

**From:** [Rick Grol](#)  
**To:** [Public Submissions](#)  
**Cc:** [Loc Ngo: rgrol](#)  
**Subject:** [EXT] Public Hearing Council December 16, 2019; LOC2019-0106/CPC2019-1217  
**Date:** Monday, December 09, 2019 9:14:03 AM  
**Attachments:** [Letter Council LOC2019-0106 finalrg.pdf](#)

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Hello All,

Please find attached submission for the Public Hearing of Council on Monday December 16, item 18.  
Haysboro; Bylaw 233D2109.

Thank you,

Rick Grol  
T 403-922-8269  
E [rgrol@shaw.ca](mailto:rgrol@shaw.ca)

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Calgary, AB T2G 1X5  
T: 403-922-8269  
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December 9, 2019

Via Email (PublicSubmissions@calgary.ca)

Office of the City Clerk  
The City of Calgary  
700 Macleod Trail SE  
P.O. Box 2110, Postal Station “M”  
Calgary, AB T2P 2M5

**RE: Public Hearing December 16, 2019;  
Land Use Redesignation 18. Haysboro; Bylaw 233D2019;  
Policy Amendment and Land Use Amendment at 9232 Horton Road SW;  
LOC2019-0106/CPC2019-1217**

Your Worship and Members of Council:

I represent Van Loan Holdings Ltd. (“Van Loan”), the registered owner of the property 9298 Horton Road SW, and Cosmos Collision, an Auto Body and Paint Shop, which is located to the immediate east of the parcel that is the subject of the aforementioned Land Use Amendment. Van Loan’s property is a so-called panhandle parcel that is located directly behind the subject property and is accessed from Horton Road via an entrance way that runs to the south of the subject parcel. See Map 1 and Map 2 attached. Cosmos Collision is an Auto Body and Paint Shop specializing in premium and luxury motor vehicles and employs 26 persons.

Please find attached Van Loan’s letter of August 7, 2019, expressing concerns regarding the subject Land Use Amendment application LOC2019-0106. This letter was submitted to the Administration during the application review period.

In addition to the concerns expressed in Van Loan’s letter, I would like to bring the following points to your attention:

- The application was initially notice posted on site through a small sandwich board sign. Conveniently a motor vehicle was permanently parked in front of the small sign during the notice posting. The sign was not visible from Horton Road. Mr. Loc Ngo, the principle owner of Van Loan and Cosmos Collision, by coincidence noticed the small sign and reviewed the City’s Guidelines for Notice Posting of Land Use Amendment applications, as listed on the City’s website. These Guidelines

require a large format notice posting sign for Commercial Districts. Consequently, Cosmos Collision brought this to the attention of the file manager. Therefore, the City Administration required the applicant to comply with the Guidelines and put up a large notice posting sign.

- The applicant did not undertake any engagement whatsoever with the neighbouring property owners and business. This is contrary to the City's Engagement Policy for Land Use Amendment Applications.
- Calgary Planning Commission had to probe the applicant what the intention of the application was. During questioning the applicant advised the Commissioners that the intent of the application is to allow for an office building on the site.
- Note that the subject site is located outside of the TOD areas of LRT Stations. The immediate surrounding properties are zoned I-G District with operating industrial businesses.
- It is not sound planning to allow for the development of an 8 storey office use building in the area along Horton Road that is dominated by industrial uses. In my clients' opinion an intensified office use on the site is incompatible with the neighbouring industrial uses, in particular their Auto Body and Paint Shop, which is a relatively large shop in terms of size and capacity.
- In accordance with the City's policies to stimulate transit use, densification of office uses should be concentrated in the TOD areas in order to reduce the model split. Therefore, the proposed land use amendment for the subject site runs counter the Municipal Development Plan and the Calgary Transportation Plan.

Respectfully submitted,



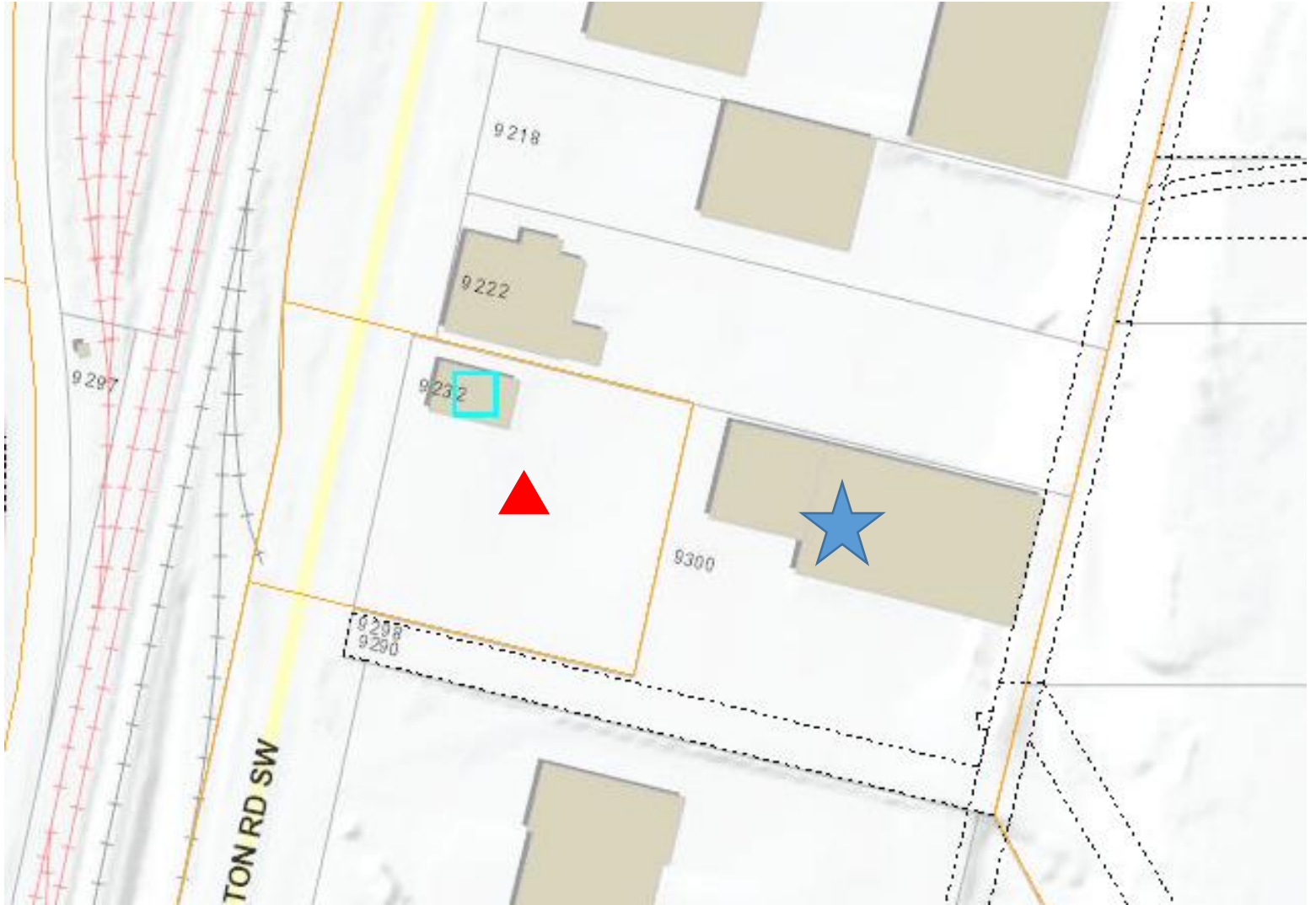
Rick Grol,  
Agent for Van Loan Holdings Ltd. and Cosmos Collision

Encl.:

- MAP 1
- MAP 2
- Letter Van Loan Holdings, dated August 7, 2019

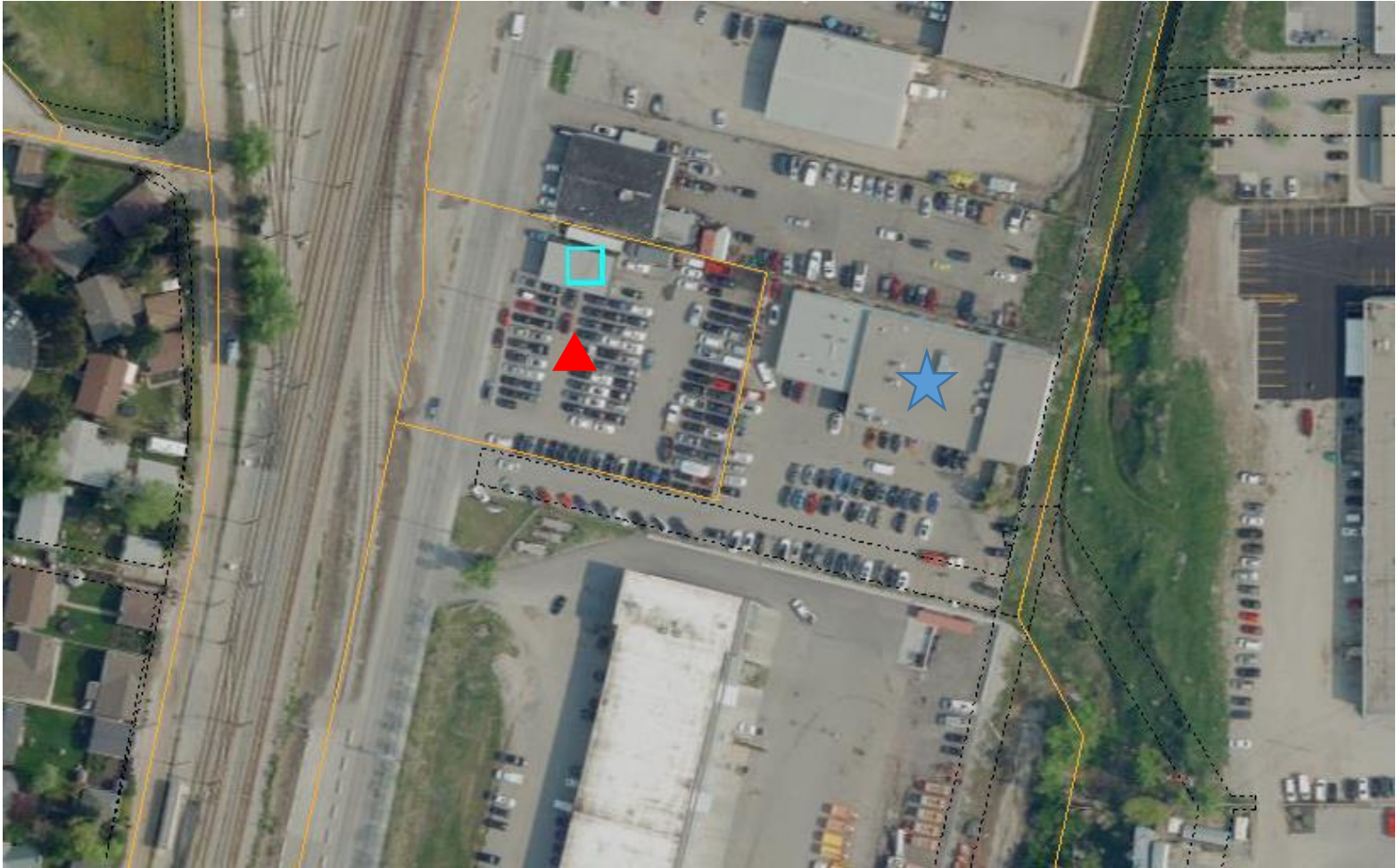
Cc: Clients

# MAP 1



-  **Subject Property**
-  **Cosmos Collision**

## MAP 2



 **Subject Property**

 **Cosmos Collision**



**Van Loan Holdings Ltd.**  
70 Douglasdale PT SE  
Calgary, AB T2S 3B3  
T: 403-803-0863  
E:locngo@cosmoscollision.com

August 7, 2019

Via Email

The City of Calgary  
Planning & Development  
P.O. Box 2100, Station "M"  
Calgary, AB T2P 2M5

Attention: Chris Wolfe

Dear Mr. Wolfe:

**RE: Application for Land Use Amendment LOC2019-0106  
9232 Horton Road SW**

Please be advised that our company is the owner of the property 9298 Horton Road SW, which is located to the immediate east of the parcel that is the subject of the aforementioned Land Use Amendment application. We operate an Auto Body Shop (Cosmos Collision) at our property, which is approximately 1.1 acres in size.

We have several concerns with respect to the subject application. First, while the subject parcel has a land use designation of C-COR3 f1.0 h16, it is surrounded by parcels that are all zoned I-G District. This is an industrial area. The subject parcel is used as a used car dealership. The only reason that the subject property is zoned C-COR3 is the fact that under the Land Use Bylaw the I-G District does not allow sale of automotive vehicles.

In our opinion the primary reasons the subject property owner is seeking an upzoning of the property to C-COR3 f3.h27 is driven by property value objectives. No concrete development plans are mentioned in the applicant's reasons for the application. At least one would have expected that the application would provide some indication of the potential development envisioned for the site that would require providing additional density and height.

Second, because the parcel is the only parcel that has a C-COR3 zoning along Horton Road in an industrial area in close proximity to the Heritage LRT station, any application for a Land Use Amendment for the site should be reviewed in a comprehensive manner taking into

account the future objectives of the City for the lands along Horton Road. The TOD policies for the area surrounding the LRT station also should be taken into account in a comprehensive manner.

Third, providing additional density to the subject parcel without a comprehensive review of the most appropriate land uses and zoning district for the immediate industrial parcels, including our property, will affect the current industrial use our parcel now and in the future. We successfully operate an Auto Body Shop on our property and are concerned about the compatibility of higher density uses under the C-COR3 District that would negatively affect the operations of our business. In our view the current C-COR3 f1.0 h16 is the most appropriate land use for the site while respecting the surrounding existing industrial uses.

We question whether a land use amendment application that seeks additional density without a holistic review of the highest and best use for the Horton Road Corridor aligns with the City's policies for the area.

Furthermore, the applicant has made no attempt to engage the adjacent property owners.

In conclusion, for the aforementioned reasons we are opposed to the proposed land use amendment.

Sincerely,



Loc Ngo,  
President,  
Van Loan Holdings Ltd.

Cc: Hayboro Community Association Planning Committee ([planning@haysboro.org](mailto:planning@haysboro.org))  
Councillor J. Farkas ([jeremy.farkas@calgary.ca](mailto:jeremy.farkas@calgary.ca))