

"Are the senior executives of Concord Pacific aware of the growing unrest of many of the owners in the Calgary Concord development? Concord Pacific must proactively resolve the ever-increasing list of problems, including construction finishing issues, lackluster maintenance, security problems, and the terrible landscaping design and lack of ongoing care of the grounds. Please ask Grant to share our concerns with others in your organization. The reputation of our building and the value of our investment is foolishly at risk."

"Notwithstanding our concerns and issues which we base our judgment of Concord: there are so many positive aspects of the complex. We just want the management team to address the attention to detail, or the preception of the building will needlessly be downgraded. It should be the premier complex in Calgary and can be!"



Basic sweeping throughout the grounds that never gets done. As we walked the property, I was shown several areas where basic sweeping is not completed and the residents say they have noticed time and time again.



Again, they are just wondering why this gravel has not been swept since the work was completed months ago. They notice it everyday when they walk by.



Black plastic that is exposed on the side of the building.



Black tarp that is torn up and exposed. There are several areas where material like this is exposed. This is just one of them.



Damage on ramp made by a vehicle. Has been like this for a while. They want to know when this will be repaired?



Hard to see it in the photo but on the bottom middle of photo there is a dead plant that is left there. Also note the rest of the landscaping.



Dead trees in many areas and the red tape left on plants throughout the property.



Dead plants throughout the property.



Landscaping. Dirt, dead tree, red tape.



Dried landscaping.



Duct tape on exterior finishings throughout the property.



Duct tape to cap off pipes.



Electrical outlet attached to a 2x4 piece of wood. They are concerned this will rot in time, and they don't think it looks right.



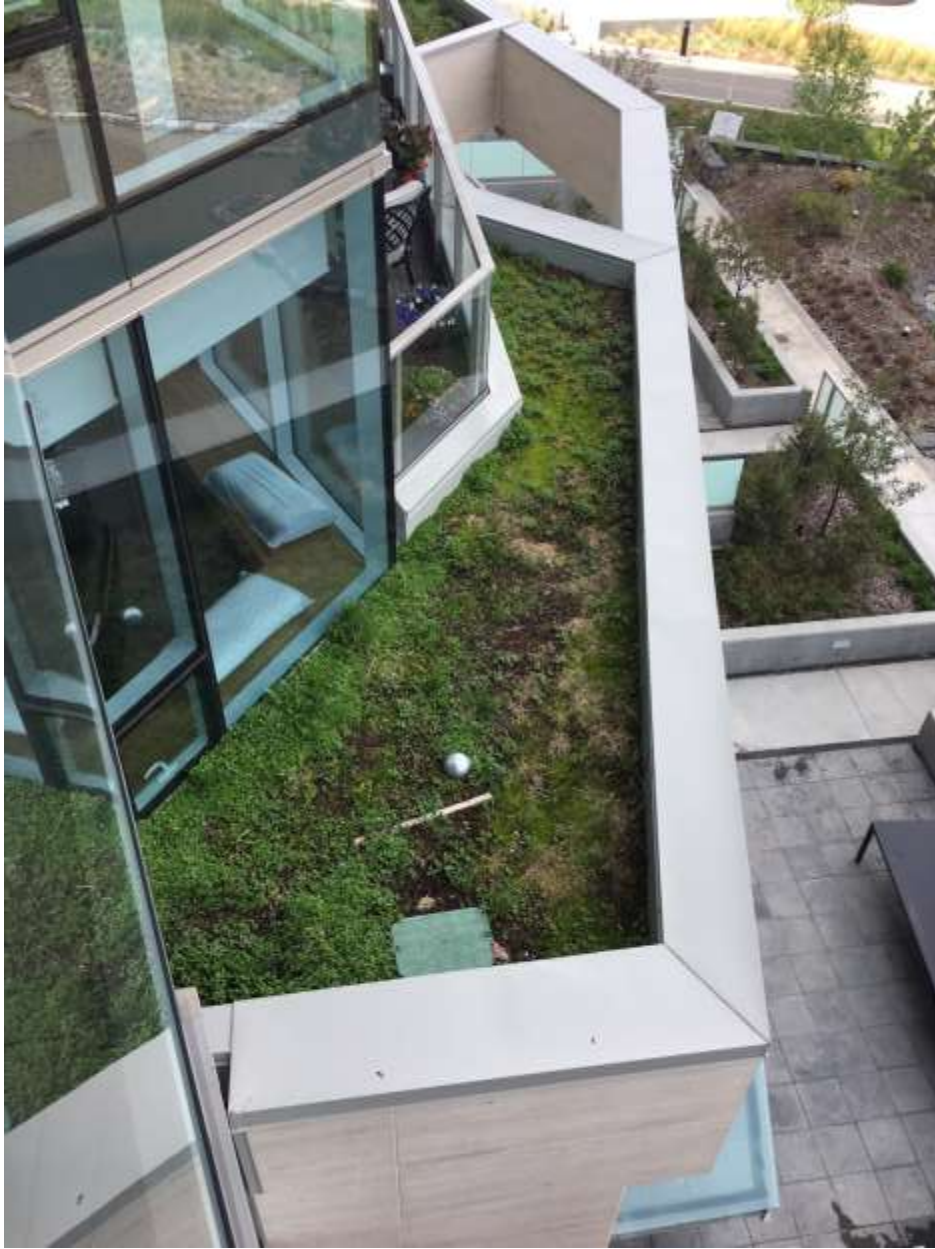
Electrical outlets attached to 2x4 piece of wood.



Right outside the front entrance to the building. They don't feel like this is the right representation of a prestigious building.



There is either a shingle or black tarp lifted in the beautiful outdoor water feature as well as pieces of garbage (see white piece of garbage in photo). Residents say they noticed the building manager will only remove things from the pond that he can reach from the sides but will not put on rubber boots to go into the pond and remove garbage. So when they are all looking down at this beautiful feature, they are also looking at garbage inside of it. They are also complaining that the fountains are never turned on and they want to know why.



There is a piece of wood in this exterior planter feature that has never been removed. There is only weeds growing and no landscaping done. So when residents are sitting on their balconies and looking down this is what they have to look at.



Piece of garbage that is in the outdoor water pond. Has been there for a long period of time.



Garbage in tree. The resident said they saw this and deliberately left it there to see how long it would take for someone to pick it up. It has been days.



Plastic bag in one of the trees. They also wanted to point out the security concerns on the grounds. It is most likely not any residents who are littering on the property and leaving trash in trees. They are concerned about how much of the general public can walk onto the grounds easily.



There is always green slime that collects in the water feature, the only water feature on the property with The Concord name on it that thousands of people walk by everyday and it doesn't get cleaned. The residents say when they notice it, they have been cleaning it up themselves.



The ground was not leveled high enough here and there is no landscaping. Just dried out dirt. They don't think this should be as exposed.



The featured island in the pond doesn't look inviting. There is dried out dirt mainly and a dead tree. They are not happy with the landscaping or the green fencing that is inside the water feature. (Reference top right of the photo – green construction fence inside the pond)



Poor landscaping.



The outdoor lounging area took months to complete. Residents feel it should have been cleaned up as soon as it was completed. Also, inside the Zamboni parking area, there is a large piece of construction material that has been left there for several weeks. The area is not inviting or nice to look at. If we are going to keep it closed due to covid and that is why we don't have furniture out, then it should at least be power washed and cleaned up and construction materials should not be stored there.



This rusty water has been here since October. It is never cleaned and they don't understand why it was designed and built this way to let the rusty water run from the pipe to the drain. This is right outside a million dollar garage. The garage is currently unsold, however it will be really hard to show this garage to anyone and once there is someone occupying it, they will be driving over the water everyday as they come in and out of the garage.



Outside front entrance of the building. Pipes and tarp exposed and no landscaping, just dirt. Not the best first impression of a luxury building.



Pipe and tarp exposed.



Rusty water on P4.



Water on P4 beside residents parking stalls.



Piping Exposed. This is on 1st Avenue from the street when you walk by the building. They don't feel this is a good representation of a luxury building.



Piping exposed from 1st avenue sidewalk.



Poor finishing, materials exposed.



Poor landscaping on the grounds.



Poor landscaping, dead tree.



A rusty drain that is installed completely crooked. Why was this installed and left completely crooked? When you look at the walkway, it looks really awful.



Rusty pipes, black tarp material and more duct tape all exposed on the bulding.



Rusty pipes exposed and garbage that doesn't get cleaned up.



Black material torn up and exposed.



This is right outside the front entrance of the building. The third grid (middle grid) is on backwards. All someone needs to do, is flip it around so that all the lines match up. It is just plain laziness and no attention to detail for it to be left like this.



A truck has driven into the top garage frame and has left two spots where the paint is chipped off. It doesn't look good and it will eventually rust in these two spots. Residents want to know when this will be fixed.



Unfinished gate holes throughout the property.



Dirt and garbage is never cleaned up. They walk past this kind of mess everyday and notice that it never gets cleaned up.



Water screen broken.



Water sprinkler broken for a long period of time.