

January 9, 2020

Dear City Council,

The College Terrace Residents' Association (CTRA) wants to express its extreme disappointment with the actions of the owner of the College Terrace Centre and urge the Council to pursue all necessary means to preserve the public benefits intended with the original development of the building.

On November 14, 2018, the building's owner, Jason Oberman, attended the CTRA's [monthly board meeting](#) and spoke of several improvements his company was planning to implement before the grand opening of Khoury's Market. These improvements included more prominent signage, reconfigured outdoor seating, and new exterior paint—all intended to ensure the market's success after the former College Terrace Market had failed.

More than a year later, however, none of those promised improvements have come to fruition—in fact, the market has spent the past seven months completely shrouded in scaffolding and still lacks exterior signage. For a business struggling to attract customers with limited street-level visibility, this was the final nail in the coffin. Unsurprisingly, the Khourys [announced last week](#) that they're closing the store due to the difficulties caused by never-ending construction.

Among the conditions of approval attached to the original development of College Terrace Centre was a schedule of fines to be levied if the grocery store closed. In the past month, we've learned that the \$345,000 in fines incurred between the closing of the former College Terrace Market and the opening of Khoury's Market [have been cut by more than half](#) due to a failure to attach the schedule of fines to the city's official conditions of approval for this development. Furthermore, the building's owner has been in court [attempting to have the fines wiped out completely](#).

Without a grocery store, or the fines incurred for the absence of a grocery store, there is little public benefit for a project whose [approval by the City](#)

[Council](#) was based entirely on public benefit. This would be a terrible outcome for the neighborhood, community, and city, particularly given the extensive time and resources spent by residents and City staff alike to realize this public benefit in the first place.

The College Terrace Residents' Association urges the City Council and City Attorney to attach the schedule of fines to the city's official conditions of approval for this development and remain steadfast that the owner of College Terrace Centre does not evade its obligation to provide a public benefit to the neighborhood and surrounding community.

Sincerely,

Chris Saccheri  
President, College Terrace Residents' Association