60,000
	CP#1829 Mountain Bike Terrain Park	\$ 32,269
	CP#1877 Centennial Park Sportsfield	\$ 1,281
2009	CP#1829 Mountain Bike Terrain Park	\$ 502
	CP#1877 Centennial Park Sportsfield	\$ 8,719
	CP#1902 - Multiplex	\$ 160,046
	CP#1923 Skateboard Park Redevelopment	\$ 150,000
	CP#1924 Centennial Park Redevelopment	\$ 5,580
2010	CP#1924 Centennial Park Redevelopment	\$ 94,845
	CP#1017 Centennial Park Redevelopment	\$ 100,000
		\$ 4,729,554

Welcome New Members:

Advent Commercial Real Estate Group;

Clique Hotels ;

Dale's Welding;
Graham Construction ;

J. Findlay Consulting;
Master Mechanical ;

Natalie Kelly CA ;

Welcome back to:
G. Hillstad Roofing

BOWDA Membership

Membership is now over 100 businesses and growing! The more members the stronger our voice to discuss issues that impact business in the Bow Valley. Forward this newsletter to any prospective BOWDA member and encourage them to join! Cost to join for the balance of 2011 is 50% of the annual cost!



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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