

Applicant Submission

Company Name (if applicable):

Andison Residential Design

LOC Number (office use only):

LOC2024-0270

Applicant's Name:

Enrique Martinez Ramirez

Date:

11/01/2024

Calgary's citywide rezoning changed the LandUse Bylaw of 4104 16 Street SW to R-CG back in May 14, 2024. This Bylaw changed allows this parcel to develop a Rowhouse which is in conflict with the existing Area Redevelopment Plan of South Calgary/Altadore Area Redevelopment Plan.

This application is for a minor policy amendment to the Area Redevelopment Plan to allow the development of a Rowhouse. There is an existing statutory policy which will be replacing the South Calgary/Altadore area Redevelopment Area know as West Elbow Communities Local Area Plan (LAP). LAP is currently projected for approval Summer 2025. The lot is located along 16 Street SW which under the LAP will allow Low-Modified developments, which include buildings up to 4 storeys.

This application is being made as DP2024-07280 is an active application and is targeting to begin construction prior to the apporval of the LAP.