

Applicant's Submission

To Calgary Planning Commission:

The LUR application consists of approximately 5 ha± (12 acres±). The subject property known as 'Phillips Park' (the 'Site') consists of one (1) parcel (Plan 8673GY, Block 4). The current built form consists of four (4) principal industrial buildings in a courtyard orientation.

The LUR proposes to redesignate the Site from the Industrial – General (I-G) District to the Industrial – Commercial (I-C) District to accommodate a wider variety of commercial uses while retaining the core light industrial function of the property. The reason for the requested redesignation is to respond to shifting demands for commercial uses in this part of Calgary, which are occurring in the context of the larger operational/ functional and market evolution of Manchester relative to newer industrial parks in outlying areas. In addition to these factors, the owner is undertaking plans to renovate and upgrade the existing buildings, again in response to shifting tenant requirements and market expectations. At this time, no additional development is planned for the Site, and as such we are not requesting any special provisions related to density, FAR, or height. We are also not planning any significant structural changes or major additions to the existing buildings, which are to remain in place. The exterior renovations that are planned for the buildings are largely cosmetic in nature, and will be done to modernize and improve the aesthetics and functionality of the entire property.

The redesignation to I-C will be more compatible with the long-term vision and interface with adjacent land uses in the area (many of which are also designated I-C). Redesignation of the subject site to I-C will afford additional flexibility to attract uses to the Site which are not currently available with the I-G district, and will more effectively compliment the adjacent properties.

The proposed LUR is compliant with all local area policy plans, as well as the Municipal Development Plan (MDP) and Calgary Transportation Plan (CTP). Though not directly included in the existing Chinook Station Area Plan (CSAP), we understand that the Site is intended to be included in the upcoming Chinook Station Area Redevelopment Plan (CSARP). We would be happy to meet with the CSARP team during the LUR review, should it be required. The proposed LUR to I-C will complement the nearby Office/Commercial/Light Industrial precinct located one block west of the Site at Centre Street and 61 Avenue SE, which transitions to a commercial district east of the Chinook Centre regional shopping centre.

We recognize that there are uses contemplated with the I-C District that may be restricted due to the landfill setback, and understand that all Development Permit applications will be subject to the Landfill and Waste Management Facilities Setbacks.

Phillips Park has existed in the Manchester Industrial District for the past 40 years, and PBA is excited to be undertaking this LUR application. During this time, Manchester Industrial has evolved and we see this as an opportunity to invest in the area by updating the property and bringing in a new land use district. The proposed I-C designation will bring additional employment opportunities, businesses, and will offer the flexibility for its continued success in south east Calgary until the property warrants redevelopment to a higher and better use.

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