

Calgary Planning Commission Member Comments



For CPC2022-0459 / LOC2021-0123
heard at Calgary Planning Commission
Meeting 2022 April 21



Member	Reasons for Decision or Comments
<p>Commissioner Hawryluk</p>	<p>Reasons for Approval:</p> <ul style="list-style-type: none"> • There was some discussion at CPC that a 20-storey tower with podium, as was originally proposed, might be a more successful building. Tall, skinny towers have some advantages, like casting narrower shadows that moves faster on the ground. <p>A broader perspective gives reason to support this application's 12-storey height. A significant question as the City moves to multi-community Local Area Plans (LAPs) is whether Administration and Council will approve applications that are consistent with new LAPs and reject applications that are inconsistent with new LAPs. Doing so would show respect for new LAPs and the processes that create them. The North Hill Communities Local Area Plan (LAP) proposes buildings up to 12 storeys tall on this part of 16th Avenue. The Mount Pleasant Community Association and residents pointed to the North Hill LAP, so the applicant revised the application. When everyone involved in the planning process respects updated planning policies, like new LAPs, it adds certainty to the process. This also encourages residents to support updating older Area Redevelopment Plans with LAPs that support the Municipal Development Plan's objectives. All of these reasons encouraged me to support this application.</p>