

May 11, 2024

Dear Calgary City Council,

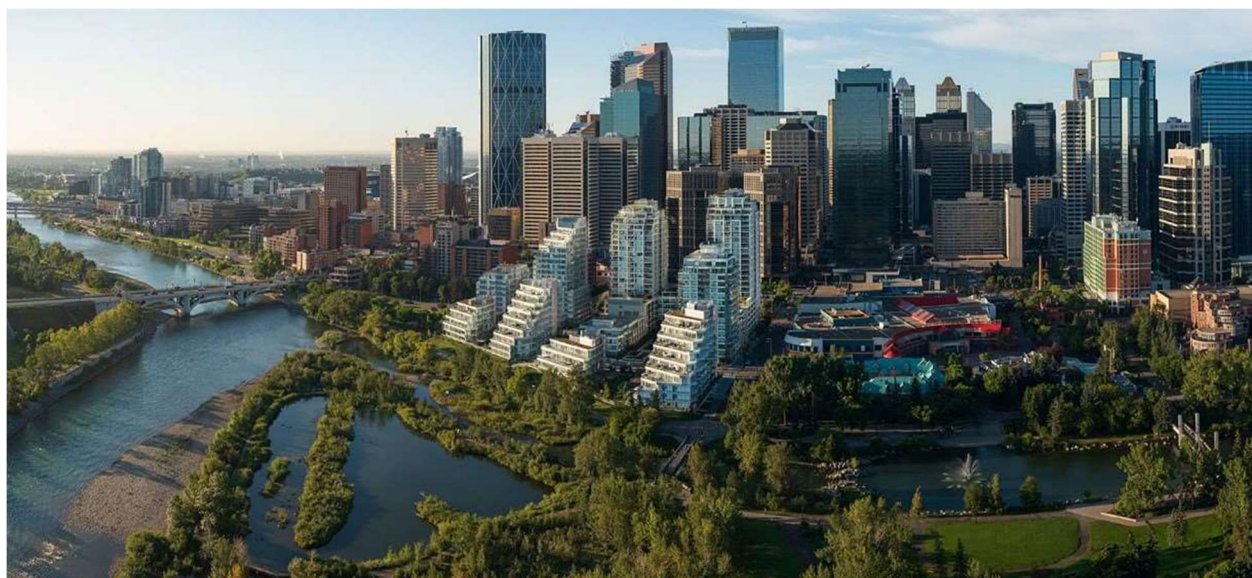
Destroying our River Run homes will enrich a developer by transforming the planned multi-tower project south of our homes into a waterfront project. The City claims our homes must be destroyed, because it's "impossible" to build the Green Line train without destroying our homes, however:

- if the train track does run as far north as our homes, it could run beside us on 2nd Street;
- there was bare land east of us when the City started buying land for the Green Line (*where there is now a tower, see below left*); and
- there is currently lots of bare land west of us, owned by the City (*the City destroyed the building west of us, leaving lots of City owned bare land on which the train could run*).



The City doesn't need to take our property, it just wants to, because: "*location, location, location.*" Behind closed doors, without involving us, the City decided that our homes will be destroyed and our private property will become an integral part of a wealthy developer's, now waterfront, project.

The prior owner of our land wanted to construct a tower. However, the City decided that, instead, only 23 homes would be built. Such low density on our downtown, waterfront property made little sense, but that's what the City decided. With such low density at this prime location, many River Run families bought their homes expecting to eventually redevelop.



When the City wanted a “do over” on our land, we tried to discuss redeveloping our own land, but the City refused to have a conversation. Instead, the City falsely represented to us that a tower could not be built on our land due to geology, proximity to the river and the ‘right to light’ bylaw. After years of avoiding a discussion and providing false information, the City took our homes.

Seizing private property is one of the most invasive and oppressive actions a government can take. As such, expropriation laws exist to protect citizens from government abuse and to try to arrive at fair compensation. Since 2020, the City has acted as if it is above the law by telling us, in writing, that it will destroy our homes and, at the same time, that: *“the City is not required to, and will not, compensate the River Run unit owners as if their units were expropriated”*.



Instead of discussing fair compensation, the City dictated that it will only have discussions based on different, alternative facts where we want to sell and it will only have such discussions if it can isolate us individually, in order to maximize the power imbalance. It’s unclear whether anyone at the City understands, or cares, how much harm the City has caused River Run families by using its position of power to bully us into selling our homes, through an unfair process, for so long.

As further abuse, the City chose to harass us with relentless construction, taking away the quiet enjoyment of our homes. We worked hard to buy peaceful waterfront property and the City decided to make us live inside a construction zone, for years, while the City pressured us to sell our homes.

Since 2020, we’ve identified concerns in writing to the City, including to: our former Councillor, our current Councillor, the Green Line Board, the Green Line Committee, the Mayor and every member of Council. No response. We’ve repeatedly written to our Councillor. No response.

While Terry refuses to discuss our concerns, he has private conversations with one owner who used to live at River Run. Of the only two families who agreed to sell, the City decided to pay one family \$860k and the other, the owner Terry communicates with, was paid about \$1.3M.

The City decided to compensate owners, on average, in the \$800,000s per home. Such amount does not approach fair compensation for taking our unique homes against our will. Our location is second to none. We will never be able to replace what the City has taken.

Our large downtown, waterfront townhomes have back yards with mature trees, full basements, a large private courtyard we use every day and, importantly, our property includes the value of future redevelopment, at an ideal location, which the City has taken from us.

On November 1, 2022, the City again held an open house and again depicted our homes destroyed, while still refusing to discuss fair compensation. Again, we wrote to Council. Again, no response.

As a result of the City's predatory behaviour, owners of 20 of the 23 River Run homes objected to expropriation. The province appointed an independent expert who held a public Inquiry and issued a report condemning the City's behaviour as unfair, heavy-handed, and not in good faith.



In July 2023, the City was ordered to pay our reasonable costs for the Inquiry. Abusing its enormous position of power, the City has yet to reimburse a single dollar. Such conduct is consistent with the City's decision to cruelly treat its taking of our homes as an adversarial process.

Our goal is to minimize how much the City reduces our quality of life. The low bar, that we hope this government can finally rise to, is to respect the law. If the City starts to act lawfully, by paying its debt and respecting expropriation laws, it could help to minimize how much our quality of life is reduced by the City's decision to unnecessarily destroy our homes.

The City could have enriched its developer friend without being so hostile to River Run families for so long. If the City wants to drag out its many years of abuse even longer, by forcing us to go to the Tribunal to receive fair compensation, that's the City's choice. If any Councillor or anyone in City leadership is finally willing to have a conversation with us, we remain available.

Please share this letter. Greater awareness may improve this government's behaviour.

- River Run Families' Committee and former Board of Directors

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