

Applicant's Submission

December 4, 2019

On behalf of Trotter & Morton Group of Companies (Trotter & Morton), B&A Planning Group is pleased to present this land use redesignation application in the community of Manchester Industrial near Chinook Mall and the Chinook LRT Station. The proposal is to redesignate the 0.83 hectares + (2.06 Acre +) parcel from Industrial – General (I-G) District to Industrial – Business (I-B) District to enable future intensification of the site with the construction of a high quality office building.

Trotter & Morton is a Calgary based company that has been around for 90+ years. As a specialized contractor of electrical, mechanical and construction services, the company has expanded across western Canada and continues to grow. Trotter & Morton's vision is to continue to grow the business from Calgary and wish to utilize this site over other company land holdings in the region to serve as the corporate campus and training hub for the Trotter & Morton Group of Companies.

Future development plans include the removal of existing fabrication shop building, Quonset and outbuildings on the western portion of the site and replacing it with an office structure that could accommodate up to four levels of offices and another two levels of parkade (one level partially submerged and a second fully submerged). The initial phase would include the construction of both levels of structured parking and two office storeys. Under the current designation, this intensification would not be permitted. I-B District site modifiers consisting of 27m maximum height and a maximum of 2.0 FAR are being sought in order to accommodate the future development plans.

The site is suitably serviced by private vehicle or by public transit with bus stops located within 200m. There are various bus routes also available in the vicinity providing access to the Chinook LRT Station and points beyond.

The proposed I-B district provides an appropriate transition and intensification that helps support public transit infrastructure in keeping with MDP policies and with the proposed policies of the draft Chinook Station Area Redevelopment Plan.

As the site is located near Chinook LRT Station, future intensification of the site would be considered in keeping with transit-oriented development, allowing greater utilization of transit infrastructure while allowing a growing Calgary business the ability to intensify on their existing site. For these reasons, we respectfully request Administration and City Council's support of the proposed redesignation.