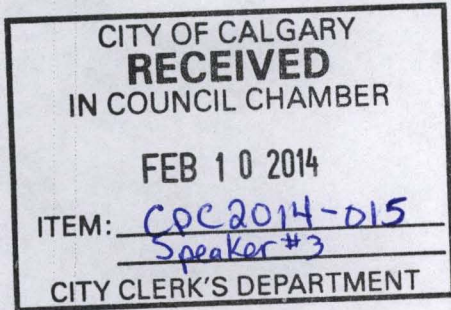


Prop. U. Square City Council Presentation.

*Need Sticky labels
water, cellphones, laser
pointer, rearranged
turn on window*

UNION SQUARE LOC 2013-0060, BYLAW 14D-2014.



Council Feb. 10, 2014

EXHIBIT A1.

Time & Space

Your Worship and Members of Council ... Good morning?

My name is Roger Bowles. B O W L E S

My home and office have been at 224 - 13 Avenue South West for the past 27 years.

We are immediately across 13th. Avenue from the Union Square development site.

I am assisted on the image projector by Mr. Marc Bowles, Professional Geologist and Owner of Wyndham Environmental Consultants.

Also, I am supported by signatures of dozens of neighborhood residents who live within 200 feet of the Applicant's construction project.

Flip to Exhibit B

Your Worship, hundreds of impacted residents surround Haultain Park. Rather than have them make several presentations, I have tried to condense everyone's concerns into my allotted five minutes. Maybe a little leeway will be appreciated. LOOK UP for approval.

(I believe it is 8 minutes)

EXHIBIT B.

The way we were.

This is a photo of the once lovely Haultain Playground viewed from my home nine years ago. Please remember this scene of inner city calm.

On July 18, 2005 I stood here asking for careful reconsideration of many aspects of the Union Square Phase 1 rezoning application (Bylaw 61Z-2005).

At that hearing I suggested improvements in: **Parking, Public Safety and Security, Playground Relocation, Site Access, Shadowing and Communication between the developer and its neighbours.**

Since appearing here almost nine years ago, I have grown deaf and disabled. BUT I need to address similar community concerns more urgently than ever.

A new dimension is, **repeated project completion delays.** They are ever increasing critical issues.

Cooperation

Total absence of developer communication with its neighbours persists.

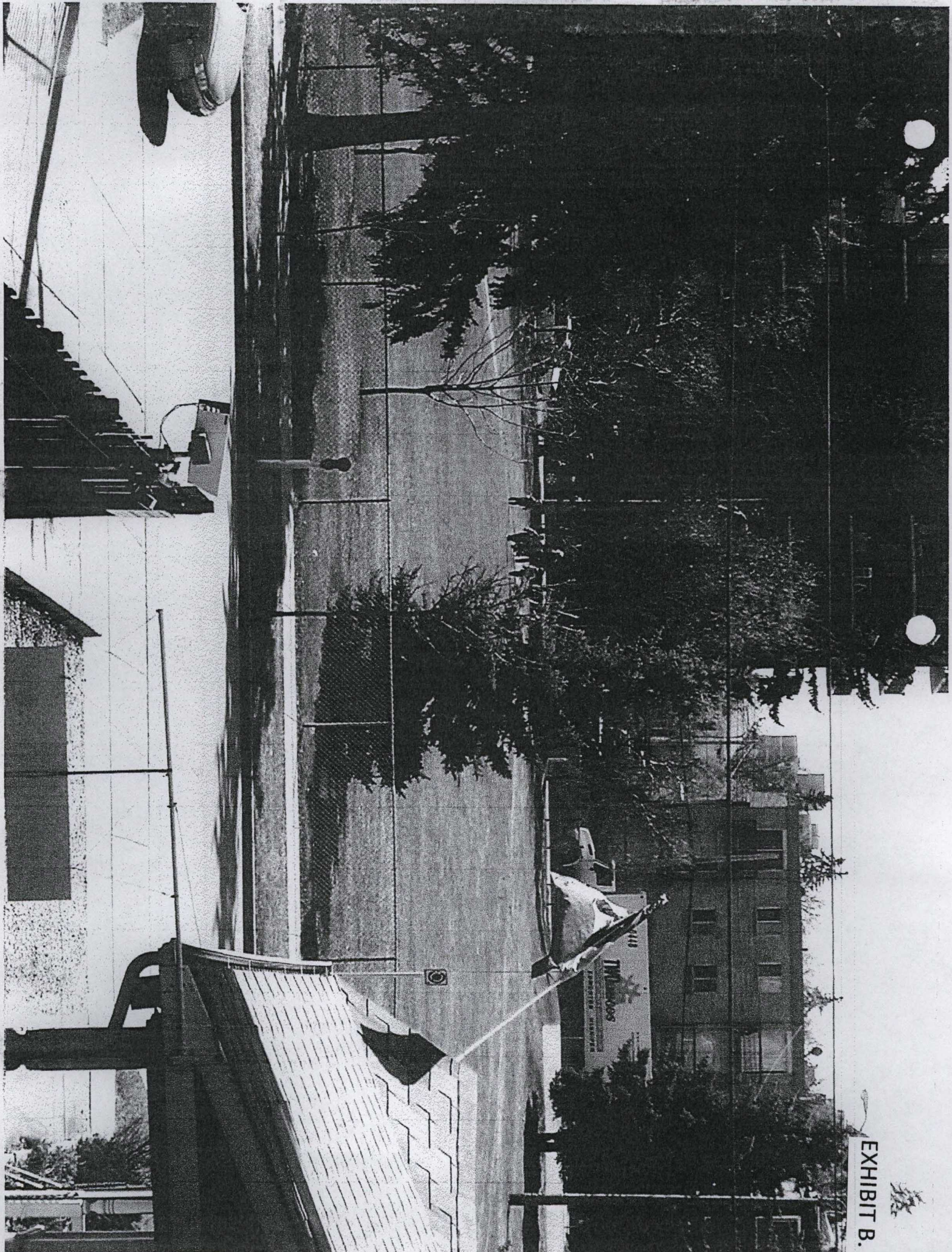


EXHIBIT B.



Deep and Wide Support.

This is an attempt to illustrate the damage done to Haultain playgrounds since 2005. Residential neighbours have been dispossessed of valuable community resources for those past nine years.

Exhibit C. is an annotated version of the Applicants own submission to the December 19, 2013 Calgary Planning Commission, Appendix IV.

1. The Haultain playing field remains essentially unusable after eight years.
2. Predicted problems with the fire escape (outhouse) continue to offend any thinking citizen.
3. The Parking situation is worse than I could possibly have imagined, both as to space inadequacy and proximity of alien traffic to the Tot Lot. We warned Project supporters about the dangers of relocating the children's playground close to the condo building.
4. Playground unfriendly commercial activities are constantly seeking development permits nearby.
5. The "Eyes OnThe Park" (*for accomplished individuals*) pretext for development excesses, such as a FAR of 11.5 and Heritage Preservation, have long since been negated.

Point
Out

It's all about parking – for commercial customers on residential territory.

Swamp covers 54 alien cars parked under what was Haultain playing field. Eventually, I hope Union Square will adopt the Artificial Turf recommendation of Alderman Carra to the Calgary Planning Commission.

In 2005, Beltline Community Association claimed "DEEP AND WIDE SUPPORT" for this project despite broad local resident objections. Did they not know that the site was home to the baddest night club on the First Street strip? In "STRONGLY" supporting newer rezoning, are they aware that, since completion of the Phase 1 tower, practically nothing has been accomplished in the past five years.

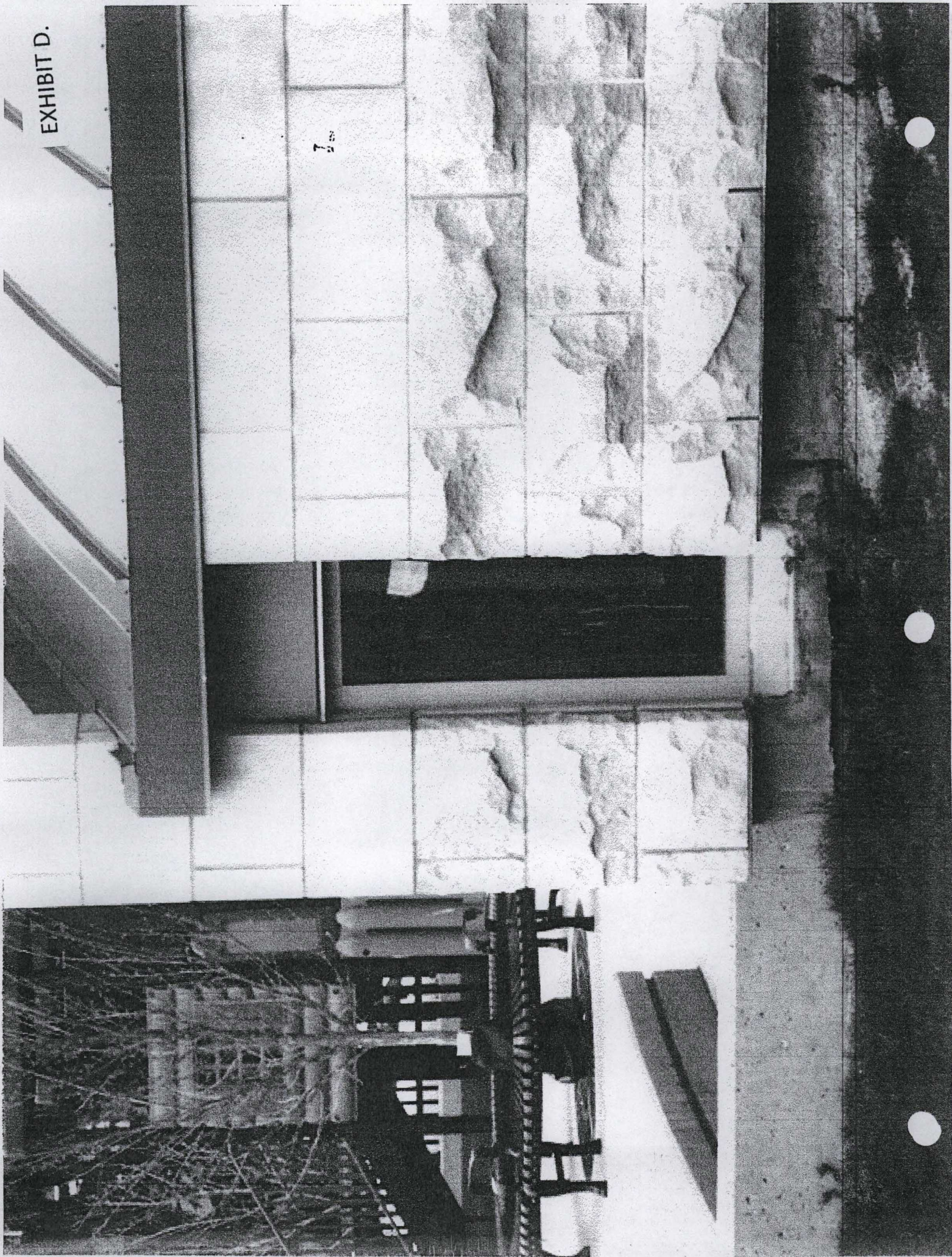
BRZ efforts to civilize derelict areas hardly constitute remediation.

I suggest that that misleading statements made by the Applicant about an Open House (CPC December 19, 2013 page 8) as well as the Beltline Planning Group submission be dismissed. Instead, the written objections from immediate neighbours (same page) should be given proper consideration.

*Ald Carra
was there*

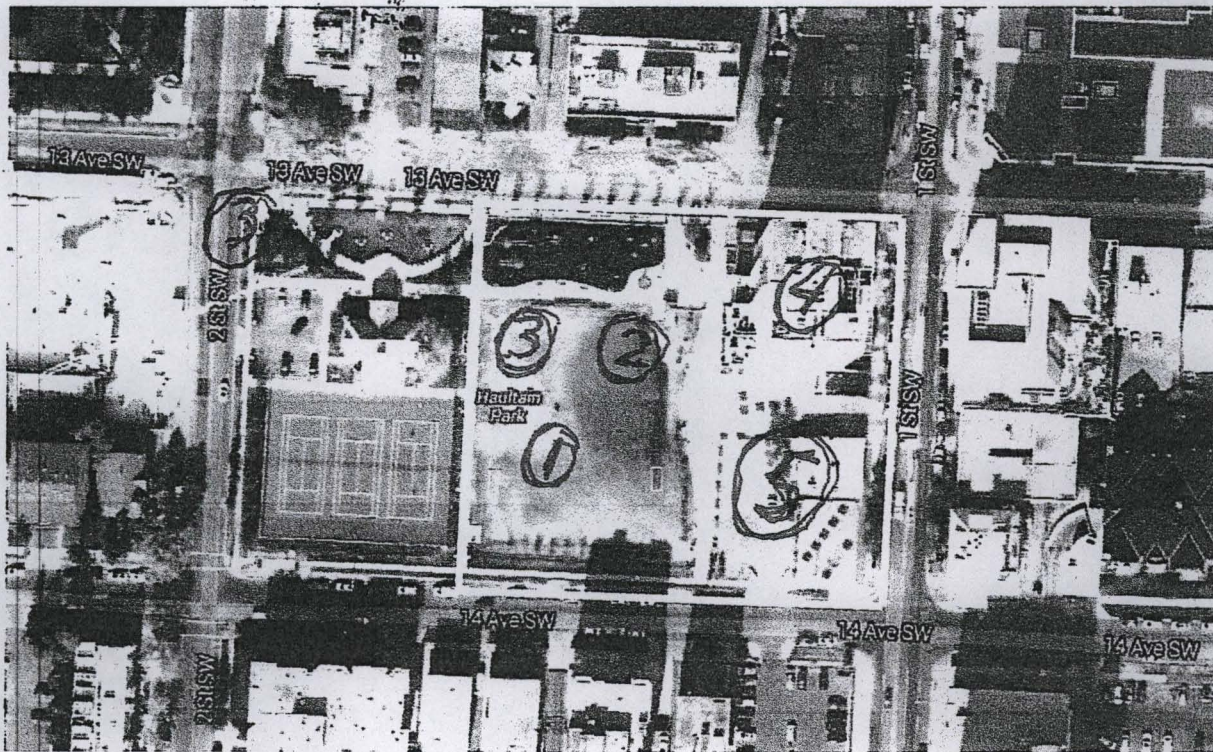
The Applicant's continuing 10 year pattern of non-communications with neighbours recently escalated to requiring paid bookings to attend their information sessions!

EXHIBIT D.



AERIAL OVERVIEW

EXHIBIT C.



Above map is Appendix IV to Report to Calgary Planning Commission on December 19, 2013.

Following annotations are by adjacent property owners and impacted neighbours.

Redevelopment *IMPROVEMENTS* to Haultain Park by Union Square:

1. Swamp over most area of once lovely block wide Haultain playing field.
2. Pee green open air urinal (fire escape?) beside tot lot play fixtures.
3. Alien parking stalls rented to estimated 75 non-resident commuters.
4. Proposals for adjacent liquor store outlets, without parking facilities.
5. "Eyes on the Park". Sole justification for extraordinary exemptions.

EXHIBIT D. ←
Pee Green Urinal

Beltline Planning Group were "VERY EXCITED" about Union Square plans despite prior written objections from impacted neighbours. Their absentee anti-social behavior has become a BPG hallmark, resulting in scenes like this.

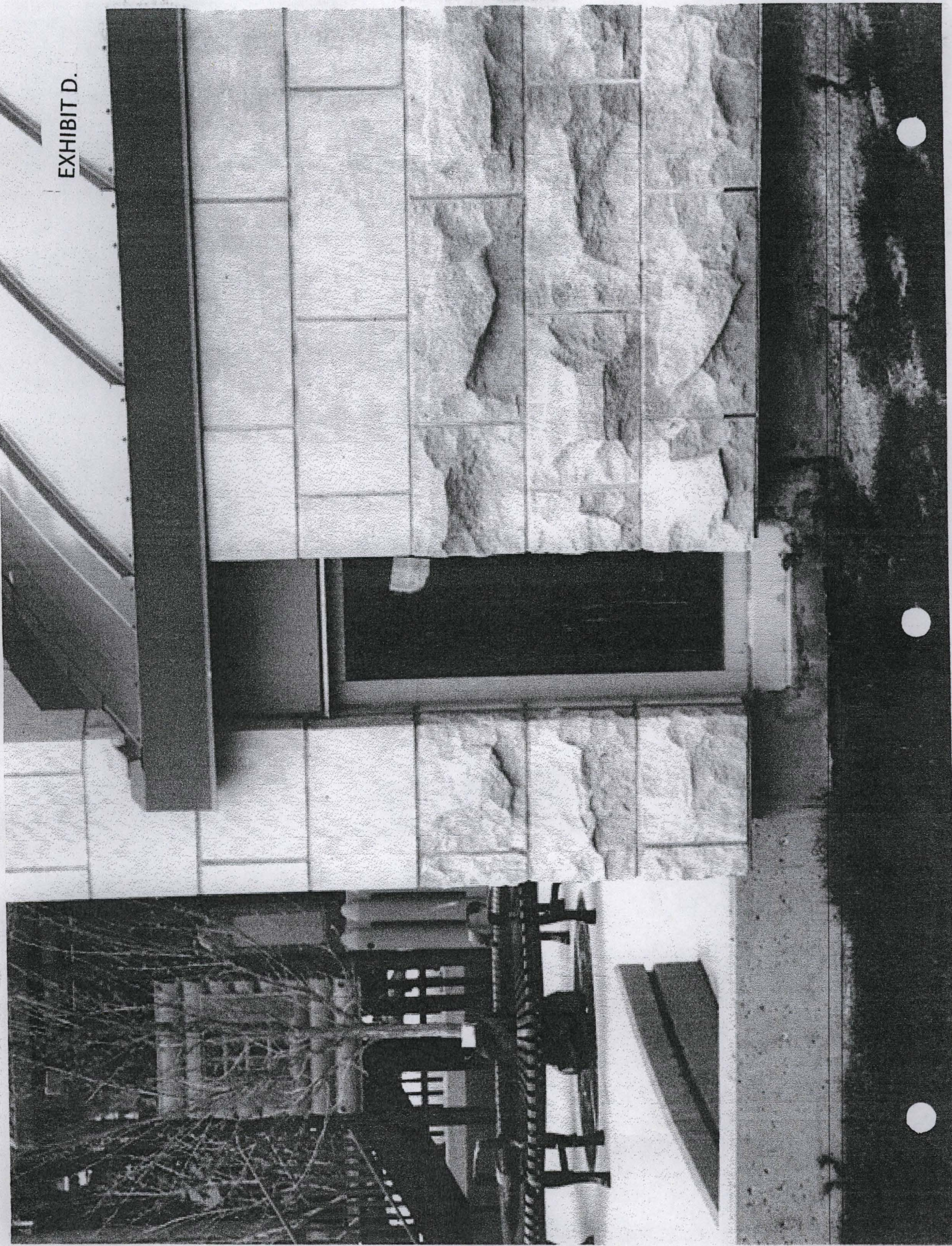
The Pee Green architectural outhouse makes Tot Lot users victims of Indecent exposure in a shadow zone. Their safety from alien traffic is severely compromised. Exhaust fumes from the underground parkade, mixed with human waste, hardly contribute to the children's wellbeing.

Parks Foundation Calgary "fully supported" the community land grab in 2005. Now, they too have similar urine problems. Our alderman at that time repeatedly stated that there would be "no loss of park land". It just went elsewhere!

A close-up photo of this "garden furniture" has been given to Alderman Woolley. We invite him to decide if it is suitable for a general audience, rather than being viewed by Council in camera – hopefully not on my allotted time.

I have withheld more disturbing photos shot from the Tot Lot (north) side of the urinal. They are only suitable for a porn show.

EXHIBIT D.





How Long? Repeat graphic A

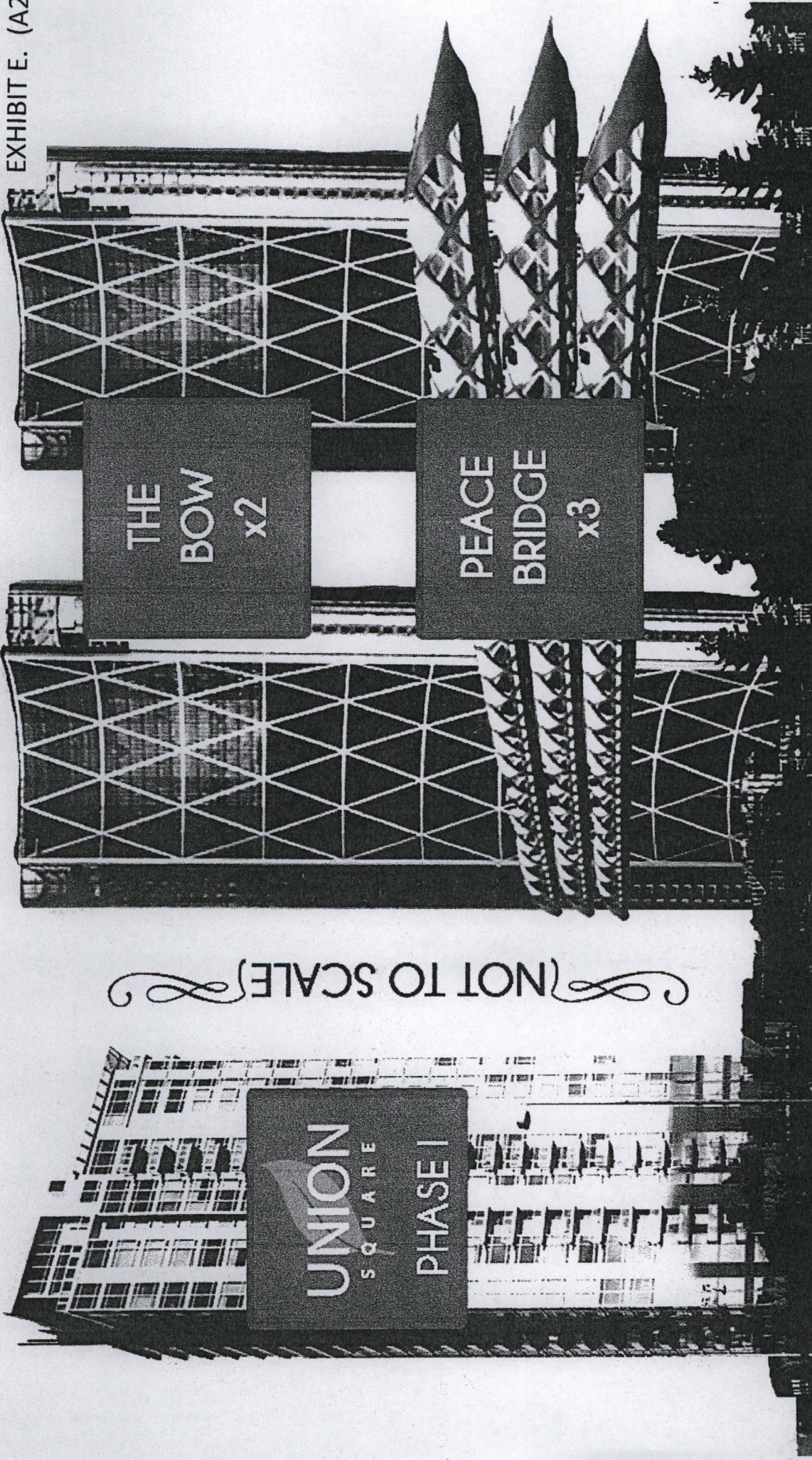
This graphic illustrates that five Olympic Games have occurred during the time that Union Square has accomplished very little. So little, in fact, that one wonders if delays were deliberate ploys to gain financial advantage at the expense of community resources.

In any case, justice demands stiff penalties for future unreasonable project foot dragging and refusals to meet with impacted neighbours.

Now the developer wants us to ^{get} buy tickets to attend their so called Open Houses. For hundreds of senior residents surrounding the project site, this is totally unacceptable (Private Mixer Illustration available).

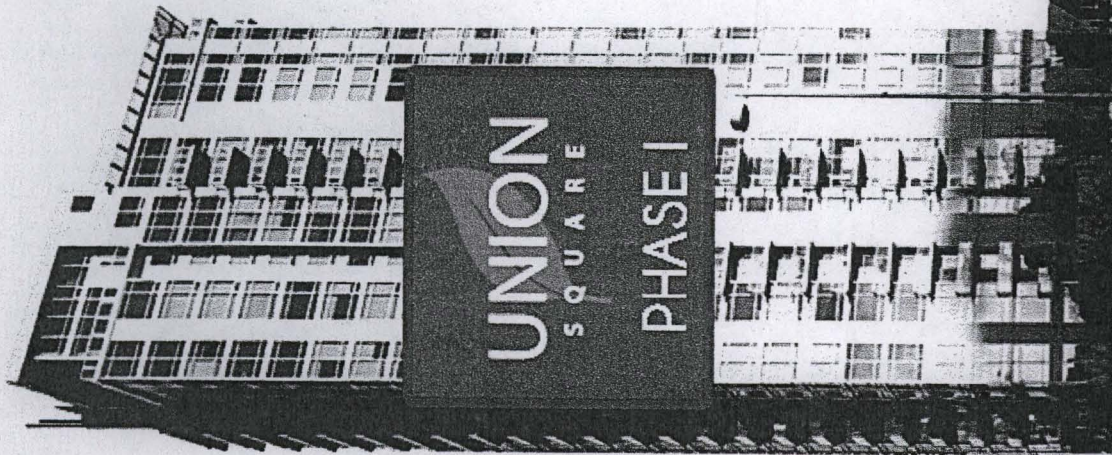
add
Cerna?

Maybe some performance safeguards can be built into the air rights sale terms – if it is not too late.



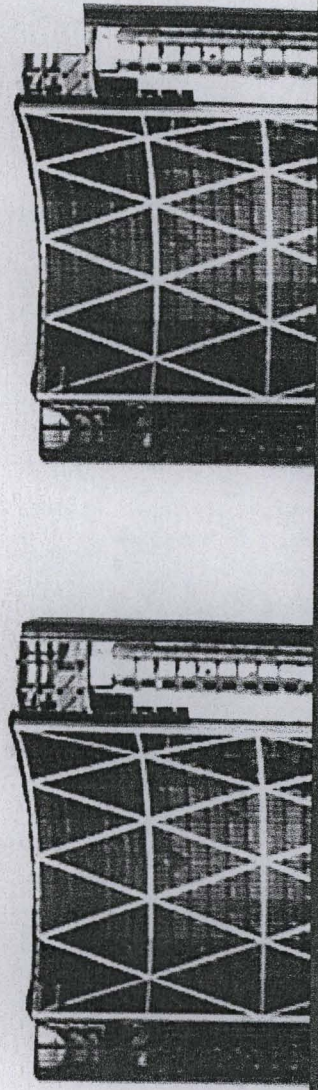
OLYMPIC GAMES x5

ATHENS 2004	TORINO 2006	BEIJING 2008	VANCOUVER 2010	LONDON 2012	SOCHI 2014	2016?
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UNION
SQUARE
PHASE I

(NOT TO SCALE)



TWO BOW BRIDGES and THREE
PEACE BRIDGES could have been
built while Union Square dug up
only about HALF a Playground.



When will they finish the HOLE Project - 2020?

Contrasts with The Bow and Peace Bridge.

The relative sizes of Union Square vis-à-vis The Bow Building and Peace Bridge projects suggest that proper management could have completed Union Square more than five years ago and saved endless community grief.

So, what were legitimate reasons for the delays? I would be less suspicious if the developer would only talk to us.

Please remember the picture of a peaceful park. It was ravished for the entire time it took for my three grandchildren to pass through high school and university.

Please consider the physical and mental damage caused around an entire city block. Most of it could have been prevented.

Thank you for your attention. I am anxious to answer questions, especially about misrepresentations by the Applicant, the Beltline Community Association and even City Planning.

Whatever happened to the written objections to Calgary Planning Commission from impacted neighbours?

DISCUSSION: Open House, Letters of objection, BPG, BRZ. CPC.

UNION
SQUARE
PHASE I

(NOT TO SCALE)

THE
BOW
x2

PEACE
BRIDGE
x3

OLYMPIC GAMES x5

TORINO
2006



VANCOUVER
2010

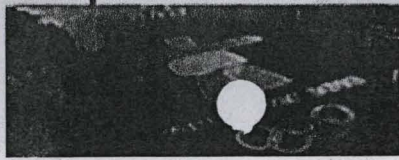


SOCHI
2014

ATHENS
2004



BEIJING
2008



LONDON
2012



2016?