

## Applicant's Submission

January 9, 2019

Re: LOC2018-0278

Direct Control (DC) Applicants Submission / Supporting Document

Dear Sir / Madam;

I am submitting this letter in order to explain as to why none of the existing land use districts will support our proposed use. All land use designations, except for I-C, do not allow for "Vehicle Sales Major". The current I-G zoning only allows for "Vehicle Sales Minor" which is not sufficient based on our anticipated volume of vehicle sales. We have outgrown our flagship facility next to Varsity Chrysler near McKnight Blvd. Our new concept is to have the majority of our used vehicles for sale located indoors. The new, larger location at 715-41<sup>st</sup> Ave. N.E. will allow us to create approximately 50 new full-time jobs.

The variance we are requesting, is that the current zoning of I-G will stay in place to keep the integrity of this zoning throughout the area, by adding D-C to this zoning, it will then meet our needs for our proposed use "Vehicle Sales Major" (discretionary). I have also spoken with the councillor (Sean Chu) for this area (Ward 4) and he supports the proposed use as well as the DC designation.

We feel that our proposed use is conducive to the area and the existing types of businesses currently located in the area. The immediate businesses located north, east, west and south of the site include; to the north, the City of Calgary bus barns, to the west, Cycle Works Calgary 4127-6<sup>th</sup> Street, east and next door is the Southland Transportation bus lot and directly across the street is Trucksport Inc. 716-41<sup>st</sup> Ave which sells used light Trucks and sports and racing automotive parts. (Trucksport has been in this location for numerous years).

By way of background, Automaxx Calgary has been in business in the city for over 16 years, with several locations. We are a part of a large auto group that has dealerships that have operated in the city for over 35 years. These include, Mercedes Benz Country Hills, the South Trail Auto Mall, Eastside Dodge, Varsity Chrysler, Royal Oak Nissan, just to name a few. In total we have 12 dealerships in the city and have over 1,300 full-time employees.

Sincerely,

Rick Bowie