

## Bylaw 6417 Speech – October 17<sup>th</sup> 3pm

My name is Dan Dragland and I am the property manager for 2802 5<sup>th</sup> Ave north. I am here today to speak on behalf of the owner as our goal is to eliminate the landscaping requirements for our property.

Although the landlord and myself are committed to the site and to the city, we are happy city council will hear our reasoning on why we believe we should eliminate the landscaping requirements for our property.

There are several reasons why we believe landscaping would not be beneficial for this area.

1. This is a very expensive cost to the landlord and to the tenants
  - a. Landlord cost up front of \$76,000 to have this complete
  - b. Small businesses have been put through so much this past few years with covid closing down businesses and making it so hard to continue to operate. I know several businesses that are just now getting back on their feet after a long period of uncertainty which is at no fault to the city. The reason I bring this up is because just as the business owners get back on their feet they are now being asked to contribute almost 25% increase in operating costs which for some business owners could put them out of business.
    - i. If we were to move ahead with this \$76,000 landscaping project there would also be a heavy burden put on the tenants due to **increased landscaping costs, snow haul away fees, water consumption fees, sprinkler repairs and lawn maintenance.**
    - ii. Breakdown of costs - **landscaping maintenance** and amortization of this project. **\$64 cents per sq ft or \$12,500 per year**
    - iii. **Snow removal haul away fees \$37cents per sq ft or \$7200 per year.**
      - We would have two options, one, pay for snow haul away fees or two, use our parking spaces for dumping.
      - Although piling snow on site does save money there is a liability that comes with this as when the snow melts and the over night freeze happens there is a slip and fall risk. We would also lose a few more parking stalls as they would be used for a dumping area since we can not put snow on the landscaping area.
      - This results in the Tenant paying almost 1\$ per sq foot extra if the landscaping requirements were mandated which is almost a 25% increase in operating costs. Currently the highest Operating costs a tenant is paying is roughly \$2000 per month and with this additional expense they can expect to pay around \$2500 per month.
  - c. These figures does not include any increased water bills, sprinkler maintenance or lawn repairs.
2. Due to road salting and de icing of the city roads there is a large build up gravel each year on the north facing area of our property and this would destroy the grass and increase the costs for tenants as its there cost to maintain.

3. The next item I want to talk about is the irrigation - Water is a limited commodity and should be used judiciously.
  - a. We have been under a conserve water advisory for most of the summer and I heard the comment of water is the new oil on the September 19<sup>th</sup> Council meeting which is why I feel it would be disadvantageous to add irrigation at this time.
4. City is discussing a possible sidewalk plan along 5<sup>th</sup> Ave and 28<sup>th</sup> street as well as a barrier free sidewalk. At the time of City improvements owner may still improve the landscaping.
5. We believe there should be a reduction in zoning rules that would allow businesses to chose if landscaping should be a requirement for certain businesses to operate. A reduction of zoning rules has been seen in other municipalities. For example, in Edmonton, they removed parking minimums, which means that instead of developers and businesses having to provide a specific number of parking spaces, they instead get to decide how much parking to offer. Even though landscaping is different then parking, the same idea could be applied to landscaping to make it easier for businesses to manage their sites in the way that makes the most sense. By cutting red tape through land use regulations businesses benefit and can be more adaptable.
6. Its also important to note that both the owner and I are passionate and proud of this building. We have recently removed all trees and gravel areas in front of the store fronts and installed a nice comble stone brick that allows the tenants to put out their own flowers to increase the look of this property.
7. We believe our site is one of the, if not the nicest properties on the block. Other areas have landscaping areas and they are not maintained and this results in large weeds and an eye sore for our community as there are a lot of garbage and debris that get caught in the large weed infested areas.
8. Feedback received from open house which was held on April 27<sup>th</sup> of this year was very positive from those who attended. There was no objections to remove the landscaping requirements during our open house.

Lastly I do want to reiterate that we will continue to support any changes by the city in the future. I appreciate you taking the time to let me bring this in front of you today and look forward to your decision.



## **Daniel Dragland**

Property Manager

[Braemore Management Ltd.](#)

**Office:** 403-329-3777 (ext #2)

#50 – 550 WT Hill Blvd South Lethbridge, AB, T1J 4Z8

[www.braemore.ca](http://www.braemore.ca)

*Mission: We ensure our clients' investments will prosper by providing an unmatched level of service*