

## **Applicant's Submission**

On behalf of the property owners, PJS Holdings Ltd., Target Realty Corp. is submitting a proposal for the re-designation of the land parcel at 5205 – 76 Ave SE from Industrial-General (I-G) to Industrial Commercial (I-C) to accommodate the use of the property for the sale and service of automotive vehicles.

The owners of the property are a subsidiary of the Hyatt Investment Group, which owns over one million square feet of industrial and commercial property in Calgary including eight automotive dealerships.

The intent of the property is for the sales, light service, detailing and storage of used vehicles

The current property for the past 25 plus years was used as a gasoline and propane refueling station. The new owners will substantially upgrade the exterior appearance with new siding and paint, removal of the canopy and shed-like propane bottle fueling station. In addition, upgrades to the landscape and parking lot will take place.

The property is well located on 52<sup>nd</sup> St SE and 76<sup>th</sup> Ave SE, providing the owners with the exposure they are seeking. Having said that, while they will have a number of vehicles parked on the property, used vehicles sales are more internet driven today, and the use of the property for vehicle sales will not increase the impact to the existing traffic at that intersection.

On behalf of the owners, I trust that this information is useful for your consideration. We look forward to your favourable response to our request for re-designation. Should you have any questions, please do not hesitate to contact me.