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November 10, 2017

City Clerk's Office

Mail Code #8007

P.O. Box 8007, Station M

Calgary, Alberta.

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Re: Land Use Amendment LOC2017-0088

Dear City Clerk,

During the past several months we have been attentive to the application to redesignate property immediately adjacent to our Royal Oak operations. We appreciate the opportunity to provide comment and wish to appear before Calgary City Council at the November 20 meeting.

We oppose the recommendation of the Calgary Planning Commission in respect of the proposed Land Use Amendment LOC2017-0088. Locating an additional body shop at the Royal Vista Business Park will unfairly penalize our business. The proposed auto-oriented project fails to meet the recommended job intensity threshold per developable hectare and there is insufficient parking for this type of development. In short, the Calgary Planning Commission erred in approving the proposed land use amendment.

We believe the proposed land redesignation does not meet the basic test of fairness. When the Royal Vista Business Park was first considered there was a determination by the City that no auto-oriented uses would be permitted in the park. Our efforts to locate in the park initially failed but through perseverance and much effort we were able to meet all municipal development criteria and build our shop. In fact, there are two collision repair shops now located in the park. We spent a lot of time and money on building design and incorporated several aesthetic and other requirements proposed by City Planners. It was a struggle and time consuming but we finally opened for business in 2012. We made this investment with the understanding that there would be no other collision repair businesses located

at the park. We felt confident that a good business model and hard work would ensure sufficient market share to make the investment worthwhile. We do first-rate work at competitive prices but allowing another body shop to locate next to our shop jeopardizes our business and puts our investment at risk. Changing the rules to allow this development immediately adjacent to our operation is unfair and should not be allowed.

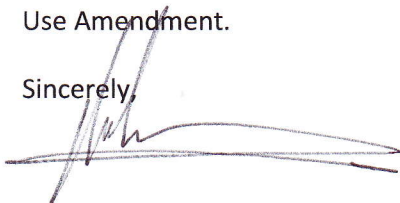
We note that The Business Park lands are subject to the Employee Intensive Area policies of the Municipal Development Plan (MDP) and the report prepared by City Administration states that proposed development will likely result in development intensity that will not contribute toward achieving the minimum MDP job intensity targets set in place for the Business Park. We submit that Council would be wrong to approve the application on the basis that the minimum intensity threshold may be achieved on a cumulative basis when considered in conjunction with future development of an adjacent industrial business parcel located to the south. It is not appropriate and illogical for Council to speculate on the cumulative intensity on the separate parcel especially when the recommendation suggests the minimum intensity may or may not achieve minimal thresholds. There is no guarantee thresholds will be achieved, only wishful thinking.

The parcel being considered for redesignation is too small to accommodate auto-oriented uses. We know this from our own experience. Parking in the area is a problem. When we developed our property, the City of Calgary required us to make space for all the automobiles being repaired at our facility as well as on-site parking for all of our staff. We made several adjustments to our plan to accommodate that requirement. We understand the body shop proposed for the land adjacent to our business requires a relaxation of parking which is inconsistent with the administration's earlier requirements. There is already insufficient parking for current business activities. The Canada Post Centre and other business activity leaves little roadside parking available and the development of the Memorial Disc golf park will further exacerbate the problem. City Administration is changing the rules we had to follow and this is done to the detriment of our business.

There are challenges to doing business in this economic climate but we have worked hard and persevered to make our collision repair business in Royal Vista Business Park a reasonably good success. We oppose the redesignation of the land adjacent to us. The proposed business does not meet minimum job intensity thresholds, there is insufficient parking available. The land use amendment proposes to change rules that others, ourselves included, were required to follow. It seems rules are now being revised or relaxed so that a competing business can locate on land immediately adjacent to us. This is totally unfair.

I ask Council to reject the Calgary Planning Commission recommendation to approve the proposed Land Use Amendment.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ken Friesen', written over a horizontal line.

Ken Friesen