

**Calgary Planning Commission Member Comments**



For CPC2019-1152  
heard at Calgary Planning Commission  
Meeting 2019 October 03



Member	Reasons for Decision or Comments
<p><b>Commissioner Juan</b></p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>I support this application as it will be a positive contribution to 20th Avenue NW. The ARP limitation to 4 storeys diminishes the potential of 20th Avenue to hold appropriate density. This application can provide momentum for other applications, creating a more vibrant street.</li> </ul>
<p><b>Commissioner Scott</b></p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> <li>The subject parcels are located on a collector street.</li> <li>Commercial and low-density multi-family development forms are already occurring along 20 Avenue between 19 Street NW and 4 Street NE, including MC-1 in the vicinity of the subject parcels.</li> <li>Non-residential development is located adjacent to the west of the parcel.</li> <li>I am satisfied that the general direction of the North Hill Communities Local Area Plan would support this scale of densification along the 20 Avenue N corridor.</li> <li>Continued, appropriately scaled and located infill development to modestly higher densities should – if properly planned and executed – contribute to an overall improved experience along 20 Avenue, particularly with respect to traffic movement and safety, given 20th is currently used as a parallel shortcut route to 16 Avenue N.</li> <li>The proposed ARP amendment as proposed offers a sensitive approach to cap the Medium Density Multi Dwelling use at 4 storeys.</li> </ul>