

Palaschuk, Jordan

From: dave@bitranger.com
Sent: Friday, June 07, 2019 5:11 PM
To: Public Submissions
Subject: [EXT] Land Use Amendment in Bridlewood (Ward 13) at 2375 - 162 Avenue SW, LOC2018-0276, CPC2019-0589
Attachments: LandUseChangeLOC2018-0276&CPC2019-589.pdf

Attached please find an official submission from the Board of Directors of Bridlewood Pointe of View Condominium Corporation representing the Board of Directors and our residents for the Land Use Amendment in Bridlewood (Ward 13) at 2375 – 162 Avenue SW, LOC2018-0276, CPC2019-0589 scheduled for the June 17 City of Calgary Council Meeting. Please include our submission in the Agenda for this meeting, thank you.

Board of Directors Bridlewood Pointe of View
Suite 3122 16320 24th St. S.W.
Calgary, Alberta, T2Y5A1

Email: dave@bitranger.com

TO: City of Calgary Council

RE: Proposed Land Use Change LOC2018-0276 CPC2019-0589

FROM: Board of Directors Bridlewood Pointe of View Condominiums.

I must write you today in stern opposition to this Land Use Change on behalf the Board of Directors of Bridlewood Pointe of View representing the residents of our complex comprising 244 Units and well over 500 people that are the direct neighbours to this project.

We have polled our membership in person and 97% have told us emphatically they are against this project and Land Use Change and do not want to see it proceed in any way. The damage to our quality of life, and our property values is unacceptable, as well as a multitude of other reasons.

Land use signs at the time of our resident's purchase of our property made it clear to us what this site was proposed to be used for, and it made no mention of cramming another ill-advised residential complex right to next to ours. We made our purchase based on warning signs posted by the city and feel the city cannot change that now without our approval, and we very definitely do not approve.

There are many reasons we oppose this change, including:

1. Density - Once this project is complete there will be a very high density in this immediate area, perhaps more than a thousand people on one city block. This is completely inappropriate in a suburban, non-high-rise area. The area is already severely challenged for services as the city has done nothing in the 15 years since our complex has opened to improve this area. The immediate area already has 7 very large high-density housing projects within a several block area. There must be a limit to how many of these projects are crammed into one area straining city services. We do not need another project competing for limited resources.
2. Traffic - The intersection of 162 Ave., and the entrance to the strip mall shared by this proposed project is already extremely busy, and this project has not included any funding for traffic control structures such as traffic lights which will result in additional traffic headaches.
3. Street Parking - This proposal will have a major negative impact on parking in the immediate area. Parking is already a daily nightmare for our residents. The city's constant approval of condominium projects with insufficient parking has resulted in the streets being clogged with cars. As it is residents must often park several blocks away from their residence, this cannot be allowed to get worse.
4. Recreation Facilities – This area is already severely challenged for recreational facilities. Our children play in parking lots because the city has completely overlooked its responsibility to provide adequate facilities in this area. This city takes millions in property taxes every year but has completely overlooked this area for 15 years. This land should be permanently re-designated for recreation and the city should build a tot-lot, tennis courts and basketball courts or similar on this site. The city can no longer give nothing back to our resident's paying these high taxes. We must have our fair share.

5. Zoning - Many of us who bought into this area did check into zoning of land in the immediate vicinity as this is a major part of the decision-making process. We acknowledged the presence of the Fire Hall and accepted the extra noise from it for about 12 years. We were told the new fire hall would be built on the same land. When that was pulled out from under us, we had every expectation of a similar City use for the land in the future. We consider this proposed use a scenario that is not acceptable and impacts the life we have built in this area.
6. Loss of Property Value – We fully believe that every one of the 240+ owners in our complex will face a loss of property value as a result of this project being built adjacent to us. However, this project will not acknowledge that, and has no intention of compensating our owners for their loss. We therefore request that if this land use change is approved a condition be placed on the development that requires the city to provide financial compensation to our owners.
7. Crime – It goes without saying that adding 250 more people to this block will also increase crime. Crime is already a huge concern for us with car break-ins being out completely out of control, and no indication of anyone ever being arrested for these crimes. We cannot afford this getting any worse, we have already spent tens of thousands of dollars trying to secure our property.
8. Oversupply of Market – The Calgary Condo and Apartment is already oversupplied. Property values and Rental rates have been dropping across the city during this downturn. This project will add to these losses as there is absolutely no need to add more supply in this area or this city.
9. Oversupply of Subsidized Rentals – The Calgary Housing Company already has many, many suites going unrented. There are pages of them on Rentfaster.ca unrented. There is no need to be changing this Land Use to build another complex until they have demonstrated that they can rent out the supply they already have. There is no need for this overbuild.

We believe it would very **imprudent** to approve such a Land Use Change at this time. This project has failed to demonstrate that it is needed and that this is the most appropriate place for it. Their plenty of suites across the city under control of Calgary Housing Company for subsidized rentals, there is no demonstrated need for any more currently. It is very unfortunate and unacceptable that the city is spending \$20 million dollars to build an unneeded complex for a market that is clearly over-supplied with subsidized housing. There are more prudent uses of that \$20 million such as lowering business tax increases.

This Land Use Change does not make sense financially, it does not make sense for the residents of Bridlewood Pointe of View Condominiums, it does not make sense for the community of Bridlewood, and it does not make sense for the City of Calgary, and **we urge you to vote against this Land Use Change Application.**

On behalf of the Board of Directors and the Residents of Bridlewood Pointe of View.
David Reid – Board Member.