

Pontefino II
Condominium Corporation No. 0613711
950 & 990 Centre Ave. NE,
Calgary, AB

July 15, 2018

Planning, Development & Assessment
The City of Calgary
PO Box 2100 Station M
Calgary, AB T2P 2M5

Attn: CPAG.Circ@Calgary.ca
Cc: Kate VanFraassen, File Manager (VanFraassen@calgary.ca)
Pontefino II Condo Board (Pontefino2@gmail.com)

RE: LOC2018-0091 (911 General Ave. NE)

To Whom it May Concern:

On behalf of the owners and residents of Pontefino II (a condominium (located on the south portion of the same city block of the building proposed for re-zoning), the Board of Directors would like to express our opposition to the above-noted application. This letter is not a moral objection to the operation of a legal Cannabis store, but rather reflects issues, concerns and corresponding negative impacts such proposed rezoning will have on our residential condo property.

It is also important to highlight that, while a community meeting was held to discuss this application, it took place the day after Victoria Day proving very difficult for our board members and owners to attend. Additionally, the advertisement period for the meeting was very short which strongly contributed to low attendance and perceived lack of interest/opposition to this application.

We strongly oppose this re-zoning based on the following:

1. The rezoning and subsequent establishment of a Cannabis Store will result in individuals gathering in direct proximity to our condo resident's units, including ground floor condo entrances that are very close to the store. Of most concern is the shared back alley between our complex courtyard and the store becoming a gathering place and potential location for cannabis consumption.
2. The negative impact of crime that may arise from the store and its proximity to our condo. This is of high concern given our condo side access and driveway garage entrance are located in the shared alley with the cannabis store. At present, our Condo has suffered the consequences of security and criminal activity which remains an on-going issue to the safety and well-being of our residents and the protection of their property. We do not want to increase activity around our building that would occur as a result of this re-zoning.

3. The scent of cannabis smoke is detectable far greater than the immediate area it is smoked. This will impact the enjoyment of non-users in the plaza, and the balconies of our building and surrounding condominiums. This will also impact the public park community centre and playground which are heavily used by young families.
4. The streets around Pontefino II, including those associated with the proposed building re-zoning, experience congestion and have insufficient parking. Daily, vehicles are parked in non-designated parking areas that include the shared alley (a signed Fire Lane) between the Piazza and Pontefino II. This would become more problematic with increased traffic that would occur with the proposed re-zoning. Pontefino II requests a copy of the traffic study for this re-zoning application.
5. Pontefino II has young children and grandchildren living in or visiting our complex. Any potential negative impacts of this re-zoning could create an additional risk to young children.
6. The location of this store is within walking distance of social housing that has residents with addiction issues (e.g. Calgary DropIN & Rehab Centre). This is a concern to Pontefino II and should be considered in the approval decision.
7. Pontefino II is directly between the proposed location and the Bridgeland-Riverside Community Hall. This is a child-friendly neighborhood and allowing an adult-oriented establishment does not align with the family-oriented strategic plans which are consistent with both the Community Hall area and the General Square in the Piazza.
8. It should also be noted, that the Plaza on General Avenue has been recently re-designed to include several tables and chairs encouraging more community members to gather. This plaza is enjoyed by the residents of Pontefino II and neighbouring families serving as an important community space/hub that would be negatively impacted by this proposed re-zoning.
9. The proposed re-zoning on the same block as Pontefino II Condo has a high probability of reducing the real estate value of our property relative to similar condos that are not located on the same block/beside a Cannabis Store.

In conclusion, for all of the above-noted reasons, Pontefino II asks the City to reject this re-zoning application and consider more suitable "commercial/industrial" locations a short distance from Bridgeland where high density residential units do not share the same city block and where popular community gathering places are not adjacent or as little as one block away.

Regards,



Ron Bettin,
President, Pontefino II Condominium Association.

cc: Bridgeland Riverside Community Association