

## Stakeholder Letters of Support



The Association of Professional  
Engineers and Geoscientists of Alberta

May 24, 2016

Cathy Ascroft, LL.B., M.E.Des. (Pl.)  
Senior Special Projects Officer, Issues Management  
Calgary Growth Strategies  
The City of Calgary | Mail code: #8117  
Floor 4, Municipal Building - 800 Macleod Tr. S.E.  
P.O. Box 2100, Station M,  
Calgary, AB Canada T2P 2M5

Dear Ms. Ascroft:

This is to confirm that draft bylaw PUD2016-0459 and its appended guideline you supplied to APEGA on 2016-05-14 conforms to the requirements of the Engineering and Geoscience Professions Act, Regulations, Professional Practice Standards and Guidelines.

The term "Visual Inspection" does not imply the practice of engineering and any subsequent definitions should reflect only the visual components of an inspection. A "Technical Inspection" which appeared in an earlier draft, could be construed to be the practice of engineering and it follows that any document reporting on a "Technical Inspection" would likely be considered a Professional Document as defined in the Engineering and Geoscience Professions Act. We understand that there will be additional work defining when a qualified professional authorized under the Engineering and Geoscience Professions Act is required. My staff is available for consultation as part of that work, if you feel they can be helpful.

Although APEGA has provided comments on visual versus technical inspections we should note that under the Engineering and Geoscience of Professions Act a member of the public or a Member of APEGA can file a complaint in writing regarding visual or technical inspections. APEGA must process all written complaint through its investigative and as appropriate disciplinary processes.

Thank you for the opportunity to review the draft bylaw and guideline before it was placed on the Calgary City Council agenda.

Yours truly,

A handwritten signature in black ink that reads "Carol Moen".

Carol Moen, P.Eng.  
Registrar  
APEGA

## Stakeholder Letters of Support

**From:** Neil Fawcett [nfawcett@magnumyork.com]  
**Sent:** Tuesday, May 17, 2016 2:23 PM  
**To:** Civitarese, Marco  
**Cc:** Ascroft, Cathy  
**Subject:** Building Maintenance Bylaw meeting

Good Afternoon Marco,

Thank you for the opportunity to work with the Bylaw Maintenance Stakeholder group as a representative from the REIC Calgary Chapter Board of Directors.

The process and engagement between all parties was both professionally organized, productive and collaborative provided value to all participants. I hope will be a template for future stakeholder engagement.

Of particular note the engagement was not without difference of opinion but through collaboration a middle ground was found and in the end the bylaw put forward to council will be one that is mutually agreeable to all parties.

On behalf of the REIC Calgary Chapter Board of Directors I would to thank you for including us in this engagement and we look forward to future collaborative efforts.

On Behalf of the Board of Directors, REIC Calgary Chapter.

Neil Fawcett

Neil Fawcett, ARM®, ACM, BA  
Property Manager/Associate



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## Stakeholder Letters of Support

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April 19, 2016

Mayor and Councillors  
Standing Committee on Planning and Urban Development  
P.O. Box 2100, Station M  
700 Macleod Trail South  
Calgary AB, T2P 2M5

Dear Mayor & Councillors:

**Re: Building Maintenance Bylaw**

First off I would like to sincerely thank Marco Civitarese, Cliff De Jong, Cathy Ascroft, Dave Hewitt, and the project team from Planning Development & Assessments for their hard work on this Bylaw, and for taking the time to thoroughly engage with BOMA Calgary and its members throughout this process. They have hosted valuable engagement sessions, and have taken countless hours out of their days to meet with us individually. It was also clear that the team was actually listening to stakeholder comments, and this high level of collaboration is reflected in the report and the bylaw.

BOMA Calgary and our members have long been leaders in promoting industry best practice on issues that affect commercial buildings. It goes without saying that the health and safety of both tenants inside the buildings and the public at street level is paramount. That is why in 2013, together with the City of Calgary and the Province we developed a *Building Envelope Safety Supplement to Recommended Practices in Health and Safety: A Guide for Building Owners and Managers*. This guide identified industry best practices as it relates to movable work platforms, cladding, signage, sidewalk safety, restricted access, fall protection, and snow and ice. The *Building Envelope Safety Supplement* was therefore a valuable resource when drafting the Building Maintenance Bylaw.

We must also realize that despite the best efforts of BOMA and of the City through this Bylaw, nothing either of us does will entirely eliminate the risk exterior hazards on buildings can pose. The most thorough maintenance regime on the newest building does not provide a 100% guarantee against incidents. It is also important to mention that nothing in this Bylaw changes an owner's liability and



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responsibility as it relates to maintaining their building. So when approaching this Bylaw, the challenge was how to raise the bar of building maintenance in Calgary so that we improve the safety of our buildings, while not creating an unnecessarily onerous process for building managers. This balance is what BOMA has been striving for from day one of this process. Balance is so important because of the scope of the proposed Bylaw. The Bylaw governs a myriad of buildings from relatively new AAA office towers to older five-story office buildings in the suburban market. This matters because the resources of an owner/manager can differ greatly, and therefore so is their ability to absorb additional costs. So again, that balance between improving safety and making a bylaw that owners have the capacity and resources to comply with is paramount.

BOMA Calgary believes that this bylaw achieves that balance. The scope of the assessments focuses on the aspects of the building envelope that pose the greatest risk to the public. Similarly, we believe that the five year intervals for assessments are reasonable given current industry best practice. This bylaw will increase the cost of owning or managing a commercial building, but we believe that the current scope and reporting requirements of the proposed bylaw make these costs as low as possible.

City staff and stakeholders also discussed the issue of what constitutes a "qualified professional" at length, and BOMA Calgary believes that the solution reached addressed the concerns of all parties and will support the goals and intent of this bylaw.

In summary, BOMA Calgary believes that this bylaw will help promote proper building maintenance with the goal of creating a safer city. We also believe the bylaw is written in a manner that will make it simple for any commercial building five stories or higher to comply at a reasonable cost.

Thank you again for the opportunity to provide comment. We look forward to cooperating, collaborating and consulting on future projects.

Regards,



Lloyd Suchet  
Executive Director  
BOMA Calgary

## Stakeholder Letters of Support

**From:** John McDougall [<mailto:J.McDougall@scottventuro.com>]

**Sent:** Tuesday, April 19, 2016 9:54 AM

**To:** Civitarese, Marco

**Cc:** Ascroft, Cathy

**Subject:** Building Maintenance Bylaw

Marco, in response to Cathy Ascroft's email regarding the draft Building Maintenance Bylaw, please accept this email correspondence as being the response on behalf of CCI – South Albert Branch, of which I am a Board Member and on the executive. Firstly, I would like to compliment the City on their approach to the stakeholder meetings. The City did an excellent job at identifying who the stakeholders were, engaging them in meetings, and listening to the issues of concern to those stakeholders. On behalf of CCI, I would suggest that the stakeholder process was successful. With respect to the outcome of the project, CCI appreciates the City embarking on initiating the Building Maintenance Bylaw as addressing an issue of concern, but we can't comment on the outcome until such time as the Bylaw is actually passed into Law and we determine the response to it from our members.

Thanks again for allowing CCI to be a part of the stakeholder process.

John

**John M. McDougall**

Managing Partner

Ph: 403.231.8206

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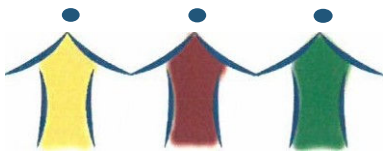
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## Stakeholder Letters of Support



Trinity Place Foundation of Alberta  
602-1st Street SE  
Calgary, Alberta T2G 4W4  
Phone: (403)269-3183

April 14, 2016

Marco Civitarese, Chief Building Official City of Calgary

Dear Sir;

I would just like to pass on a comment to you regarding the recently completed Building Maintenance Bylaw stakeholder input sessions.

I was a member of the building stakeholder group representing approximately 20 nonprofit housing providers.

I feel Cathy Ascroft and her group did an excellent job in bringing forward the issues, listening to the stakeholder, incorporating the information brought forward and preparing the final submissions.

The process we went through over the past several months was very rewarding to the stakeholders and I hope as well to the City of Calgary. I believe the new bylaw will prove to be very workable and beneficial in the years going forward.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Tony van den Camp'.

Tony van den Camp CET  
Director of Facility Maintenance  
Trinity Place Foundation of Alberta

Cc. Cathy Ascroft



## Stakeholder Letters of Support



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April 11, 2016

Marco Civitarese  
Chief Building Official  
Building Regulations  
Calgary Building Services  
Planning & Development Department  
City of Calgary

**Re: Proposed Building Maintenance Bylaw – Stakeholder Consultation**

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Dear Marco,

I would like to take this opportunity to compliment and congratulate you and all of the staff who worked on the proposed Building Maintenance Bylaw. I was impressed with the professionalism; and, I really appreciated the way in which you and the staff members shared information, provided leadership and direction, and listened.

It was a pleasure to be a part of such a well organized stakeholder consultation that included a large number of individuals who represented a wide variety of organizations. Each of these individuals brought value to the discussion.

In just a few short meetings we were able to arrive at a consensus that saw what we all believe will be a workable bylaw that achieves the goal we were working towards – enhancing public safety through the visual inspection of building roofs and exterior walls to ensure things don't fall off.

It was truly a pleasure to be involved in this engagement with you and your staff and I am pleased to offer our support as you take this Bylaw forward to City Council.

I look forward to working with you in the coming months to assist in providing information and education to building owners.

Gerry Baxter  
Executive Director