

BOWDA SUMMER 2016 NEWSLETTER

Member Info Centre

BOWDA Board of Directors 2016-2017

David Taylor, Chair; Three Sisters Mountain Village Properties

Guy Turcotte, Past Chair; Stonecreek Properties

Frank Kernick, Vice-Chair; Spring Creek Mountain Village

Richard Bremner, Secretary/Treasurer; Bremner Engineering & Construction Ltd.

Kyla Conner, Kyla Conner Professional Corp.

Bob Kocian, Distinctive Homes

John McIsaac, Bow View Homes

Stephen Ross, Devonian Properties

Adrian Wilson, ISL Engineering & Land Services

Vicki Young, Riverstone Insurance

BOWDA Contact Information:

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Executive Director

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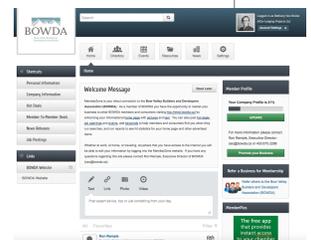
W. bowda.ca

854-743 Railway Ave
Canmore, AB T1W 1P2



Member Info Centre

BOWDA has in excess of 200 members. The Member Information Centre is available to allow you to keep in contact with other members and will help keep you up to date. We encourage you to log in to the MIC, keep your profile current, and check out what other members are doing. If you have a special event, a "Member to Member Deal", news release, or even a job posting that you would like to highlight, post it on the MIC for other members to see. Other BOWDA members may be some of your best customers! Dave Couch from World Financial Group has just posted an Employee Benefits option on the "Member to Member" deals on the MIC...check it out!



To login, go to the Members Page on bowda.ca.

Social Media

Follow us on twitter! If you are sending out a tweet, include us with @BOWDacanmore so that we can retweet and promote our members!

New Members

If you know of other businesses that would be interested in being a member of BOWDA, please contact me. Refer a member, you will get a free BOWDA lunch as our way to say thank you!

To become a member of BOWDA:

- email ceo@BOWDA.ca,
- call 403.675.2288, or
- apply online at www.BOWDA.ca.

Fall Speaker Highlights

Sept 15, 2016

Three Sisters Mountain Village update. 80% of Canmore's developable land is in Three Sisters. Chris Ollenberger from Quantum Place Developments will update us on the plans and progress of the Resort Centre and Smith Creek. Both of these areas have significant development potential, and so you won't want to miss out on this lunch to see what the plans are and the opportunities available to the community, businesses and fellow BOWDA members!

Oct 13, 2016

Construction Training Options. BOWDA is introducing some exciting new training opportunities for owners and staff. From 25 minute online courses to "BOWDA Certified Mountain Home Builder/Renovator" courses, we have some great options to keep you and your staff fully trained!

Nov 10, 2016

Climate Change in the Bow Valley. Mel Reasoner will give a presentation on the changes in the Bow Valley climate from 1915 to 2015, and what we can expect into 2050. Temperatures are expected to rise, and precipitation patterns will be changing as a result. Attend this lunch to find out what impact this could have on your business and the community, and what the Towns of Banff and Canmore are doing to prepare for these changes.

Dec 8, 2016

The annual Christmas Tie Auction fundraiser and special entertainment. Last year BOWDA members raised over \$30,000 to support local charities. We will again have some excellent entertainment for the lunch, which you won't want to miss!

Lunch Sponsorship Opportunities

Each lunch provides an opportunity for BOWDA members to sponsor and highlight their business to the 80-120 BOWDA members who attend. For \$350, you get:

- Your logo in the Rocky Mountain Outlook advertisement,
- Your logo included in 2-3 emails to the 425+ representatives that receive BOWDA lunch invites,
- We highlight your business at the BOWDA lunch, and
- Opportunity to display your products and services at a Member profile table near the bar during the lunch.

For more info email Alie: events@bowda.ca



If you would like to have a BOWDA logo on your website, please let me know!

BOWDA Info & Advocacy:

Municipal Government Act (MGA) Review. The MGA changes will come into effect in the fall of 2017, prior to the next municipal elections. The changes that have been proposed to the MGA will all require a significant amount of regulations. BOWDA has reviewed the MGA, provided our comments to the Province, and will now be working with our partners at CHBA and UDI to review the proposed regulations.

For an outline of the issues and impact on BOWDA members, log in to the MIC and click on "Resources".

BOWDA Information & Advocacy:

MDP Review.

The Town has re-written the Municipal Development Plan (MDP) and Council will be considering third reading of the plan in mid-August. BOWDA has reviewed and provided input to the Town throughout the process.

While we believe the document that Council is considering is better than what was presented a year ago, there are still a number of outstanding issues that need to be addressed. BOWDA's recommended changes to the MDP are intended to identify and remove potential hurdles to development and to avoid any unintended consequences. Some of the key issues that we have identified in the MDP include:

- The MDP still takes a zero-risk approach to steep creeks. We feel that there could be cost-effective engineered solutions which would not sterilize otherwise developable land.
- The process for the Environmental Impact Statement (EIS) needs to be fully discussed and understood, allowing for the Town and developers to work out the specifics on how the Town will work with the consultant and the applicant to find a balance in mitigations.
- Limiting retail size in all areas outside of the Town Centre is an unnecessary impediment that discourages investment in the resort centres and other areas that are geographically separate from the Town Centre.
- The Town's *Guidelines for Subdivision and Development in Mountainous Terrain* need to be reviewed with the development industry to ensure that they are not an unnecessary impediment to development.

For a copy of BOWDA's letter to the Town, please log in to the MIC and click on "Resources".

Off-Site Levies.

BOWDA and the Town have recently completed another review of the Off-Site Levy model and bylaw. These were both approved by Council in July 2016. We review the model regularly, and this review will become an annual exercise in the future. We ensure that the process is transparent, that projects that are included in the model are needed, that the costs are accurate, and that any grants received by the Town are applied to the appropriate project, and costs reduced. This helps to keep development costs at a reasonable level.

Engineering Design and Construction Guidelines / Utility Master Plan Review.

These are documents that most people don't sit down to read. Yet they are important to help determine how developments are created, buildings built and the correct infrastructure is in place. BOWDA's engineering members will be reviewing these updated documents to ensure that they make sense for the Canmore development community.

Fire Department Staffing Report and Strategic Plan.

BOWDA will be reviewing this plan with the consultants to ensure that all possibilities are considered, with a desire to keep operational costs from significant increases.

Land Use Bylaw Changes.

BOWDA, together with some of our designer members, will be reviewing potential changes to how the Low-Slope Roofs are considered in the LUB. These changes would require a change to the LUB, so would be considered when the LUB changes come forward after the MDP is adopted.

Alberta Building Code (ABC) and National Energy Code for Buildings (NECB) changes.

BOWDA recently hosted a seminar with Alberta Municipal Affairs and CHBA to highlight the changes to the ABC from 2015, and the upcoming changes to Section 9.36 dealing with NECB. Over 50 builders, designers and developers attended this seminar to keep up to date on the changes to the building and energy codes.

If you would like the materials, please log in to the MIC and click on "Resources".

Construction Waste Diversion.

We want to re-emphasize the need to divert as much construction waste as possible from the landfill.

Some of the benefits of diverting construction waste from the landfill:

- Save money. Significant difference in rates between sorted and unsorted waste
- Save time. Use the reports generated to help with LEED, BuiltGreen, or other green construction program certification requirements.
- Extend the life of the Francis Cooke Regional Landfill

Accessory Suites Incentive Program.

The Town of Canmore has launched an Accessory Suites Incentive Program to encourage the construction of legal suites within the community by providing grant funding to applicants to assist with financial barriers that may be encountered with the development of legal accessory suites.

Successful applicants are eligible for reimbursement of up to 50% of the project eligible costs, to the maximum grant funding amount of \$10,000 per applicant.

Four conditions to the grant:

1. Rental of the suite for a 5 year period
2. Rental rate max: 90% of market rate
3. Rental of the suite to a local resident
4. Grant Agreement registered on title

For more info: canmore.ca

Energide Program.

Natural Resources Canada is introducing a new version of the Energide program starting July 1, 2016. Additionally, starting November 1, 2016 the Alberta Building Code will include a new section on energy efficiency (Section 9.36). Because of the new codes changes and new Energide program, the Town of Canmore will need to consider making changes to Section 7 of the Land Use Bylaw (Green Building Regulations).

However before any changes are made, the Town will monitor the effect of both programs to determine the scope of changes to the Land Use Bylaw. During this time period Town Planning will continue to require applicants or their builders to engage a certified energy advisor as part of the Building Permit application and also complete a blower door test and submit the preliminary Energide score prior to occupancy. No targets will be required to be met during this time period because the existing targets will no longer be relevant since they reflect the old Energide program.

Once we start seeing the scores under the new Energide program and new Alberta Building Code, Town Planning will do this analysis and discuss with BOWDA how to proceed with any LUB amendments.

For additional questions or clarification, please contact Planning and Development planning@canmore.ca or 403-678-1543