

**Smith, Theresa L.**

---

**From:** venegasinc@gmail.com on behalf of Patricio Venegas [patricio@venegasinc.com]  
**Sent:** Wednesday, September 23, 2015 6:02 PM  
**To:** Albrecht, Linda  
**Cc:** Sandra.williams@montgomeryross.ca  
**Subject:** Concerns Relating to: BELTLINE BYLAW 172D2015 To redesignate the land located at 1313 – 1 Street SE (Plan C, Block 99, Lots 16 to 25) from Centre City Multi-Residential High Rise Support Commercial District (CC-MHX) to DC Direct Control District to acc...  
**Attachments:** 15y08m26 Portfolio MoM.docx; 15y08m26 Portfolio MoM.rtf; City Notice.pdf

Dear Sir or Madame,

I am writing in petition against the application below.

<http://www.calgary.ca/PDA/pd/Documents/public-hearing-on-planning-matters/2015/cpc-public-hearing-ad-herald-october-5.pdf>

**BELTLINE**

**BYLAW 172D2015**

To redesignate the land located at 1313 – 1 Street SE (Plan C, Block 99, Lots 16 to 25) from Centre City Multi-Residential High Rise Support Commercial District (CC-MHX) to DC Direct Control District to accommodate additional uses of Restaurant: Food Service Only - Medium, Restaurant: Licensed – Medium, Liquor Store and new uses of Urban Specialty Food Store and Urban Mixed Use Supermarket.

As a born and raised Calgarian, resident, and small business owner with a long term vision of being part of in Calgary's Beltline community, please allow me to raise concerns with this proposed rezoning.

I interpret that this proposed rezoning is to allow for the development of the "Portfolio" project. The concerns with said project follow:

1. Many local residents consider the existing "Bernard Callibeaute" building and existing stores to be local landmarks and part of Calgary's local history and culture. This rezoning and the project that will follow put those local business and business owners at risk and would eliminate this piece of Calgary's local history. It is feared that the owner, the Prime Canadian Pension Fund, has no financial incentive to preserve local Calgarian history.
2. Prime Canadian Pension Fund currently funds the project; as such there is no opportunity to for Calgarians to become home owners or independent investor with intention to profit from or to influence this development. While the initial capital investment will bring a short term capital benefit to the City, in the long term, any profits from rental yields and or benefits from potential capital appreciation will only be realized by the Prime Canadian Pension Fund.
3. This large development of 4 "rental only" towers will drastically increase local inventory thereby adversely impacting both the market value and rental value of existing properties to the detriment of Calgarians committed to the local economy.
4. The rental only towers will increase the number of residents with a short term visions in Calgary. Further, with the absence of local ownership, decisions made will tend to favour the Prime Canadian Pension Fund as opposed to Calgary and the local area.
5. The 45 story 4th Tower will stand directly in front of the 29 story Alura building thereby significantly obstructing the west facing views of the owners and residents of Alura (see attached photo for example) as such having a significant impact on the market value of those units. It is expected that Nuera, Sasso, and Vetro will be adversely impacted as well.

Key notes:

1. From the stakeholders engagement presentation (minuted below) it is understood that the project would be composed of 4 towers and a main level commercial area.
2. 1<sup>st</sup> Tower: ~25 stories; Expected completion November, 2015 (currently under construction) Located on 13 Ave between Center St. S. and 1 St. S.W.
3. 2<sup>nd</sup> Tower: ~25 Stories; Expected completion 2-3 years from now; to be located on the corner of Center St. and 1 St. S.W.
4. 3<sup>rd</sup> Tower: ~ 30 stories; Expected completion 4-5 years from now; to be located on 13 Ave. between 1 St. S.E. and Centre St. S.
5. 4<sup>th</sup> Tower: ~45 Stories; Expected completion 10-12 years from now; to be located on the corner of 1 St. and 14 Ave. S.E.

Thank you for your consideration, my contact information is below if any further information or clarification is required.

Best regards,

Patricio Venegas | [patricio@venegasinc.com](mailto:patricio@venegasinc.com) | cell: [403.796.9234](tel:403.796.9234)

----- Forwarded message -----

From: **Patricio Venegas** <[patricio@venegasinc.com](mailto:patricio@venegasinc.com)>

Date: 23 September 2015 at 14:49

Subject: Fwd: DRAFT: Portfolio Development proposed Land Use Amendment / Development Permit (Stakeholder's Engagement Session)

To: [Sandra.williams@montgomeryross.ca](mailto:Sandra.williams@montgomeryross.ca)

Hello Sandra,

My name is Patricio Venegas, I am the owner of Unit 2704 in the Alura building.

- I am writing to ask if you can put me in touch with the members of the Alura Condo Board.
- I have become aware of the development taking place across the street from our building and I do not believe that it is in the best interests of our owners.
- As such, I will be looking for support from the Condo Board to influence the developers and the city to adjust their plans so as to reduce the adverse impact to our building.

Thank you in advance,

Patricio Venegas | [patricio@venegasinc.com](mailto:patricio@venegasinc.com) | cell: [403.796.9234](tel:403.796.9234)

----- Forwarded message -----

From: **Patricio Venegas** <[patricio@venegasinc.com](mailto:patricio@venegasinc.com)>

Date: 9 September 2015 at 08:11

Subject: Re: DRAFT: Portfolio Development proposed Land Use Amendment / Development Permit (Stakeholder's Engagement Session)

To: [allen.deboer@gibbsgage.com](mailto:allen.deboer@gibbsgage.com)

Hello Allen,

I have not received a reply, I will assume that you take no exception to my message.

I will wait until 5pm today and then begin open distribution to ensure that all stakeholders are informed.

Regards,

Patricio Venegas

On 22:01, Wed, 2015-08-26 Patricio Venegas <[patricio@venegasinc.com](mailto:patricio@venegasinc.com)> wrote:

Hello Allen,

Thank you again for taking time to meet with me today. I have written a few brief meeting notes below, please let me know if there is any additions or modifications you would like to make.

Also, please let me know if I have your consent to share this information freely. For example (but not restricted to) other interested stakeholders, current owners or future buyers in the area or the condo boards and other parties that may find this information of interest.

Meeting Topic: Portfolio Development proposed Land Use Amendment / Development Permit (Stakeholder's Engagement Session)

Location: Hotel Arts

Date: August 26, 2015

Time: 18:30 – 21:00 hrs

Meeting Participants:

- Patricio Venegas, Stakeholder, ph: [403.796.9234](tel:403.796.9234); [patricio@venegasinc.com](mailto:patricio@venegasinc.com)
- Allen Deboer, Associate, Design Director, Gibbs Gage Architects, 350, 140 10<sup>th</sup> Ave S.E., Calgary, AB T2G 0R1, ph: [403.233.2000](tel:403.233.2000); [allen.deboer@gibbsgage.com](mailto:allen.deboer@gibbsgage.com)

Key notes:

1. Allen Deober explained that the project would be composed of 4 towers and a main level commercial area.
2. 1<sup>st</sup> Tower: ~25 stories; Expected completion November, 2015 (currently under construction) Located on 13 Ave between Center St. S. and 1 St. S.W.
3. 2<sup>nd</sup> Tower: ~25 Stories; Expected completion 2-3 years from now; to be located on the corner of Center St. and 1 St. S.W.
4. 3<sup>rd</sup> Tower: ~ 30 stories; Expected completion 4-5 years from now; to be located on 13 Ave. between 1 St. S.E. and Centre St. S.
5. 4<sup>th</sup> Tower: ~45 Stories; Expected completion 10-12 years from now; to be located on the corner of 1 St. and 14 Ave. S.E.
6. The main level, running along 1 St. S.E. between 14 & 13 Ave S.E., will be a commercial area.
7. Commercial zoning will be changed to accommodate existing businesses.

8. Prime Canadian Pension Fund currently funds the project; as such there is no opportunity to become an independent investor with the intention to profit or influence this development.
9. The 4<sup>th</sup> Tower will stand directly in front of the 29 story Alura building thereby significantly obstructing the west facing views of the owners and residents of Alura (see attached photo for example).
10. All 4 building towers are intended to be rental apartment units that will provide a long-term rental yield to the investment fund. There is a small possibility that the 4<sup>th</sup> tower may offer a mix of rental apartments and condominiums for purchase. This will be determined by a market evaluation as the time for developing the 4<sup>th</sup> tower draws near.

Regards,

**Patricio Venegas, P.Eng.** | Engineering Consultant and Asset Investment Advisor | cell: 403.796.9234 |  
e: patricio@venegasinc.com | web: www.venegasinc.com



Photo 1: Taken from the 27th Floor of the Alura Building

RECEIVED

2015 SEP 24 AM 9:56

**The Claim of LAND USE BYLAW AMENDMENT**

THE CITY OF CALGARY  
CITY CLERK'S

**at 1313 1<sup>st</sup> Street SE, Calgary**

Dear The City of Calgary,

This Land Use Amendment has made the business worth of L'epicerie Ltd (which is located at 1325 1<sup>st</sup> Street SE) to be nothing because of the Open House to the public for presenting the Land Use Amendment and Development Permit on August, 26, 2015.

Nowadays, all of small business are sold and bought with the cost of equipment and business, so called goodwill. Also, big companies are taking over small businesses and getting bigger.

I, Ryan seungchul Park who is the owner of L'epicerie, bought this business at 1, June, 2013 with being paid by the cost of business. After 20 days, the Calgary flood affected on my shop and many Calgarians' life. It was the one of the hardest time in my life.

In August, 2014, this site has been sold to Bentall Kennedy which is one of the big real estate companies in North America.

At the time, I heard that my father got a cancer and needed to take a surgery. I tried to sell out the business of L'epicerie for caring of my parents and contact to Bentall Kennedy to ask about lease conditions for new tenants. Bentall Kennedy phoned me and asked me to sell it to Bentall Kennedy. The deal was started by Don Fairgrieve-Park coming to my shop in September of 2014.

He gave me a word that "I cannot buy it now. But, I promise 1 year later, I will give you a cheque of \$200,000 worth and then bye,bye,bye". I asked him "If I need to move out in a year, I want to move out now with a cheque deducted off by 1 year's lease fee." He needed me to send an email regarding what, when and how I want and wrote the letter by his hand kindly. I trusted his words and handwriting

On August 26, 2015, Bentall Kennedy had an open house for Land Use Amendment and Development Permit to the public without any notice to tenants in advance. People know this site will be tore down. Who can buy my business now?

I contacted with Don Fairgrieve-Park and asked to keep his words. Unfortunately, he denied it.

I believe the company has already set up the internal development plans of this site and he knew about it. Why he lied to me on the responsible position to control manage a company?

If I suppose it is impossible that the law is able to cover 100% of human's behavior in present,

I want,

Bentall Kennedy to keep the promise and to set up the compensation plans for tenants.

the City of Calgary to start to think of the guidelines for new economical environments

Sincerely,

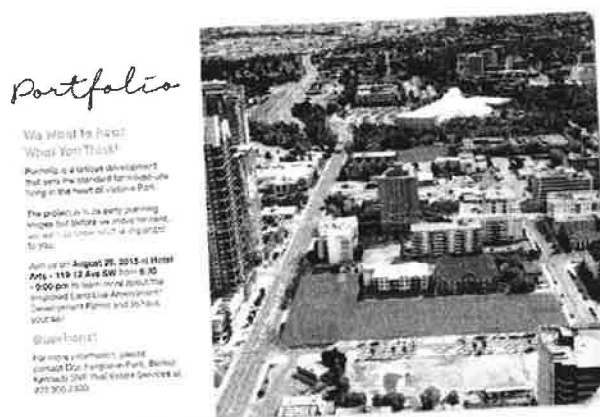
Ryan Seungchul Park



Owner of L'epicerie Ltd.

T. 403-514-0555

## 1. The invitation card



## 2. The handwriting of Don Fairgrieve-Park

Nov 30, 2014

Early Surrender Fee 150,000

Admin Fee 2% (3,000)

147,000

2,000

I would like to terminate my Plan  
Early

Payable on November 30, 2014