Triovest

April 15, 2024

Rocky View County

Attn: **Oksana Newmen, Senior Planner**

Re: **PL2024-0027 – Land Use Amendment**

Dear Oksana,

Further to the data provided in our land use amendment package (PL2024-0027), Triovest wishes to provide the following rationale as to our request for an increase in max building height in Cell A:

1. The maximum height of the buildings in our application will be under 16m. We have never proposed a max building height of 20m for the buildings,
2. More than 2/3rds of the site is part of Cell C, which permits up to 20m in height. We believe that a warehouse that is stepped in height will not be appealing to tenants, nor will it have the same architectural quality as what we are proposing.
3. There are several examples of developments that have a higher max building height that are in the same area. Notably, High Plains, Rosemont Business Park and Alta Vista CS all allow up to 20m max building height. Several buildings in the Balzac area have already been constructed to the same height that is being proposed
4. A large portion of the buildings will be shielded from view by the existing berm, and the future landscaped MR. The natural grading of the site is such that the buildings will not feel overpowering when viewed from the North
5. Market demand from most tenants is for 40' clear height inside the warehouse, which is driving the max building height.

While we appreciate the intent of the Wagon Wheel Conceptual scheme, it was completed at a time when standard building heights were much lower. In order to stay competitive and attract tenants, who in turn pay taxes and drive economic growth in the area, Triovest is respectfully asking for support in this amendment. We greatly appreciate the support from Planning staff, and Rocky View Council in this matter.

If you would like to discuss this matter, please contact me directly at amacdonald@triovest.com.

Thank you for your time and consideration.

Sincerely,

Aaron Macdonald
Director, Development

Cc.
Ken Venner, Associate, B&A Studios

1