

**Smith, Theresa L.**

---

**From:** Margaret Francis [MFrancis@junkintrunk.ca]  
**Sent:** Tuesday, June 21, 2016 2:44 PM  
**To:** City Clerk  
**Subject:** Concerns regarding the proposed land use change at 2806 Ogden Rd SE  
**Attachments:** Letter regarding 2806 Ogden Rd SE..docx

Hello,

Please find attached a letter that outlines our concerns regarding the land use change proposal at 2806 Ogden Rd SE.

Thank you  
Margaret Francis  
Junk In The Trunk Inc  
587 223 5865

RECEIVED

2016 JUN 21 PM 2:58

THE CITY OF CALGARY  
CITY CLERK'S

June 18, 2016

To Whom It May Concern,

I am writing on behalf of the tenants at 2808 Ogden Rd on the proposed land use change for 2806 Ogden Rd SE.

I have included below a letter sent to Stuart Gripton when the first notice was posted regarding land use change for 2806 Ogden Rd.

I would like to add some observations that have occurred since the new owner has fenced off his property.

Traffic flow for the tenants at 2808 Ogden Rd has become a huge issue. Cars that used to go through the parking lot at 2806 are now trying to go both ways in the parking left between 2806 and 2808 Ogden Rd. There is only room for 1 car to go through and this is causing traffic jams and some minor collisions in the parking lot. To compound the problem cars that do not want to wait at rush hour to merge onto northbound Blackfoot from Ogden Rd are cutting through the parking lot adding to the congestion. This is extremely bad during the bars wing nights (Wednesday and Fridays) when there is absolutely no parking for blocks around.

The new owner of 2806 has indicated he will only provide 10 spots out of the 18 spots in question. The parking stalls are only 7'6" and most patrons drive large trucks which take up 1 ½ stalls. One of the stalls has a large light standard in it rendering it unusable for cars. There has been an increase in damage done to cars trying to jam in the limited parking.

My store revenue has dropped considerably especially on the Wednesdays and Fridays, and am highly concerned that it will drop further if more parking is taken to be used by the car lot.

I have also observed that the owner of 2806 is using the parking on our side for himself and any workman he has been using. I am also concerned that even if we retain 10 spots for 2808 that they will be used by 2806.

I realize most of these concerns are more for the development permit than land use, but the point I am trying to make is that if you have businesses such as a bar, store, restaurant, etc, you should by law have to have proper parking. The way the properties are configured at these 2 sites is very unusual and therefore some consideration should be put forth to any development that will restrict long standing businesses. I am also putting into question, why the city designated that 2808 should be coded commercial if there is a severe lack of parking. When I leased the property, my landlord did not indicate that the parking that will be taken away by the car lot was in fact not on his property.

The drawings I submitted to the city (which he gave me), show lots of parking – but most of this is actually on the 2806 Ogden Rd property.

RECEIVED

2016 JUN 21 PM 2:58

THE CITY OF CALGARY  
CITY CLERK'S

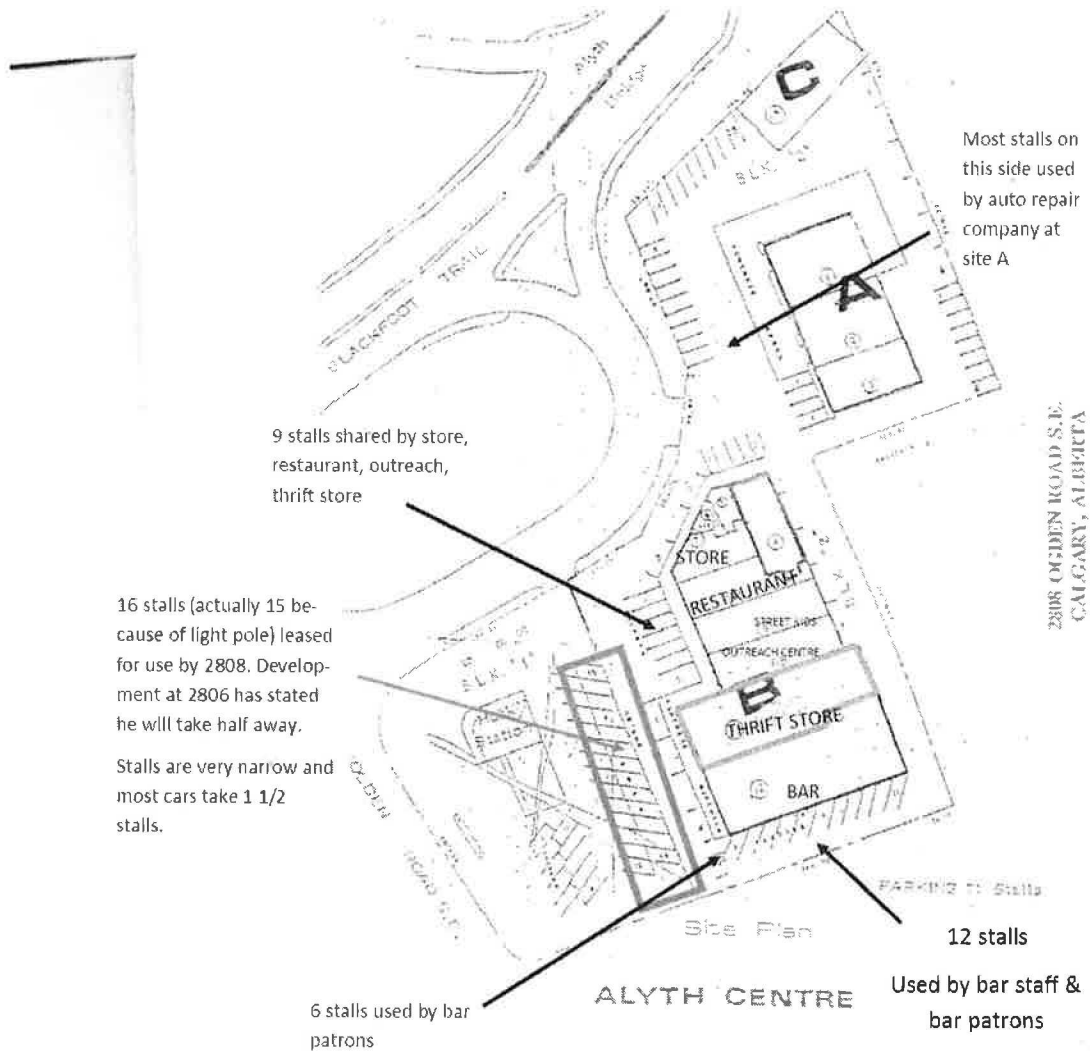


These are photographs taken on a Wednesday of the parking lot in question. This is facing west. To the right is 2808 Ogden Rd (bar, store, restaurant, community outreach centre), To the left is the line of parking that was leased at one time by 2808 and now is owned by 2806. Most of the parking will disappear with the proposed car lot.



I have also attached a site plan on the next page which shows the parking in question (in red). The row of parking that faces 2808 Ogden Rd is the row that was leased in the past. The row that faces 2806 was not leased but was able for use to the bar after 6 pm. We would not contest the row that faces 2806. Also note that the number of stalls is deceptive.

EXHIBIT "A"  
SITE PLAN



Letter sent for previous notice:

Hello Mr. Gripton,

My name is Margaret Francis and I am a small business owner located at 2808 Ogden Rd SE which is located next to the named property above.

I am writing on behalf of myself and the other businesses that are located at this property.

I understand that you are looking into the development proposal sent in by the property owner of 2806 Ogden Road, who I have been told wants to turn the property into a car lot over 5 cars.

We as the neighbouring businesses are extremely concerned over this gentleman's proposal for the following reasons:

At 2808 Ogden Rd there is a bar, restaurant, thrift store, street kids outreach, collectable store, courier service and mechanic shop.

Most of the parking for these businesses is located on the 2806 Ogden Road property and was leased by our landlord from the previous owner, which was part of our tenant improvement fees.

That owner recently went bankrupt and the land was sold by the bank to the current owner.

Just before Christmas the current owner met with the bar owner and basically informed her that she was to talk to the other business owners to talk us into paying him an unreasonable fee for parking. If that was not going to happen, he was going to fence off all the area including the main entrance to the shopping plaza off northbound Blackfoot trail, which he claimed is on his property.

Our landlord has negotiated to rent some of the parking spots we originally had, but he refused to rent more because he needs the spot for all the cars he wants to sell.

He has been aggressive and a bully to staff and customers that park in the lot, but has made no attempt to discuss reasonable ways to solve any issues.

If the stores at 2808 lose most of the parking, it will put us out of businesses. Wednesday wing nights at the bar take up all the parking we have and cars park on the city streets for blocks around.

We also have high concerns over the proposed use as a large car lot. There are several small car lots in the vicinity (2 are right beside that property). That particular piece of property does not seem it could handle large amounts of cars on it and being located so close to the intersection of Blackfoot and Ogden Road, may cause issues with traffic. (the property is very close to the roadway). The building existing on the property is very large and there is limited amount of land for cars to be displayed.

We also have environmental concerns. The property is located on top of an old service station which may have contaminated soil. There is also a underground stream under both properties.

There does not seem to be a proper wash bay located on this property, which may lead to contamination from washing cars on this site.

In conclusion the business owners are not protesting the usage for a small car lot, just the proposal for a larger lot. We are also high concerned that with the proposed usage, it could cripple some long standing businesses due to lack of parking.

Thank you for listening to our concerns and if you need to contact me, my number is 587- 223-5865, or you can respond via this email.

Margaret Francis  
Junk In The Trunk Inc.  
11 2808 Ogden Rd SE.

[mfrancis@junkintrunk.ca](mailto:mfrancis@junkintrunk.ca)

587 223 5865