

Calgary Planning Commission Member Comments



For CPC2023-0017/LOC2022-0155
heard at Calgary Planning Commission
Meeting 2023 January 26



Member	Reasons for Decision or Comments
<p>Commissioner Tiedemann</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application seeks to redesignate a parcel one block off of 16th Ave from M-C2 to M-H1h20. This represents a height increase of 4.0m and an FAR increase of 1.5. Given the immediate adjacency to 16th Ave, it makes sense to be adding both height and density at this location. I am curious to know why we continue to see new development along 17th Ave rather than the identified 16th Ave main street but that is a question to be explored at a later date. I am happy to support this application as presented.
<p>Commissioner Weber</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> The subject land use application seeks to redesignate a parcel in the neighbourhood of Mount Pleasant from Multi-Residential – Contextual Medium Profile (M-C2) District to Multi-Residential – High Density Low Rise (M-H1h20) District. <p>I support Administration’s recommendation for approval of this application. This location is well suited for the M-H1 land use and the 20 metre height is appropriate for the context. If redeveloped, this will create diversity of housing in the Mount Pleasant neighbourhood and provide apartment units in close proximity to transit along 16 Avenue.</p>
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval</p> <ul style="list-style-type: none"> This application would allow a six-storey (20m) residential building, which is consistent with the North Hill Communities Local Area Plan’s vision for this site (see Attachment 1, pages 3 and 5). Because the North Hill Communities Local Area Plan aligns with and supports the City’s Municipal Development Plan, approving applications that are consistent with the Local Area Plan helps bring Calgary closer to the goals in the Municipal Development Plan.