

From: Bill Squarebriggs [<mailto:bill@sunsetalpine.com>]
Sent: January-12-17 12:20 PM
To: McKay, Randall <randall.mckay@banff.ca>
Subject: Submission to the Development Appeal Board

To: Development Appeal Board
c/o
Randall McKay
Manager of Planning and Development,
& Secretary for the Development Appeal Board
Town of Banff.

Re: Submission of Concern in regards to Appeal 10-16, and Appeal 11-16, Homestead Inn and Melissa's respectfully.

Date: January 12, 2017, VIA: email

Dear members of the Development Appeal Board,

I write you today wearing several hats. Although some of you know me, there are representatives on the Appeal Board that do not know of my history with the Town. I am **Past President** of the Banff Lake Louise Hotel Motel Association (BLLHMA), **Past Chairman** of the Small Business Association of Banff (SBAB), **Past Chairman** of the Municipal Planning Commission (MPC) for the Town of Banff and **Owner** of three businesses in the Town of Banff, **President** of Sunset Alpine Promotional Products, **Managing Partner** of DB Banff Holdings Ltd., that presently owns and operates a Building in the Industrial Compound, 128 Eagle Cres., which I recently have approved for a change of use for the second floor of the building to convert 2400 Square Feet of Commercial to Residential, and **President** of B-Square Management Ltd., that a short time ago was hired by the Birkenbach Estate to Manage and successfully Sale the Banff International Hotel (now the Elk & Avenue) to the VIAD Corporation.

I am an Employer, Taxpayer, and concerned businessman in the Town of Banff.

First of all, I would first of all like to congratulate, and thank, the Banff Park Lodge Group for their commitment to this project and their willingness to substantially invest into the future betterment of Banff. We compete daily in the World Tourism Destination Market, and thank God we have people and organizations who are willing to invest into OUR future. The Homestead Inn and Melissa's play an integral part in our Destination. Curb Appeal, quality of Accommodations, quality of F&B, and ease of access, both pedestrian and traffic, are all things that cannot be overstated when Marketing our Destination. This Development is definitely way 'PAST DUE' and, with the property being on the driver's side of the main entrance to the Town of Banff, ...we should ALL be doing what we can to assist with the process.

My concern is this, this is the second Appeal by Arctos & Bird Management Ltd. Was there nothing learned by the first appeal? Did Arctos & Bird not make it clear what their concerns were?

As far as I can tell, the Banff Park Lodge Group did everything that was asked of them in the second go around. So that brings us to the latest Appeal,... which brings 'new' reasons for Appeal. Were Arctos & Bird not part of the process in the second submission? If they were invited and didn't take part, shame on them. What is this costing the Tax Payer in the Town of Banff? Are we going to allow this Appeal to upheld and then what,... BPL Group goes back to the drawing board once again to be Appealed for the third time? For whatever reason, this appears to be a personal vendetta of some kind which is very concerning to me and should be very concerning to everyone in the Town of Banff. How does our system allow this to take place? Why is it that other projects have moved forward in the Town of Banff that were faced with very similar, if not, the exact same issues? I am actually astonished that the BPL Group and still interested in making this huge investment in our community with what they are going through.

I know everyone that lives in the Town of Banff is 'cautious' about development and we are all very concerned about the overall wellbeing of our environment, I get that. But we all have to realize, that this ASSET we call Banff, has to be up to speed with the rest of the world. If we allow our businesses and streetscapes to become dilapidated we will fail the report card of the World Traveler and the Travel Organizations that feed our community. The Hotels of this Community are the largest employers, largest taxpayers, and by far, the largest investors. Without their investments, their continuous Sales and Marketing efforts in the World Market, and their commitment to Tourism, we would all not be here. Improvements to our facilities, our streets, and commitment to Guest Service, is a must for all us to survive.

Please do everything you can to work through this appeal and get this over and done with so we can all move forward.

Sincerely,

Bill Squarebriggs.

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